Chairman Walters called the meeting to order at 5:30 PM. He noted procedures to the audience.

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

MOTION: Commissioner Ruggles moved to approve the March 27, 2019 minutes with a modification on the next to the last page in the second paragraph from the top which reads “the LED temperatures tend to test out closer to 47,000” should read 4,700 not 47,000K. Commissioner Ruggles seconded the motion with the modification. The motion passed unanimously.

III. PUBLIC HEARINGS

1. The Building and Safety Division is recommending adoption of the 2018
Commissioner Best inquired about ventilation in slabs in the building code and Mr. Christelman stated that Ms. Schmidt with the Sustainable Building Program will be creating a brochure. Mr. Christelman also discussed the Innovative Materials and Systems pilot program originated by Mr. Babbott based on a similar program in Cochise County that saw success.

Ms. Schmidt gave further details and indicated it only applies to dwellings 600 square feet or smaller on G & AR lots, 2.5 acres or large. A public meeting was held and feedback was gathered with both excitement and safety concerns. It would only be a five year program and data would be collected and analyzed to see if it would be made permanent. Sustainability will oversee the 5-year pilot program.

Commissioner Best asked how buyers will know that no inspections are needed, and Ms. Schmidt stated that an affidavit would be recording with the deed. Please see “moving forward slide” radon.

Commissioner Best then asked for clarification on when permits are required. Mr. Newton said a 400 square foot accessory structure can be on skids but still needs a permit. A structure under 200 square feet does not require a permit nor electricity, gas or water.

No one spoke from the public so Commissioner closed an opened it up for Commission discussion.

Commissioner Best likes prep for the solar, graywater tiny houses and is comfortable with the pilot program with a 5-year sunset but wants the public to know that they are buying an experimental structure. He is disappointed in regard to the energy elements and wants the public to evaluate the energy efficiency before they buy it. He indicated that it doesn’t look like the County is going in that direction, unlike the City of Flagstaff which has a climate change action plan.

Commissioners Ruggles and Williams had no comments.

MOTION: Commissioner Ruggles made a motion to recommend approval of the proposed amendments of the associated codes of the adoption process of the 2018 ICC building codes. Commissioner Williams seconded and it was passed unanimously.

2. Case No CUP-19-004: A request for a Conditional Use Permit to allow livestock on a .97 acre parcel in the AR (Agricultural Residential, one acre minimum parcel size) Zone.
   Property Owner: Kathryn and Ralph LeFevre, Flagstaff, AZ
   Applicant: Ralph LeFevre, Flagstaff, AZ
   County Supervisor District: 3 (Matt Ryan)
Mr. Schwartz summarized the staff report along with a PowerPoint presentation and invited questions from The Commission. He stated that staff is recommending approval with no changes.

Commissioner Burton asked about the history of the subject property in relation to how it had become split-zoned. Mr. Schwartz stated that he did not know exactly how it had become split-zoned, but he assumed that there had been a reconfiguration of the parcel and a parcel to the south that created a split-zoning on the two parcels. Mr. Schwartz stated that in any case, without knowing the exact history of the split zoning on the subject parcel, staff was able to make all relevant Findings of Fact.

Bill Spain
17825 Golden Pond
Munds Park, AZ

Mr. Spain thanked the staff for their efforts in the process. Commissioner Walters asked if he has read the recommendation and Mr. Spain said yes.

Commissioner Walters opened it up for discussion to the Commission. Commissioners Williams, Ruggles and Best made findings to approve the case.

**MOTION:** Commissioner Williams made the motion to approve the zone change with the conditions. The motion was seconded by Commissioner Burton and approved unanimously.

4. Case No. CUP 19-013: A request for a Conditional Use Permit renewal (of CUP-15-034) for a hotel/motel and wedding and events facilities on a 2.42 acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The parcel is located at 6401 N. State Route 89A in Oak Creek Canyon and also identified as Assessor’s Parcel Number 405-20-010A.

   **Applicant:** Dina Riggs, Flagstaff, AZ
   **Property Owner:** AMMR LLC, Flagstaff, AZ
   **Supervisory District:** 3 (Matt Ryan)

Mr. Short summarized the staff report and gave a PowerPoint presentation. He then invited questions from the Commission. There was some concern about the number of events to be held each year.
conditional use permit is approved administratively, it may be approved for 10 years.” Commissioner Best seconded and it was approved unanimously.

5. Case No. CUP-19-014: A request for a Conditional Use Permit renewal (of CUP 16-016) for a 19 space RV Park, RV storage, and an owner/operator’s residence on a 2.6 acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The parcel is located at 1949 State Route 260 in Forest Lakes and is also identified as Assessor’s Parcel Number 403-68-016A.

   Property Owner: Rocking RV Ranch, LLC, Sun City West, AZ
   Applicant: Fred James, Sun City West, AZ
   County Supervisor District: 4 (Jim Parks)

Mr. Schwartz summarized the staff report, gave a Power Point presentation. He noted one condition of the previous CUP that had not been met and a new violation related to signs. Mr. Schwartz stated that because renewals of Conditional Use Permit cases are primarily based on compliance with prior conditions of approval staff was comfortable recommending a five-year time period for approval but not the twenty years that the applicant had requested. Mr. Schwartz also noted that future administrative approvals or longer time approvals at a hearing may be considered if the applicant comes into compliance. He asked for questions from the Commission.

Fred James
19231 N. 133rd Ave.
Sun City West, AZ

Mr. James noted that he had done a lot of work bringing everything into compliance. He was unaware of the new situations that were presented by Mr. Schwartz but will work on them. He has not read the staff report and was asked to review it by Commissioner Walters. Mr. Schwartz provided Mr. James with his copy of the staff report which Mr. James then read. Mr. James had no further comments. There were no comments from the audience.

Commissioner Burton stated she had no problem with the recommendations and Commissioner Best agreed. Commissioner Ruggles said that he could make the findings to grant the renewal for five years as recommended by staff.

MOTION: Commissioner Ruggles made the motion to approval renewal of CUP-19-014 for a five-year period based on the conditions as written by staff. Commissioner Mayer seconded the motion. The case was unanimously approved.

6. Case No CUP-19-016) and DRO-19-001: A request for a Conditional Use Permit and Design Review for a 15 space RV park on a 2.76 acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The parcel is
park is allowed in this zone; it's a hybrid proposed with the legal non-conforming mobile home park. Community Services Department is needed to get funds to upgrade individual mobile homes. There isn't much Community Development can do in that regard. He also stated that mobile homes can be swapped out with mobile homes since it is a continuing, legal non-conforming use.

Commissioner Burton asked about swapping out in an emergency and Mr. McNeely said a condition could be instituted for this, and clarified the difference between an RV park model and a mobile home, including septic

Ms. DeBoard brought up the need for EQ review for mobile to mobile if a new condition is entertained. Mr. McNeely clarified the EQ must sign off on all permits for mobile homes in that park.

Ms. Williams asked if mobiles could have new owners but stay in the space. Mr. McNeely said that the applicant will have wording in the related lease.

Mr. Douglass clarified that the optional mix for septic is seven mobiles and right RV’s, so that provides affordable housing. He works with many veterans who want one-bed unit such as the park models. He wants to provide those to the VA for homeless vets. Until the current residents move, he can only move RV’s in for now. He wants the 7/8 mix for families and vets.

Commissioner Walters clarified that the Commission wants to see this property cleaned up. Mr. Douglass said he has managed and cleaned up many properties in Flagstaff over the years.

Commissioner Walters asked the applicant if he agrees with the staff report. He replied yes except for Condition #3. Ms. DeBoard said the condition could impact mobile to mobile or allow it. Mr. Douglass said that financially, new mobile homes will allow him to upgrade the property more quickly.

Commissioner Walters then asked if a layout with mobiles grouped together was possible to which Mr. Douglass replied that there are vacant spaces that could be used now but he is waiting for mobiles to move so they can be grouped together. There are ten tenants currently, with fifteen spaces and there is septic capacity for RV’s.

Commissioners Burton, Miller, Best and Ruggles were in favor of giving the applicant a chance to improve the property and Commissioner Williams complimented the applicant on his intentions and vision and believes the property will get better.

**Motion: Commissioner Ruggles moved to approve DRO-19-01. Commissioner Best seconded. The motion was passed unanimously.**

Commissioner Best moved to approve CUP-19-016 with the following modifications. Remove Condition 3. Modify Condition 4 to replace “may” with “shall” in the first
Mr. Ellis spoke about how they came to Arizona in the 60’s seeking a better life. He feels the facts of this case strongly support their re-zoning case. They do not intend to do any harm to the canyon.

Those in favor of approving ZC-18-008 were:

Dr. Kennerd B. Bork  
35 Whitetail Lane  
Sedona, AZ

Vickie and Gordon Burke  
300 Upper Indian Grove  
Sedona, AZ

Erik Ellis  
402 E. Gold Dust Ave  
Phoenix, AZ

Jim Ellis  
8757 W. Villa Chula St  
Peoria, AZ

Marcia Ellis  
251 Lower Indian Gardens  
Sedona, AZ

Ronald Williams  
220 Ridge Rd

David Ellis  
251 Lower Indian Gardens  
Sedona, AZ

Jerry and Nancy Shawalter  
680 Upper Indian Gardens  
PO Box 1504  
Sedona, AZ

Greg Batie  
24 E. McCullough Dr  
Sedona, AZ

Katherine O. Bonk  
35 Whitetail Lane  
Sedona, AZ
further. Commissioner Best didn’t see what the difference is. Mr. Hazinge is concerned that somewhere along the line someone will want to build and that it would challenge the current septic system. Ms. DeBoard brought up that if the current system failed there would have to be an option for replacement as there would be for an alternative system. Commissioner Walters stated that there are other options. Commissioner Best stated that if the current system failed they’d be in the same position. He didn’t feel the re-zoning made a difference. Mr. Hazinge stated if the property was re-zoned there could be more dwellings involved. Commissioner Best stated that if they were to restrict additional dwellings the problem could be resolved. Ms. DeBoard interjected that...

Attorney Steve Schwartz spoke on behalf of Elizabeth Hunzinger. He stated that he zoning change is not necessary. He stated that estate planning is not a reason to rezone.

Commission discussion included Commissioner Williams asking about the original split in 2000 and whether those people are still involved.

Commissioner Best asked to go over the septic system again and asked if the only issue is on 03A, the shared water system with 03B and 03C. He stated that it still meets ADEQ requirements and that the proposed zone change won’t affect the septic system. He wanted to make sure that there are no changes to the septic system planned.

Commissioner Miller stated that he is in favor of approving the zoning change. Commissioner Best suggested a restriction to further building on the property. Commissioner Williams .... Commissioner Ruggles felt that the net effect of the rezoning has no change.

**MOTION:** Commissioner Ruggles made a motion to approve case ZC-18-08 as written. It was seconded by Mary Williams and unanimously approved.

The meeting adjourned at 11:59 pm.

Chairperson, Coconino County Planning and Zoning Commission

**ATTEST:**

Secretary, Coconino County Planning and Zoning Commission