Coconino County Planning and Zoning Commission
Meeting of July 31, 2019
Board of Supervisors' Meeting Room
County Administrative Center
219 East Cherry
Flagstaff, Arizona

Members Present
Tammy Ontiveros Madame Chair
Ray Mayer
John Ruggles
Tyanna Burton
Mary Williams
James Clifford

Members Absent
Don Walters Vice-Chair
Sat Best

Staff Present
Jess McNeely, Assistant Director
Bob Short, Principal Planner
Zach Schwartz, Sr. Planner
Aaron Lumpkin, Deputy County Attorney
Irene Lokcik, Business Manager
Marty Hernandez, Recording Secretary

Madame Vice-Chair Tammy Ontiveros called the meeting to order at 5:30PM. She noted procedures to the audience.

I. PLEDGE OF ALLEGIANCE
Since no flag was present in the hearing room due to a community meeting, Madame Vice-Chair Ontiveros asked that the Pledge be struck from the agenda.
MOTION: Commissioner Burton made the motion to remove Item #1 from the agenda due to lack of the flag.
SECOND: Commissioner Ruggles seconded.
VOTE: The motion passed unanimously.

II. APPROVAL OF MINUTES
June 26, 2019
MOTION: Commissioner Burton made the motion to approve the minutes.
SECOND: Commissioner Williams seconded.
VOTE: The motion passed unanimously.
DISCUSSION: Madame Chair Ontiveros stated she had left after the first item on the agenda and would abstain from all other items.

III. PUBLIC HEARINGS

1. Election of Planning and Zoning Commission Officers – Chair and Vice Chair.
The consensus was for Chairman Don Walters to be appointed to the Vice-
Chair position and Commissioner Ontiveros be appointed Chair.

MOTION: Commissioner Ruggles made the motion to approve Commissioner Ontiveros as Chair and Chair Don Walters to Vice-Chair.
SECOND: Commissioner Burton seconded.
VOTE: The motion passed unanimously.

2. Case No. CUP-19-025: A request for a Conditional Use Permit for an 8’ by 40’ storage container and a Conditional Use Permit renewal (of CUP-14-024) for a taxidermy business conducted as a cottage industry with modifications to allow additional square footage to the area used for the cottage industry and additional signage on a 2.5-acre parcel in the AR-2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The property is located at 5910 Velvet Valley Lane in Doney Park and is also identified as Assessor’s Parcel Number 303-19-004G.

Property Owner: Christopher and Shelley Favour, Flagstaff, AZ
Applicant: Shelley Favour, Flagstaff, AZ
County Supervisor District: 4 (Jim Parks)

STAFF: Mr. Schwartz summarized the staff report and gave a PowerPoint presentation. He indicated that staff supports the modifications including the additional Cottage Industry workspace and the additional signage. Mr. Schwartz presented letters from Al and Valorie Bowman (11110 Townsend Winona Rd) and Troy Bowman (5820 Velvet Valley Rd), both neighbors of the applicant. Each letter praised the applicant personally and professionally and were recommending a continuation of the CUP.
APPLICANT: Chris Favour had read the staff report and agreed with it.
PUBLIC: NA
COMMISSION: Commissioner Ruggles was impressed with the business, home and landscaping, stating compliance was remarkable.
MOTION: Commissioner Williams made the motion to approve with the renewal of 5 years.
SECOND: Commissioner Burton seconded.
DISCUSSION: NA
VOTE: The motion passed unanimously.

3. Case No. CUP-19-028: A request for Conditional Use Permit renewal (of CUP-10-069) for a 100-foot wireless telecommunication facility on a 9.36-acre parcel in the AR-2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The property is located at 10380 N US Highway 89 in Doney Park and is identified as Assessor’s Parcel Number 301-33-005A.

Property Owner: AT&T Property Tax, St Louis, MO
Applicant: SmartLink, LLC, Scottsdale, AZ
Representative: Lisa Sennott, Scottsdale, AZ
STAFF: Mr. Short summarized the staff report and gave a PowerPoint presentation. He recommended a 10-year renewal.
APPLICANT: Lisa Sennott, representative for AT&T, had read the staff report and agreed with it.
PUBLIC: NA
COMMISSION: Commissioner Ruggles found a typographic error in Condition #5 and asked that it be corrected to the 10-year renewal. Chair Ontiveros stated that usually in the case of a late renewal, time is taken away from the extension period. She agreed with staff that the term should not be reduced to reflect the late renewal and wanted to make sure this was addressed in a public hearing to explain the reasoning behind why time will not be deducted from the 10-year renewal.
MOTION: Commissioner Ruggles made that motion to approve, as long as the typo in Condition #4 was corrected to show 10-years.
SECONDE: Commissioner Williams seconded.
DISCUSSION: All commissioners agreed that they could make the findings for a 10-year renewal.
VOTE: The motion passed unanimously.

4. Case No. CUP-19-029: A request for Conditional Use Permit renewal (of CUP-09-044) for a powder coating and marine supply business with modifications to extend the term of the permit from ten to up to 20 years on a 1.39-acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The property is located at 7975 N US Highway 89 in Doney Park and is identified as Assessor’s Parcel Number 301-25-018E.

Property Owner: Tim Brown, Flagstaff, AZ
Applicant: California Marine Supply and Flagstaff Powder Coating, Flagstaff, AZ
Representative: Kathryn Mahady (Aspey, Watkins, Diesel), Flagstaff, AZ
County Supervisor District: 4 (Jim Parks)

STAFF: Mr. Short summarized the staff report and gave a PowerPoint presentation. He pointed out a typographical error in condition #5 and said it should be corrected to July 31, 2039 instead of August 25, 2039.
APPLICANT: Tim Brown, Flagstaff, AZ, stated he had read and agreed with the staff report.
PUBLIC: N/A
COMMISSION: Chair Ontiveros wanted to understand the condition stating the Military Surplus store to be the primary use on the site. Mr. Short stated that Condition 1 could be removed so the CUP would not be attached to continued operation of the Military Surplus store. Commissioner Burton opened discussion regarding removing Condition #1. Bob stated under the new Zoning Ordinance, the CUP could be
reviewed by staff and possibly fall under Light Industrial and become a permitted facility under this ordinance. The Commission indicated this would likely preclude the need to remove Condition 1.

**MOTION:** Commissioner Ruggles made the motion to approve with the CUP be extended to 20 years and correcting the date to July 31, 2039.

**SECOND:** Commissioner Burton seconded.

**DISCUSSION:** NA

**VOTE:** The motion passed unanimously.

5. **Case No. CUP-19-030:** A request for Conditional Use Permit renewal (of CUP-13-045) for a 99-foot wireless telecommunication facility with modifications to extend the term of the permit to ten years on a 40-acre parcel in the G (General, ten-acre minimum parcel size) Zone. The property is located approximately 8.5 miles northeast of Seligman, AZ and is identified as Assessor’s Parcel Number 205-36-136.

6. **Property Owner:** El Paso Natural Gas Company, Houston, TX

   **Applicant:** Arizona Public Service, Phoenix, AZ

   **Representative:** Staci Bentler, Phoenix, AZ

   **County Supervisor District:** 1 (Art Babbott)

   **STAFF:** Mr. Short summarized the staff report and gave a PowerPoint presentation. He recommended a 10-year renewal.

   **APPLICANT:** Staci Bentler, APS representative, had read the staff report and agreed with it.

   **PUBLIC:** NA

   **COMMISSION:** All commissioners could make the findings.

   **MOTION:** Commissioner Ruggles made the motion to approve with a 10-year renewal.

   **SECOND:** Commissioner Mayer seconded.

   **DISCUSSION:** NA

   **VOTE:** The motion was passed unanimously.

IV. **CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA**

   No one from the public spoke.

V. **CONTINUATION OF STUDY SESSION IF NEEDED**

   N/A

   Made Chair Ontiveros adjourned the hearing at 6:15pm.
ATTEST:

Chairperson, Coconino County Planning and Zoning Commission

Secretary, Coconino County Planning and Zoning Commission