

Coconino County Planning and Zoning Commission
Meeting of Thursday, August 27, 2020
Zoom

Members Present

Tammy Ontiveros–Madam Chair
Sat Best
Ray Mayer
John Ruggles
Tyanna Burton
Jim Clifford
Mary Williams

Members Absent

Don Walters – Vice-Chair

Staff Present

Jason Christelman, Director
Jess McNeely, Assistant Director
Bob Short, Principal. Planner
Zach Schwartz, Sr. Planner
Aaron Lumpkin, County Attorney
Marty Hernandez, Recording Secretary

Madam Chair Ontiveros called the meeting to order at 5:30PM. She noted procedures to the audience.

I. ACKNOWLEDGEMENT

Supervisor Chair Liz Archuleta recognized Commissioner Ray Mayer for his public service to the community. He will be moving and unable to continue with the Planning and Zoning Commission. She thanked him for his outstanding leadership, dedication, and public service for the last four years. He was given a ceramic coffee mug and a gift certificate.

Mr. Mayer wanted to recognize his fellow Commissioners and the Planning and Zoning Staff. He stated it had been a pleasure to be a part of this Team. Chair Ontiveros said Mr. Mayer would be missed, as he has been an integral part of the Commission.

All Commissioners echoed the other’s sentiments, stating it had been an honor to serve with him.

II. PLEDGE OF ALLEGIANCE

III. PUBLIC HEARINGS

1. Case No. CUP-20-036: A request for a Conditional Use Permit for an assisted living facility on a 2.23-acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½-acre minimum parcel size) Zone. The subject property is located at 11793 US Highway 89 in Timberline-Fernwood and is also identified as Assessor’s Parcel Number 301-69-005M.

Property Owner: Heidi and James Womble, Flagstaff, Arizona
Applicant: Silver Lane Gardens, LLC, Las Vegas, Nevada
Representatives: Stefanie and Aaron Womble, Flagstaff, Arizona
County Supervisor District: 2 (Elizabeth Archuleta)

STAFF: Mr. Schwartz gave a PowerPoint presentation and summarized the staff report.

APPLICANT: Stefanie Womble, 11793 US Hwy 89, Flagstaff, AZ, had read the staff report and agreed with the Conditions stated. Ms. Womble had questions regarding the septic. Mr. Schwartz stated that would be reviewed by Environmental Quality by running the numbers and comparing information.

Commissioner Clifford asked about the neighbor wanting the entrance coming off Hwy 89. Ms. Womble thought moving the entrance would make it difficult for people coming off Hwy 89. Firehouse Lane should not be impacted with extra traffic.

Commissioner Clifford asked if emergency vehicles would have access. Ms. Womble had not talked to the different agencies but thought there was enough room for the vehicles. Ms. Womble said they would be snow plowing during the winter.

Commissioner Best wanted to know about fencing, for the residences' safety and neighbors' privacy. Ms. Womble stated a new fence would be installed for the backyard, with 2 gates and a patio.

PUBLIC: Dustin and Roxanne Kirk, wanted the home to be accessed from the highway and not from Firehouse Lane. Mr. Schwartz stated that the Womble's contributed a fair amount of money toward road maintenance.

COMMISSION: Commissioner Best could make the findings as the community needs this service.

Commissioner Williams saw this as a benefit.

Commissioner Clifford could make the findings as long as the conversation with the neighbors remained open.

All the other Commissioners fully supported this with the same reasoning, as there is a community need.

Chair Ontiveros asked Commissioner Clifford if he thought adding a Condition for emergency vehicles would be a need. Commissioner Clifford was concerned about heavy vehicles in the winter on soft surfaces. Mr. Schwartz thought it met Engineering Standards for 42,000 GVW. Chair Ontiveros asked Mr. Schwartz to craft some language for a condition. Mr. McNeely stated the language in the Zoning Ordinance should be able to cover that. The applicant should be conforming to the Ordinance.

Ms. Womble has had fire trucks on the road in the winter and should be able to handle emergency vehicles.

MOTION: Commissioner Clifford made a Motion to approved CUP-20-036 with addition of the Condition.

Mr. Schwartz added to Condition # 8 "The applicant shall obtain an inspection from Engineering Division to ensure that a 42,000 lb vehicle can traverse the private easement to and from the property. The applicant shall also maintain the easement with an all-weather surface and this shall be done prior to occupancy of the assisted living home.

SECOND: Commissioner Ruggles seconded the Motion.

DISCUSSION: NA

VOTE: The Motion passed unanimously.

2. Case No. CUP-20-038: A request for a Conditional Use Permit for an assisted living facility on a one-acre parcel in the AR (Agricultural Residential, one-acre minimum parcel size) Zone. The subject property is located at 412 Old Munds Highway within the Pine-Del Estates Subdivision and is also identified as Assessor's Parcel Number 116-09-002B.

Property Owner: Tamara D Nieto, Flagstaff, Arizona

Applicant: Linda Petrillo Ireland, Flagstaff, Arizona

Owner:

County Supervisor District: 3 (Matt Ryan)

STAFF: Mr. Schwartz gave a PowerPoint presentation and summarized their staff report.

Commissioner Clifford wanted to know if Old Munds Hwy was a County maintained road. Mr. Schwartz stated the road was maintained. Commissioner Clifford wanted to know if Pine Del had a specific plan regarding assisted living. Pine Del follows the County's Comprehensive Plan.

APPLICANT: Linda Ireland, 412 Old Munds Hwy, Flagstaff, AZ, had read the staff report and agreed with the Conditions. She stated that she may hire a live-in manager. She maintains the driveway. Ms. Ireland has spoken to the fire department and will be putting gravel down to control dust and dirt, while bringing the road to a more solid base.

PUBLIC: Eric Christiansen, 18 Pine Ridge Dr., had concerns regarding lighting. Will there be commercial lighting that will bleed through? Mr. Schwartz stated Condition 5 will help guide and make sure the lighting is compliant. How much traffic will this generate? Mr. Schwartz said there should not be any traffic impact. Ms. Ireland stated most residences do not have family and rarely there would be a visitor, but there would be staff and nurses traveling to the site. Ms. Ireland stated visiting hours are from 8-5. Commissioner Best wanted to make sure the lighting would be fully shielded.

Mr. Schwartz stated in this zone, lighting zone 2, residential, single family is in the same lighting zone.

Commissioner Ruggles stated lighting zone 2 is allowed a total of 30,000 lumens per acre therefore 2000 lumens per residence.

Commissioner Best thought there should be a light trespass requirement. He thought it should be stated since this is moving toward a commercial use.

Commissioner Ruggles thought they could ask the applicant to use shielded lighting, since there was no code requirement.

Mr. Schwartz didn't think there shouldn't be any concerns regarding the lighting.

Eric Christiansen wanted to ensure that this facility would be inspected and licensed.

Chair Ontiveros went through the Conditions that would address that. Inspections and Licensing.

COMMISSION: Commissioner Best wanted all lighting fully shielded but could make the findings.

Commissioners Williams, Clifford, Burton, Mayer, and Ruggles, thought the lighting, trespass, which was a part of the ordinance should be sufficient to take care of the need.

MOTION: Commissioner Best made a Motion to approve CUP-20-038.

SECOND: Commissioner Ruggles seconded the Motion.

DISCUSSION: NA

VOTE: The Motion passed unanimously.

3. Case No. DRO-20-004: A request for Design Review for a construction equipment rental and storage business site on a 5.91-acre portion of a 23.22-acre parcel in the PC (Planned Community) Zone where IL-10,000 (Light Industrial, 10,000 sq. ft. minimum parcel size) standards apply. The subject property is located in South Bellemont at the corner of W Volunteer Drive and Bellemont Standpipe Road and is also identified as Assessor's Parcel Number 203-40-010H. Property Owner: M-13, LLP, Tempe, Arizona
Applicant: Marco Crane, Flagstaff, Arizona
Representative: Traci Redfern, Barton Architecture, PLLC, Winslow, Arizona
County Supervisor District: 3 (Matt Ryan)

STAFF: Mr. McNeely gave a PowerPoint presentation and summarized the staff report.

APPLICANT: Traci Redfern, Winslow, AZ, had read the staff report and agreed with it and the Conditions.

PUBLIC: Kenny Greene, 7420 W. Greenview Tr, Flagstaff, AZ, had concerns and does want this to go through. The lot was a flood plain but now buildable, since it was filled with soil from another project. Now with it filled he felt there could be potential flooding. He wanted to know if this had been addressed, is there a mitigation plan? Mr. McNeely stated this was not in the purview of the Commission. This is not for the Commission to decide. These issues will be addressed in the Engineering Permitting process. Mr. McNeely told Mr. Greene to contact John Carr to discuss these issues.

COMMISSION: All Commissioners could support the DRO.

MOTION: Commissioner Ruggles made a Motion to approve DRO-20-004.

SECOND: Commissioner Burton seconded.

DISCUSSION: NA

VOTE: The Motion passed unanimously.

4. Case No. DRO-20-005: A request for Design Review for a commercial/industrial business site on a .73-acre parcel in the PC (Planned Community) Zone where CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) standards apply. The subject property is located in South Bellemont at the corner of Old Route 66 and Bellemont Standpipe Road and is also identified as Assessor's Parcel Number 203-40-004D. Property Owner: LLC, LLC, Phoenix, Arizona
Applicant: PWMA, LLC, Flagstaff, Arizona
Representative: Erin O'Loughlin, Flagstaff, Arizona
County Supervisor District: 3 (Matt Ryan)

STAFF: Mr. McNeely gave a PowerPoint presentation and summarized their staff report. Commissioner Ruggles had concerns on the lumen count and hoped Mark Stento would catch that when he reviewed it for the lighting permit.

APPLICANT: Erin O'Loughlin with PWMA, 1165 N. Turquoise Dr., Flagstaff, AZ, had read the staff report and agreed with the Conditions. Ms. O'Loughlin wanted the light over the door wanted this to be a Class 1, as there are only 3 lights on the property. Commissioner Ruggles understood the applicant's concern on the lighting and could make the case for Class 1, given the nature of the use.

PUBLIC: NA

COMMISSION: All the Commissioners could make the findings.

MOTION: Commissioner Ruggles made a Motion to approve DRO-20-005.

SECOND: Commissioner Williams seconded the Motion.

DISCUSSION: NA

VOTE: The Motion passed unanimously.

IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

No one from the public spoke.

Chair Ontiveros adjourned the hearing at 7:42PM

V. CONTINUATION OF STUDY SESSION IF NEEDED

Chairperson, Coconino County
Planning and Zoning Commission

ATTEST:



Secretary, Coconino County
Planning and Zoning Commission

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PUBLIC: NA

COMMISSION: All the Commissioners could make the findings.

MOTION: Commissioner Ruggles made a Motion to approve DRO-20-005.

SECOND: Commissioner Williams seconded the Motion.

DISCUSSION: NA

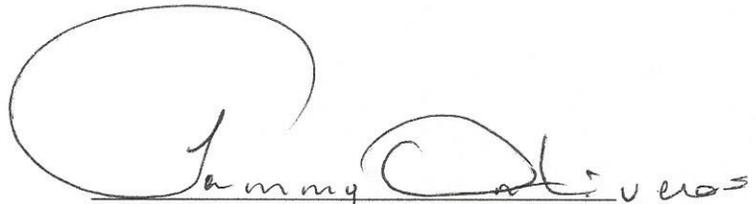
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