

Coconino County Planning and Zoning Commission
Meeting of October 28, 2020
Zoom-Web-Based Technology

Members Present

Tammy Ontiveros – Madam Chair
Don Walters – Vice-Chair
Sat Best
John Ruggles
Jim Clifford
Mary Williams
Tyanna Burton

Members Absent

Staff Present

Jason Christelman, Director
Jess McNeely, Assistant Director
Bob Short, Principal. Planner
Zach Schwartz, Sr. Planner
Melissa Shaw, 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. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

MOTION: Commissioner Ruggles made the motion to approve the minutes from September 30, 2020 with a modification with Commissioner Burton to be shown as absent.

SECOND: Commissioner Walters seconded.

DISCUSSION: N/A

VOTE: The vote was unanimous, with Commissioner Burton abstaining.

III. PUBLIC HEARINGS

1. Case No. ZC-20-007: A request for a Zone Change from the G (General, 10-acre minimum parcel size) Zone to the RC (Resort Commercial) Zone on a 246.7-acre parcel for the development of a resort with a variety of lodging options including a recreational vehicle (RV) park, campgrounds, cabins, and a hotel along with recreational uses, a restaurant, and commercial frontage for future development. The subject property is located at the Two Guns interchange on Interstate 40 approximately 28 miles east of Flagstaff and is also identified as Assessor's Parcel Number

406-62-001A.

Property Owner: Historic Two-Guns Property, LLC, Flagstaff, Arizona

Applicant: John Gunderman, Greenfield, Indiana

County Supervisor District: 4 (Jim Parks)

STAFF: Mr. Short gave a PowerPoint presentation and summarized the staff report. Commissioner Best thought that the SW corner should not be developed, and Mr. Short pointed out that it was the area across the canyon that would not be developed. Commissioner Best wondered if possibly a trail could be made to the bottom of the canyon to help preserve the area, instead of people wandering. Jessica Simmons said the canyon is wide and deep, and thought it was a concern with people going into the canyon. Commissioner Best wanted to encourage the applicant to think what people would be doing off site and try to anticipate any conflicts with neighbors, so they could be a good neighbor. Commissioner Burton wanted to see a fence/barrier for safety along the canyon with signage. Mr. Short reiterated that with a 50' set back that would be an appropriate place for a fence. Commissioner Best agreed with Commissioner Burton. Chair Ontiveros asked Commissioner Best to try to put everything in one Condition. Chair Ontiveros asked Jessica Simmons about fencing. Ms. Simmons stated the fence needed to be wildlife friendly. Commissioner Ruggles wanted to see Condition #3 modified regarding lighting.

APPLICANT: John Gunderman, Greenfield, IN, and Krishan Ginige, represented the Two-Guns project. Mr. Ginige stated they were working with a team regarding archeological preservation. One of the main attractions is the canyon and wants to preserve it and not destroy it. Mr. Ginige wanted to discuss the fencing further. Lighting should be in compliance with the Dark Skies. Commissioner Ruggles stated he thought the Condition he was working on would be agreeable. Commissioner Best said the canyon was a huge draw and was not sure how much flat ground there was for a trail, also a 50' setback may not be needed in all areas. Commissioner Best thought language could be crafted to satisfy the needs.

Chair Ontiveros stated that adding "as approved by Community Development" could satisfy all needs.

Mr. Ginige said there should be no access to neighboring properties. Trails into the canyon have not been decided. We try to use the natural environment.

Jessica Simmons thought building a trail would be a good idea as people tend to stay on trails and not wander. A loop trail may satisfy visitors as well.

John Gunderman, applicant and owner stated what was presented has been over 2 years of work. He said this resort would be one of a kind, a fully immersible experience. The existing ruins would remain and stabilized. He stated they would provide their own water, sewer, fire service, and much of the power. The resort would function 80% off grid. It would provide jobs above minimum wage. He looked forward to working with Community Development on the project.

PUBLIC: No one from the public spoke.

COMMISSION: Commissioner Clifford asked what the helipad would be used for. Mr. Gunderman said it would be used for first responders, and it also may be used as an air tourist pad.

Commissioner Best asked if a commercial helicopter pad was a different track for the Commission. Mr. McNeely stated the zone change entitlements could have any mix of uses. The permitting phase is where this would come into play. Mr. Christelman added that the building codes would regulate the different ones. Commissioner Williams thought the helicopter tours would affect the patrons staying there, along with the neighbors.

Mr. Christelman stated the flight paths are regulated by the FAA.

Commissioner Best stated he thought the Condition should read; *“Diablo Canyon shall be set aside as a wildlife area with controlled public access as approved by staff. A barrier, approved by staff, shall be constructed 50-feet back from the edge of the canyon. Observation points with appropriate fencing may be established closer to the edge canyon.”*

Commissioner Best thought it was a great project. He was concerned about more tourist helicopter travel.

Commissioner Williams thought 1 or 2 dedicated trails would be appropriate for safety. She was not in support of tour helicopters, unless all the people impacted by those could weigh in.

Commissioner Clifford was in favor of a pad for an emergency but was not in favor of helicopter tour group. Commissioner Clifford was concerned about the trails, safety and minimizing impact.

Commissioner Burton in agreement with Commissioner Williams about the helicopter. Safety for visitors was her main concern about the canyon with flash flooding. She felt the need for safety precautions with warnings of flash floods and canyon edge.

Jessica Simmons addressed the concerns but stated she was not a hydrologist.

Commissioner Walters did not think there needed to be a trail all the way to the bottom, just enough to give the visitors a feel for the canyon. He thought the group should focus on Planning and Zoning and not on ideas we have no control over, i.e. helicopters.

Chair Ontiveros asked Commissioner Walters to come up with wording regarding trails.

Commissioner Walters thought it could be compared to Walnut Canyon, with paved trails, so people could be immersed in the Canyon feel.

Commissioner Ruggles echoed Commissioner Walters thoughts. Commissioner Ruggles stated Condition #3 needed change: *“All lighting on the subject property shall be fully shielded and shall be narrow spectrum amber LED. All class 2 lighting less than 2500 lumens should be 3000 K CCT or lower. A lighting permit shall be approved prior to the installation of any outdoor lighting.”*

Commissioner Ruggles thought the trail and fencing would be best worked out with staff at the final plan.

Chair Ontiveros supported the plan. She supported the wording Commissioner Best for the Condition regarding the trail and railing. She wanted to add approved by Community Development and Jessica Simmons. Commissioner Ontiveros agreed with Commissioner Walters on helicopter emergency response, but not sure if it is in the prevue of the Commission.

Jay Christelman stated commercial helicopter flights are not in the Planning and Zone prevue but in resort commercial property anything could be allowed. Chair Ontiveros asked if the helicopter tour could be considered and Mr. Christelman added that it is the decision of the Commission because it is part of the resort commercial use.

Commissioner Best was against helicopter tours and wanted to limit it now for EMS only.

Commissioner Williams concurred with Commissioner Best on helicopters and could address it later.

Commissioner Clifford stated he was against the helicopter tours and could be addressed later.

Commissioner Burton said they have addressed helicopters in the past. EMS is a need but want specifics about helicopter tours and could be addressed later with a CUP.

Commissioner Walters says the FAA regulates flight. He is in favor since not everyone can get in a car and drive to see the beauty. He did not feel it was right to limit it.

Commissioner Ruggles was in agreement with Commissioner Walters but in the future the applicant could apply for a Variance to incorporate this.

Commissioner Best was asked to craft a Condition about helicopters.

MOTION: Commissioner Best made a motion to recommend approval of ZC-20-007 to the BOS, with the 12 Conditions and the added/modified Conditions as stated:

Condition #3 All lighting on the subject property shall be fully shielded and shall be narrow spectrum amber LED. All class 2 lighting less than 2500 lumens should be 3000 K CCT or lower. A lighting permit shall be approved prior to the installation of any outdoor lighting."

Condition #13 Diablo Canyon shall be set aside as a wildlife area with controlled public access as approved by staff.

Condition #14 A barrier, approved by staff, shall be constructed 50-feet back from the edge of the canyon. Observation points with appropriate fencing may be established closer to the edge canyon.

Condition #15 A helicopter pad may be built for emergency evacuations only. The pad may not be used for helicopter tours.

SECOND: Commissioner Williams seconded.

DISCUSSION: NA

VOTE: The vote was unanimous.

Chair Ontiveros asked the applicant if they understood and agreed with the new conditions. Mr. Gunderman understood and agreed.

2. Case No. CUP-20-045 and DRO-20-006: A request for a Conditional Use Permit and Design Review for a truck yard on three parcels totaling 3.36 acres in the CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) and for a Design Review only for a truck yard on a 0.83 acre portion of a parcel in the IL-10,000 (Light Industrial, 10,000 sq. ft. minimum parcel size) zones. The subject properties are located at 13235 and 13559 Old Route 66 in South Bellemont and are also identified as Assessor's Parcel Numbers 203-40-006C, 004C, and 005. Property Owner/Applicant: Bellemont Truck Repair, LLC, Bellemont, Arizona
Applicant: Law Office of Tony Cullum, Flagstaff, Arizona
County Supervisor District: 3 (Matt Ryan)
The Applicant has requested a continuance for this case until December 2, 2020

STAFF: Mr. McNeely stated the Applicant had asked for a continuance until December 2, 2020.

APPLICANT: NA

PUBLIC: NA

COMMISSION: NA

MOTION: Commissioner Ruggles made a Motion to approve a Continuance for CUP-20-045 until December 2, 2020.

SECOND: Commissioner Burton seconded

DISCUSSION: NA

VOTE: The vote was unanimous.

MOTION: Commissioner Ruggles made a Motion to approve a Continuance until Dec 2, 2020 for DRO-20-006.

SECOND: Commissioner Burton seconded.

VOTE: The vote was unanimous.

3. Case No. CUP-20-049 and DRO-20-008: A request for a Conditional Use Permit renewal of (CUP-13-009 and CUP-18-003) for an outdoor market and shed sales and a modification (of CUP-96-010) to add 84 self-storage units and Design Review on a 7.64-acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The subject property is located at 9001 N US Highway 89 at the intersection of Silver Saddle Road in Doney Park and is also identified as Assessor's Parcel Number 301-34-004C. Property Owner: Blazing Oak Inc, Santa Barbara, California
Applicant: Richard Paulosky, Flagstaff, Arizona
County Supervisor District: 4 (Jim Parks)

STAFF: Mr. Schwartz gave a PowerPoint presentation and summarized the staff report. Commissioner Ruggles stated the color was gray and was wondering if the color would remain that. Mr. Schwartz stated it would be an earth-tone color, but Commission could change that.

APPLICANT: Richard Paulosky, 1126 Asher Drive, Flagstaff, AZ, had read the staff report and agreed with the conditions. He noted the color available is called stone.

PUBLIC: NA

COMMISSION: All Commissioners could make the findings.

MOTION: Commissioner Clifford made a motion to approved CUP-20-049.

SECOND: Commissioner Ruggles seconded.

DISCUSSION: NA

VOTE: The vote was unanimous.

MOTION: Commissioner Clifford made a motion to approved DRO-20-008.

SECOND: Commissioner Ruggles seconded.

VOTE: The vote was unanimous.

4. Case No. ZC-20-012: A request for a Zone Change from the OS (Open Space) Zone to the RC (Resort Commercial) Zone on three parcels totaling 47.79 acres for the expansion of the Happy Jack Lodge and RV Park to add 350 dry RV sites and 240 RV storage sites. The subject properties are located in Happy Jack approximately two miles northwest of the intersection of Lake Mary Road and State Route 87 and is also identified as Assessor's Parcel Numbers 402-31-007B, 008F and 008G.

Property Owner: Pioneer Title Agency, Inc Trust, Flagstaff, Arizona

Applicant: Happy Jack Lodge, LLC, Flagstaff, Arizona

Representative: Duane Weston, McCarthy and Weston Attorneys at Law, Flagstaff, AZ.

County Supervisor District: 4 (Jim Parks)

STAFF: Mr. Short gave a PowerPoint presentation and summarized the staff report. Commissioner Best asked about the 4 ½ -5 ft fence vs the 8-foot fence. Mr. Short said the 8-foot fence would be along the storage area. The 4 ½ -5 ft fabric fence would screen the campsites from the residences and portions would be along a grade. The trees would be in front of the fence.

APPLICANT: Duane Weston, 508 N. Humphreys, Flagstaff, AZ, presented the master plan. The park has been around 35 years and is growing and like a community center. The owner has a dump station and trash receptacle for non-campers, the only one in the area. The owner has been listening to the neighbors and willing to reduce the number of campsites to 250 and keep more trees. They have agreed with the Northern neighbor to do a 200' setback instead of the 50' setback. A metal fence will be erected along FS Road 122 along with planting blue spruce and junipers. The camouflage screening fence will be along the west boundary of the neighbors' properties. There were 92 letters of support that presented the important aspects of a place to gather with less impact on the forest. He showed a Forest Service map of the roads available for travel, especially with RZR, ATVs, etc. He knew that was a concern, but he was willing to add a Condition that the new RV sites would not allow campers with RZR's. The people that use Happy Jack want to get away to relax. Mr. Weston went through the requirements and policies for a Planned District Zone Change (Natural Environment Policy 5, 6, 11, 16, 17, 25, and Community Character Policy 3, 26, 35 and Community Service Policy 3).

Commissioner Best thought HJL was a well ran operation and asked about the storage. Mr. Weston said the RV storage keeps things safer and the people that stores their RVs usually use their RVs on site.

Mike Mongini, 302 Verde St, Flagstaff, AZ, co-owner, went through the history of Happy Jack Lodge, with the Forest Service, APS, the expansion of HJL and working with the neighbors. He feels a community has developed within Happy Jack Lodge.

Mr. Milligan, on-site manager of HJL, has read all the letters from residents and want to support the community. During season we receive 228 yards of trash from people from the forest. We process over 5000 gallons of wastewater from the people camping in the forest. We are the emergency services center for the area. We are the evacuation center for fires if needed.

Chair Ontiveros reminded the public if they wanted to speak for several people, they

would have more time. If they were speaking as individuals, they would have 3 minutes.

PUBLIC: Bob Parrish, 10590 Turkey Mtn Rd, Happy Jack, AZ, President of Clear Creek Pines 1, if the lodge rents RZR's, how can they enforce and back that. He is speaking for CCP1 and CCP2. The roads are torn up from RZR's, having to wear dust masks, along with reckless driving. Residents have filed complaints with the County, the FS, the Sherriff's office and our representative Jim Parks. The Lodge sent the letter to the residents that rent spaces and felt like it was trickery on their part on their wording with banning campfires, generators, and RZR's. He stated the problems are getting worse with no enforcement.

Phil Trautman, Mile Marker 293, Clint's Well, AZ, has seen the area completely change since 1992 as the campground has expanded. No one can convince him that the people are not coming from the campground. The smoke from the campfires is overwhelming. People have been lost and wander on to his property. Too many campers, too many ATVs, too many people are ruining the area. He said he was only 100' from the property of the campground.

Beth Cannedy, 368 Double Cabin Rd, Mormon Lake, AZ is in support of the expansion and it is a staple in the area. It gives people an alternative to parking in the forest. There are issues and thinks the property owner could handle the issues better.

Jim Curcio, 355 Ridge Rd, Happy Jack, AZ, sees a lot of the traffic that is not global to Happy Jack. He would like to see the RV storage reduced, as people do take their RVs in the forest. There should be a traffic impact analysis, turn lanes, and speed reductions lanes. Can the expansion be capped for the future?

Richard Stevens, 1596 Baker Rd, Happy Jack, AZ, concurs with Bob Parrish, President of CCP1. CCP1 is off grid and power is not supplied by HJL.

Dave Burns, 5545 Arrowhead Lakes Dr., Glendale, AZ, stays in HJL, and supports the expansion as they provide services and assets to the area.

Carol Harder, 7539 Elk Tr, Happy Jack, AZ, commented regarding the amount of traffic from RZR's, especially the ones that throw trash, impact on wildlife, tearing up roads. She does try to talk to them. Chair Ontiveros interrupted and said RZR's were a moot point. Ms. Harder would like the RV storage area should be reduced. How can they rent RZR's but not let them lease a space? Can we cap the expansion for the future?

Kevin Korszyk, Mesa, AZ, opposed to this development, due to increased density of people, with heavy usage in a small area. For the people that have purchased land around the campground, these people should be protected by the Council.

Tracy Stewart, Mesa, AZ, stays at HJL but it has not been addressed that there is only one entrance and one exit, in case of an emergency. How can they control RZR's since they are licensed vehicles?

James Perrlli, Lot 5, Happy Jack Ranch, AZ, is not opposed to the rezoning but would like restrictions on the number of storage units. FS 122 is used for the RZR's which is dangerous at the speeds they drive. He has had to call the sheriff's office several times.

Phillip Roux, 7825 FS 122, Happy Jack, AZ, they do not have the infrastructure to support the expansion. They barely have the staff to tend to the property now. We have witnessed fights and underaged driving of RZR's.

Russell Longo, 36915 N 11th Ave, Phoenix, AZ, asking for better planning. He would like for them to reconsider the 4.5ft fence to extend to an 8' fence. HE would like the

setbacks increased the setback to 75'. He feels like an audit should be done on how many campers and storage units they have already.

Don Simpson, 3236 W. Black Hawk Dr. enjoys going to the lodge and it is his summer get a way. Some of the extra storage, is not always for an RV, some are single trailers that need to be stored. He is a RZR driver and doesn't support the people tearing up the forest.

Chris Shippy, 10246 E Laguna, he is concerned about the volume of people and the fire trucks. The additional storage with fencing and trees is not enough to hide the white trailers, etc. It doesn't preserve the natural environment.

Scott and Heidi McElhaney, 2476 Gold Mine Mountain, Queen Creek, AZ, the storage area is for the trailers that carry the RZR's. The walkers are told they could walk through their property per the Lodge. It should be stated that is private property. They should use the front entrance, not FS 122, as we have to pay to maintain FS 122. There should be something in place to care of the residents.

Christopher Tressler, County Traffic Engineer, talked about the TIA that would be required. There are impacts to the highway and we need to understand those better. Most likely, we will need turn lanes. FS122 and FS125 are used for the "poker runs" which also impacts the traffic. All traffic impacts need to be addressed.

Dave King, 21844 N 22nd Ave., Phoenix, AZ, concurs with Mr. Longo.

Don Burly, Surprise, AZ, they say they support the trash and water dumps, but will that expand to handle the extra? The parks and lakes are a wait to get into. The expansion will add to that line to get in these areas.

Mr. Duane Weston wanted to respond to the public after their comments.

The Lodge does not rent the RZR's, they do not do tours. The Lodge has allowed a company to rent RZR's. The tours may meet and leave from there. If this is an issue, they will not allow the company to rent on their property any longer or have any rentals in the future. He addressed Mr. Trautman's comment on the smoke coming into his windows, stating the smoke should not be an issue as the prevailing winds travel SW to NE.

If the TIA shows a turn lane or deceleration lane, they will comply.

RV storage provides a place to park RVs and other equipment, so people do not have to travel back and forth with them. The elevation will be reduced in the storage area and should not be able to be easily viewed.

FS 122 is not restricted to residential and anyone can use it.

There are three access points to the lodge, two off Lake Mary Road, and the emergency access road to the west and through FS 122 to the south. The new emergency access goes from the west side to Happy Jack Ranch.

People do walk across Happy Jack Ranch, but they are informed that it is private property.

Chair Ontiveros wanted to understand how enforcement is handled inside the park.

Mr. Milligan stated there is a FT security person that handles situations and the enforcing of policies. The new area will be designated quite area. Over 30 employees are on site during peak season.

Mr. Weston said Mr. Longo thought the 50' setback was not sufficient, but he has 46 acres where he could set his house anywhere on the property.

The density we are proposing is less dense than allowed by the current zoning.

COMMISSION: Commissioner Best stated Coconino County is a beautiful county and that is why people are coming here. The problem is not unsolvable. There are partnerships throughout AZ in making great progress in saving our public lands. He spoke of other issues and ways they have been handled. The FS should be involved. HJL is the town, as there is not one. A bigger HJL will not solve the problem. Commissioner Best would like to see everyone come together to help with the issues surrounding this area (FS, Neighborhoods, ADOT, HJL).

Commissioner Williams sees this reaching a point of dealing with a problem sooner rather than later. She was not sure if increasing spaces is a way to start.

Chair Ontiveros reminded the Commissioners they were there to make the findings. Commissioner Clifford agreed with Commissioner Best. He read through the 3 Findings and felt the residences safety, comfort and health is compromised. The Forest is really being compromised for the future. People are already going onto private property and feels like it would increase.

Commissioner Burton agreed with the comment that everything that happens on the FS roads and in the Forest is not the fault of HJL. Commissioner Burton stated she was having a hard time making the findings. Lack of law enforcement in that area is a concern. She could not overlook the fact the residence is having problems.

Commissioner Walters lives in the forest and has never had as many issues as this year with COVID. It is not fair to blame it on a lodge because it is there. People are disrespectful. It is frustrating but it is a public road. HJL takes a ton of impact off the forest. We need to address the root of the problem. HJL is not the problem, HJL is part of the cure.

Commissioner Ruggles had evaluated the Findings. He had read every comment. The applicant has come part way on meeting the needs of the surrounding Community. He could not make the Findings 1 and 3. He felt part of the problem is the concentration in one place. The problem grows as Phoenix grows. He would like to see a plan, a goal, on how this is going to be accomplished.

Chair Ontiveros stated that Happy Jack Lodge has done a very good job on being a dump station, trash dump, and handling emergency situations. Are people still going to the forest whether this goes through or not? Yes, they will. Finding 2 is hard to find. She thought it would be better to have this than not to have this. She noted there was a lack of Law Enforcement. The RZR's rented from the Lodge would be prohibited. At least this would be a controlled environment.

Commissioner Best cannot make the findings.

Commissioner Williams was divided on the case. Chair Ontiveros said there would be a handbook for the visitors. Commissioner Williams said it would be a benefit to educate the people.

Commissioner Clifford agreed that people will come regardless. The forest will still get campers. He recognized the lack of Law Enforcement. He still could not make the findings.

Commissioner Burton would like to see the implementation of the educational packet do a test run to see what the results would be. It should be reviewed with them not just handed to them. She was struggling with making the findings since we don't know if it

will work. She agreed with it was better to have more containment than more people in the forest. There are many positives and negatives.

Commissioner Best said he had never seen this point of order since Chair Ontiveros had called Mr. Weston back to speak. He felt that if Mr. Weston was going to speak again then the public should be able to as well.

Chair Ontiveros reiterated how agencies are stretched. She knew people are still going to come to the forest, but a Lodge expansion might help keep control.

Commission Walters said it is a troublesome issue. If HJL take 100 people out of the forest, then that is a start. The problem is the enforcement and people are getting wilder since there is a lack of law enforcement.

Commission Ruggles stated some of the comments from Commissioner Walters and Chair Ontiveros made sense. Diablo Trust's letter states the spaces are being reduced. It boils down to how the Condition will be crafted. HJL is helping to solve some of the issues.

Chair Ontiveros read through the 9 Conditions of approval for a ZC.

Mr. Short had written language for off road vehicles.

Commissioner Burton said you could not state any off-road vehicles since some cars/trucks are off-road.

Mr. Short added/ changed Condition #11.

Commissioner Best asked if Jay Christelman would sit down with HJL, the new member of the Board of Supervisors and others to work on a solution to the real problem, overuse of the forest.

Jay Christelman said he would commit to what is being suggested to alleviate concerns from the community based on Commissioner Best requests.

MOTION: Commissioner Ruggles made a Motion to recommend approval to the BOS with the modified Conditions 10 and 11.

10. Happy Jack Lodge shall provide a pamphlet to all guests that will include a map of the area showing all residential areas including Clear Creek Pines Units 1 and 2 and Happy Jack Ranch. The pamphlet will indicate that guests using off-highway vehicles should avoid all residential areas and not exceed the speed limit. The pamphlet will also advise guests to not leave trash in the forest, be respectful of others in the forest, and be respectful of the natural environment including the animals and vegetation.

12. Off-highway vehicles (OHVs) shall not be allowed in any RV campsites or RV storage areas approved by this Zone Change, and Happy Jack Lodge shall not rent out OHVs or allow others to rent out OHVs at the Happy Jack Lodge site.

SECOND: Commissioner Walters seconded.

DISCUSSION: Commissioner Burton and Clifford voted nay, while the other Commissioners voted aye.

VOTE: The vote passed 5-2 with the recommendation for approval to the Board of Supervisors.

IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

No one from the public spoke.

Chair Ontiveros adjourned the hearing at 11:11pm.

V. CONTINUATION OF STUDY SESSION IF NEEDED



Chairperson, Coconino County
Planning and Zoning Commission

ATTEST:



Secretary, Coconino County
Planning and Zoning Commission