

Planning and Zoning Commission
Staff Review Board Agenda
Meeting of September 29, 2021-3:30 PM to 4:30 PM
Community Development Department Conference Room

Study Session Agenda
Meeting of September 29, 2021-4:30 PM
Community Development Department Conference Room
2500 N. Fort Valley Road, Flagstaff, Arizona
Online as posted 24 hours prior to the hearing at:
<https://www.coconino.az.gov/2216/Zoning-Boards-and-Commissions>

PLANNING AND ZONING STAFF AGENDA REVEIW 3:30PM
COMMISSION AND STAFF STUDY SESSION 4:30PM

PLANNING AND ZONING COMMISSION HEARING 5:30PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82094580130?pwd=NDB1WU4wMWFPSUw1eXo1RkNNTENNQT09>

Meeting ID: 820 9458 0130

Passcode: 393964

One tap mobile

+16699006833,,82094580130#,,,,*393964# US (San Jose)

+12532158782,,82094580130#,,,,*393964# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 820 9458 0130

Passcode: 393964

Find your local number: <https://us02web.zoom.us/u/kbvzd7LyWf>

The following applications are scheduled for a public hearing on Wednesday, October 27, 2021. At the Study Session, Commissioners will briefly discuss this case:

1. Case No. ZC-21-009: A request for a Zone Change from the G (General, 10-acre minimum parcel size) Zone to the RC (Resort Commercial) Zone to allow for continued operation of an existing development with 19 cabins used for lodging and supporting uses on four parcels

totaling 8.1 acres. The subject property is located at 3210 N State Route 89A in Oak Creek and is identified as Assessor's Parcel Numbers 405-31-001 and 405-34-001B, 1C and 1D.

Property Owner: Olson Briar Patch, LLC, Sedona, Arizona

Applicant: Jamee Redell of SEC, Inc, Cottonwood, Arizona

County Supervisor District: 3 (Matt Ryan)

2. Case No. DRO-21-011: A request for Design Review for an expansion of a Fire Station on a 1.4-acre parcel in the CH-10,000 (Commercial Heavy, 10,000-sq. ft. minimum parcel size) Zone. The subject property is located at 11951 Shadow Mountain Drive in Bellemont and is identified as Assessor's Parcel Numbers 204-07-141A.
Property Owner: Ponderosa Fire District, Bellemont, Arizona
Applicant: William Reilly, Flagstaff, Arizona
County Supervisor District: 3 (Matt Ryan)

3. Case No. CUP-21-051: A request for a Conditional Use Permit (previously CUP-06-060) for an expansion of a legal non-conforming use (Commercial Vehicle, Industrial and Construction Equipment Sales and Rental) on 2.14-acre parcel in the AR (Agricultural Residential, 1-acre minimum parcel size) Zone. The subject property is located at 4900 E Empire Avenue in Flagstaff and is identified as Assessor's Parcel Numbers 113-16-006C.
Property Owner: Empire Southwest CO, Mesa, Arizona
Applicant: Grant Taylor, Mesa, Arizona
County Supervisor District: 4 (Judy Begay)

Pending review at this Study Session, the following applications may be eligible for Administrative Renewal by the Community Development Director:

1. Case No. CUP-21-062: A request for a Conditional Use Permit renewal (of CUP-11-053) for a 370-space recreational vehicle (RV) park and associated uses on four parcels totaling 38.39-acres in the CH-10,000 (Commercial Heavy, 10,000-sq. ft. minimum parcel size) Zone. The subject property is located at 17550 S Munds Ranch Road in Munds Park and is identified as Assessor's Parcel Numbers 400-43-001L, 400-44-001B, 400-44-003E, and 400-44-011.
Property Owner: MBC Properties No 3, LLC, Phoenix, Arizona
Applicant: Bill Moore, Phoenix, Arizona
County Supervisor District: 3 (Matt Ryan)

Community Development Department Update

1. The County is recruiting for a new Assistant Director/Planning Manager.
2. The County continues to assess and make operational decisions with respect to COVID-19. The County remains in Phase 2 operations. Public lobbies are open to the public, all people are required to wear masks in County building common areas. Staff is still available through phone calls and on-line. County management indicates that the County is not yet holding in-person public hearings. The Board Chambers and our department conference room are undergoing technology updates to hold hybrid in-person and virtual meetings. We will continue to take County leadership lead on holding public hearings.
3. The Doney Park/Timberline/Fernwood Area Plan update continues with monthly meetings the 2nd Thursday of the month and additional meeting as necessary. A Community Open House is scheduled

for September 28th at Cromer School where the community will review the draft vision, goals, and policies.

4. The County is a partner in the Route 66 Brownfields EPA Grant, the grant is managed by NACOG, property owners are being solicited for projects. Please contact Melissa Shaw if you have questions.
5. Staff is working with the City of Flagstaff on an update process for the Flagstaff Regional Plan. The City and County P&Z Commissions held a virtual Study Session August 11th. Please contact Melissa Shaw if you have questions.
6. Staff continues working on the draft Utility Scale Renewable Energy Ordinance (REO) with advisory group input. The Board of Supervisors' Work Session scheduled for August 10th was postponed. Please contact Melissa Shaw if you have questions.

Board of Supervisors Update

On September 14th the Board held a public hearing on SUB-21-10 (Walnut Creek Meadows preliminary plat) and an appeal of CUP-21-39 (Parks RV Park). The Board upheld the Commission's approval of the Parks RV Park without changes and approved Walnut Creek Meadows Subdivision.

Commission and Staff Roundtable

Commissioner Best has requested a discussion on Conditional Use Permit renewals primarily of campgrounds and camps and when these would require a hearing that would allow the Commission to update conditions consistent with more recent approvals.

**Coconino County Planning and Zoning Commission
Agenda**

Meeting of September 29, 2021–5:30 PM

Community Development Department Conference Room

2500 N. Fort Valley Road, Flagstaff, Arizona

Online as posted 24 hours prior to the hearing at:

<https://www.coconino.az.gov/2216/Zoning-Boards-and-Commissions>

PLANNING AND ZONING STAFF AGENDA REVIEW 3:30PM

COMMISSION AND STAFF STUDY SESSION 4:30PM

PLANNING AND ZONING COMMISSION HEARING 5:30PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82094580130?pwd=NDB1WU4wMWFPSUw1eXo1RkNNTENNQT09>

Meeting ID: 820 9458 0130

Passcode: 393964

One tap mobile

+16699006833,,82094580130#,,,,*393964# US (San Jose)

+12532158782,,82094580130#,,,,*393964# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 820 9458 0130

Passcode: 393964

Find your local number: <https://us02web.zoom.us/j/82094580130?pwd=NDB1WU4wMWFPSUw1eXo1RkNNTENNQT09>

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this regular meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

August 25, 2021

III. CONSENT AGENDA

1. Case No. CUP-19-041: A request for an extension of a Conditional Use Permit for a wind farm (utility installation) with 156 wind turbines, six permanent meteorological towers, two collector substations, an operations and maintenance building and laydown yard, and approximately nine miles of Gen-Tie line on ten parcels totaling 24,463 acres and 13,514 acres of State Trust Land for a total of 37,977 acres. The subject properties are located in the G (General, 10-acre minimum parcel size) Zone approximately 25 miles southwest of Winslow, Arizona on State Route 99 in the Chevelon Butte area between Clear Creek and Chevelon Canyon. The properties are identified as Assessor's Parcel Numbers 407-03-001B, 407-03-004A, 407-04-001B, 407-04-002A, 407-06-002C, 407-06-002D, 407-06-002E, 407-06-002F, 407-06-003B and 407-06-006 along with several sections of State Trust Land.
Property Owner: Chevelon Butte LLLP, Winslow, Arizona
Property Owner: O'Haco Cattle Company, Winslow, Arizona
Property Owner: Borracho Bros LLC, Chino Valley, Arizona
Property Owner: Arizona Department of State Lands, Phoenix, Arizona
Applicant: Chevelon Butte RE, LLC, Salt Lake City, Utah
Representative: Terrance Unrein
County Supervisor District: 4 (Judy Begay)

IV. PUBLIC HEARINGS

1. Case No. ZC-21-002: A request for a Change of Zoning Regulations on a 408.31-acre residential development in the PRD (Planned Residential Development) Zone to modify Condition 22 of Ordinance 2002-14 related to the fire mitigation plan. The subject property is located at the south end of Flagstaff Ranch Road and includes the Flagstaff Ranch development and all properties located within the PRD Zone approved through ZC-00-1 and Ordinance 2000-04.
Property Owner: The Flagstaff Ranch Golf Course, LLC, Flagstaff, Arizona and all property owners within the Flagstaff Ranch development
Applicant: Flagstaff Ranch Property Owners Association, Flagstaff, Arizona
Representative: Lindsay Schube, Gammage and Burnham, PLC, Phoenix, Arizona
County Supervisor District: 1 (Patrice Horstman)
2. Case No. CUP-21-046: A request for a Conditional Use Permit to use a recreational vehicle (RV) as a permanent residence on a 2.27-acre parcel in the AR (Agricultural Residential, 1-acre minimum parcel size) Zone. The subject property is located at 4789 W Cedar Street in Kaibab Knolls Estates approximately seven miles northwest of Ash Fork and is identified as Assessor's Parcel Number 206-02-032.
Property Owner/Applicant: Tim Chinnock, Ash Fork, Arizona
County Supervisor District: 1 (Patrice Horstman)
3. Case No. CUP-21-052: A request for a Conditional Use Permit for an occupational therapy clinic that utilizes equine therapy (cottage industry and an equestrian facility) on a 1.04-acre parcel in the AR (Agricultural Residential, 1-acre minimum parcel size) Zone. The subject property is located at 12115 N Peaks Parkway in Timberline-Fernwood and is identified as Assessor's Parcel Number 301-67-018.

Property Owner: Nicholas and Lauren Hall, Flagstaff, Arizona
Applicant: Lauren Hall, Flagstaff, Arizona
County Supervisor District: 2 (Jeronimo Vasquez)
Continuance Requested by applicant to the January 5, 2022 Meeting

4. Case No. CUP-21-055: A request for a Conditional Use Permit (previously CUP-11-031) for a Community Service Agency Camp on a 30-acre parcel in the G (General, 10-acre minimum parcel size) Zone. The subject property is located at 3071 Stoneman Lake Road two miles northeast of Stoneman Lake and is identified as Assessor's Parcel Number 402-01-001B.

Property Owner: Arizona Rainbow Girls Foundation, Tucson, Arizona
Applicant: Deborah Rasberry, Flagstaff, Arizona
County Supervisor District: 4 (Judy Begay)

5. Case No. CUP-21-056: A request for a Conditional Use Permit for a water transport business (cottage industry and the parking/storage of a commercial vehicle) on a 1.07-acre parcel in the AR (Agricultural Residential, 1-acre minimum parcel size) Zone. The subject property is located at 2226 N Ann Lane in Kaibab Estates West two miles north of Ash Fork and is identified as Assessor's Parcel Number 206-46-016.

Property Owner/Applicant: Brian and Julie Loeffler, Ash Fork, Arizona
County Supervisor District: 1 (Patrice Horstman)

IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA