

**Coconino County Planning and Zoning Commission
Meeting of January 4, 2023
Zoom-Web-Based Technology**

Members Present

Tammy Ontiveros– Chair
Tyanna Burton-Vice Chair
Sat Best
John Ruggles
Tyanna Burton
Jim Clifford

Members Absent

Staff Present

Jason Christelman, Director
Jess McNeely, Assistant Director
Bob Short, Principal. Planner
Zach Schwartz, Sr. Planner
Melissa Shaw, Long Range Planner
Kelly Bingham, Planner
Jessica Simmons, Wildlife Planner
Aaron Lumpkin, County Attorney
Paul Garns, County Attorney
Marty Hernandez, Recording Secretary

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 Clifford made the motion to approve the minutes from November 30, 2022

SECOND: Commissioner Ruggles seconded.

DISCUSSION: N/A

VOTE: The vote was unanimous.

III. PUBLIC HEARINGS

1. Case No. DRO-22-008: A request for a modification of a Design Review for 31-rental cabins (hotel/motel and resort) and a general store (retail store) on three parcels totaling 4.52 acres in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The subject properties are located on N Fort Valley Road, north of Quintana Drive and the Flagstaff city boundary and are identified as

Assessor's Parcel Numbers 110-14-019A, 110-14-019C and 111-01-010F.

Property Owner: 3450 N Higley, LLC, Mesa, Arizona

Applicant: Kevin Kerpan, Chandler, Arizona

County Supervisor District: 1 (Patrice Horstman)

STAFF: Mr. Short gave a PowerPoint presentation and summarized the staff report. Commissioner Clifford asked which fire department would take care of this development since a fire station was right across the street is a city-owned fire station and Summit Fire is down the street? Mr. Short would check and make the correction. With the fire station right across the street that would be the fire service they would need to obtain.

APPLICANT: Kevin Kerpan, 4777 S Fulton Ranch Blvd, Chandler, AZ, (due to technical difficulties) stated in the chat that he was good with the staff report. Chair Ontiveros read the chat portion for the record.

PUBLIC: No one from the public spoke.

COMMISSION: All Commissioners could make the findings for the DRO.

Commissioner Best still wished the cabins were a little less modern for the area, but that opportunity had passed.

MOTION: Commissioner Burton made a motion to approve DRO-22-008 with the recommended Conditions.

SECOND: Commissioner Williams seconded the Motion.

DISCUSSION: NA

VOTE: The Motion passed unanimously.

2. Case No. CUP-22-119: A request for a Conditional Use Permit for two (2) 60-meter, and three (3) 100-meter meteorological towers each developed on a two-acre portion of one of three parcels that total 26,445.13 acres of land in the G (General, 10-acre minimum parcel size) Zone. The subject properties are located approximately 26 miles east of Grand Canyon Junction and ten miles west of US Highway 89 and are identified as Assessor's Parcel Numbers 302-12-001, 302-19-001, 302-20-001.

Property Owner: Babbitt Ranches, LLC, Flagstaff, Arizona

Applicant: RWE Renewables Americas, LLC, Chicago, Illinois

Representative: Jill Grams, SWCA Environmental Consultants, Flagstaff, Arizona

Supervisor District: 1 (Patrice Horstman)

Supervisor District: 2 (Jeronimo Vasquez)

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

APPLICANT: Michael Sivore, 3400 Harmon Ave., Austin, TX, had read the staff report and agreed with the conditions.

PUBLIC: No one from the public spoke.

COMMISSION: Commissioner Ruggles could make the findings but commented regarding the ADLS system. He understood the problems using this system in that location. It would be an unnecessary burden to the applicant.

Commissioners Williams, Burton, Clifford, Best, and Chair Ontiveros all agreed with Commissioner Ruggles' comments regarding the ADLS system and could make the findings.

MOTION: Commissioner Burton made a Motion to approve CUP-22-119 with the recommended Conditions.

SECOND: Commissioner Clifford 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.

Attorney Aaron Lumpkin had told the Commission during Study Session that he was moving into a new position, everyone thanked him and wished him the best.

Chair Ontiveros adjourned the hearing at 6:08 pm.

V. CONTINUATION OF STUDY SESSION IF NEEDED



Chairperson, Coconino County
Planning and Zoning Commission

ATTEST:



Secretary, Coconino County
Planning and Zoning Commission