

Coconino County Planning and Zoning Commission
Meeting of January 25, 2023
Zoom-Web-Based Technology

Members Present

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

Members Absent

Staff Present

Jason Christelman, Director
Bob Short, Principal. Planner
Zach Schwartz, Sr. Planner
Melissa Shaw, Long Range Planner
Kelly Bingham, Planner
Paul Garns, County Attorney
Marty Hernandez, Recording Secretary

Chair Ontiveros called the meeting to order at 5:36PM. She noted procedures to the audience.

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

MOTION: Vice Chair Burton made the motion to approve the minutes from January 4, 2023

SECOND: Commissioner Ruggles seconded.

DISCUSSION: N/A

VOTE: The vote was unanimous.

III. PUBLIC HEARINGS

1. Case No. ZC-22-002, SUB-22-003 and DRO-22-003: A request for a Change of Zoning Regulations with the expansion of the Shadow Mountain Village master development plan to provide for modified RM-20/A and modified CH-10,000 standards where CH-10,000 standards currently apply on five parcels totaling of 8.58 acres in the PC (Planned Community) Zone. The development includes an 84-lot Subdivision Preliminary Plat and Design Review for a mixed-use development with multiple family residential and commercial uses. The subject properties are located east of the Pilot Travel Center and Best Western Hotel and north of Shadow Mountain Drive in Bellemont at 12320 and 12050 W Shadow Mountain Drive and are identified

as Assessor's Parcel Numbers 203-47-001R, 203-47-006B, 203-47-006C, 203-47-001N and 203-47-001Z.

Property Owners: Fuelco Travel Center, LP, Cave Creek, Arizona; Lonnie and Debbie McCleve Revocable Living Trust DTD 02-03-00, Queen Creek, Arizona; Vinson JC Fam Trust, Tempe, Arizona; and SMVII LLC- Queen Creek, Arizona

Applicant: Tim Campbell of Finesse Properties, Queen Creek, Arizona
County Supervisor District: 3 (Matt Ryan)

STAFF: Mr. Short gave a PowerPoint presentation and summarized the staff report. Commissioner Best wanted clarification on ending the trail into the Forest Service. Has the Forest Service made any comments regarding the trail?

Mr. Short indicated the trail is located along the boundary of the National Forest on the north and east sides and is a continuation of the sidewalk from the first phase of the subdivision. It is located on private land and skirts the forest. Mr. Short had not discussed this trail with the Forest Service, but the Forest Service participated in the Bellemont Area Plan when this trail was established on the Future Land Use Map. Commissioner Best thought that it would be best to contact the Forest Service in case there was an archaeological site or something that should be noted. He wanted to add a weed mitigation clause.

Mr. Short said there was no open area without landscaping to grow weeds, so he did not put it in a condition.

Commissioner Best reviewed the landscape plan for the self-storage and asked if there was any landscaping along the wall by the road.

Mr. Short pointed out that land belong to the County but would be turned over to the Pilot Station.

Commissioner Best wanted something along the wall so it would not be so obtrusive but indicated this sounded complicated with the land ownership situation.

Mr. Short said Condition 15 could be amended to say something regarding the landscaping.

APPLICANT: Darrin Smith, 302 S Fourth St, Flagstaff, AZ, had read the staff report and agreed with the Conditions. The strip of land is county right of way, but they had landscaped the roundabout, which is also county land. We do not have the authority to landscape the area.

PUBLIC: Michael White, 12210 Perseus Rd, Bellemont asked if the height of the new townhomes would remain the same as the existing ones.

Mr. Short confirmed they would be 30 feet.

COMMISSION: Commissioner Ruggles stated this was just an extension of phase one and had no issues. Which color scheme is the same as phase one?

Mr. Short said the color scheme is the same as phase one, all 4 colors are used phase one. Commissioner Williams thought the development was a good one.

Commissioner Best was excited about the retail and restaurant plans. He wanted Condition #15 to include a weed mitigation plan.

Mr. Short modified Condition #15 to add a second sentence that read: “*If available, the applicant shall apply landscaping along Pilot Road consistent with Zoning Ordinance requirements*”. A sentence was added at the end of Condition 15 that reads: “*An invasive weed mitigation plan shall be established.*” Finally, the phrase: “*and all weeds shall be removed*” was removed from the end of the third sentence.

Commissioner Clifford thought it was a good project and a good addition to the area. Vice Chair Burton and Chair Ontiveros thought it was a good addition as well.

MOTION: Commissioner Ruggles made a motion to recommend approval of ZC-22-002 to the Board of Supervisors.

SECOND: Vice Chair Burton seconded.

DISCUSSION: NA

VOTE: The vote was unanimous.

MOTION: Vice Chair Burton made a motion to recommend approval of SUB-22-003 to the Board of Supervisors with Condition # 15 as modified.

SECOND: Commissioner Best seconded.

DISCUSSION: NA

VOTE: The vote was unanimous.

MOTION: Commissioner Williams made a motion to approve DRO-22-003.

SECOND: Commissioner Ruggles seconded.

DISCUSSION: NA

VOTE: The vote was unanimous.

2. Case No. CUP-22-118: A request for a Conditional Use Permit for a campground on a 40-acre parcel in the G (General, 10-acre minimum parcel size) Zone. The subject property is located at 4879 N Alta Villa Road in Valle/Grand Canyon Junction and is identified as Assessor’s Parcel Number 502-25-004.

Property Owner: Randy Lewis, Williams, Arizona

Applicant: Kylie & Andrew Chenn, Lehi, Utah

County Supervisor District: 1 (Patrice Horstman)

STAFF: Mr. McNeely stated the applicant had requested a continuance until February 22, 2023.

MOTION: Commissioner Ruggles made a motion to approve the continuance for CUP-22-118 until February 22, 2023.

SECOND: Vice Chair Burton seconded.

DISCUSSION: NA

VOTE: The motion passed unanimously.

3. Case No. CUP-21-084: A request for a Conditional Use Permit for a drug and alcohol recovery care center (hospital/health clinic) on a 30.21-acre parcel in the G (General, 10-acre minimum parcel size) Zone. The subject property is

located 1392 Moqui Drive in Blue Ridge and is identified as Assessor's Parcel Number 403-13-035.

Property Owner/Applicant: Lisa Gibbs, Happy Jack, Arizona

Representative: Tevis Reich, Flagstaff, Arizona

County Supervisor District: 4 (Judy Begay)

STAFF: Ms. Schwartz stated before the hearing the representative reached out to ask for a continuance until the February 22, 2023, hearing to work out some issues.

MOTION: Vice Chair Burton made a motion to continue CUP-21-084 until the February 22, 2023 hearing.

SECOND: Commissioner Williams seconded.

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 6:33pm

V. CONTINUATION OF STUDY SESSION IF NEEDED



Chairperson, Coconino County
Planning and Zoning Commission

ATTEST:



Secretary, Coconino County
Planning and Zoning Commission