

**Coconino County Planning and Zoning Commission**  
**Meeting of February 22, 2023**  
**Zoom-Web-Based Technology**

**Members Present**

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

**Members Absent**

**Staff Present**

Jason Christelman, Director  
Jess McNeely-Assistant Director  
Bob Short, Principal Planner  
Zach Schwartz, Senior Planner  
Melissa Shaw, Long Range Planner  
Kelly Bingham, Planner  
Jessica Simmons, Urban Wildlife Planner  
Paul Garns, 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:** Vice Chair Burton made the motion to approve the minutes from January 25, 2023.

**SECOND:** Commissioner Clifford seconded.

**DISCUSSION:** N/A

**VOTE:** The vote was unanimous.

**III. PUBLIC HEARINGS**

1. 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)

*The applicant requests a continuance for this case until a Forest Service Special Use Permit for access is documented.*

**STAFF:** Mr. Schwartz stated the applicant is asking for a continuance until the Forest Service Special Use Permit for access is documented.

**MOTION:** Commissioner Ruggles made a Motion to approve the continuance indefinitely until the Forest Service Special Use Permit is obtained.

**SECOND:** Commissioner Williams seconded.

**DISCUSSION:** NA

**VOTE:** The motion passed unanimously.

2. Case No. CUP-22-101: A request for a Conditional Use Permit for a recreational vehicle as a permanent residence on a 1.25-acre parcel in the AR-1 (Agricultural Residential, 1-acre minimum lot size) Zone. The subject property is located at 1522 E Vernon Road in Grand Canyon Junction (Valle) and is identified as Assessor's Parcel Number 501-19-073.  
Property Owner: Jamie Corso, Midlothian, Texas  
Applicant: Thomas Konefal, Northville, New York  
Supervisor District: 1 (Patrice Horstman)

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

**APPLICANT:** Jamie Corso, 7041 Montgomery Road, Midlothian, TX had read the staff report and agreed with the Conditions.

**PUBLIC:** No one from the public spoke.

**COMMISSION:** All Commissioners could make the findings.

Commissioner Wilson asked for an explanation of repeating the Conditions to get the necessary permits.

Mr. McNeely explained this was to help keep track of the process and remind applicants to get the necessary permits.

Commissioner Wilson asked about the noise level at the property lines.

Mr. McNeely explained that RVs may sometimes use a backup generator and this Condition would keep the noise level to 50 dBA at the property line, as not to disturb other residents.

**MOTION:** Vice Chair Burton made a motion to approve CUP-22-101 with the Conditions as stated.

**SECOND:** Commissioner Williams seconded.

**DISCUSSION:** NA

**VOTE:** The Motion passed unanimously.

3. Case No. CUP-23-001: A request for a Conditional Use Permit (previously CUP-19-008) for a community center on a 2.6-acre parcel in the AR-2 ½ (Agricultural Residential, 2 ½-acre minimum lot size) Zone. The subject property is located at

6925 Willopete Drive in Doney Park and is identified as Assessor's Parcel Number 301-29-048B.

Property Owner: Ludicre Lehman Trust DTD 05-21-21, Flagstaff, Arizona

Applicant: Brittany Lehman, Doney Park, Arizona

Supervisor District: 4 (Judy Begay)

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

**APPLICANT:** Brittany and Jeff Lehman, 6925 Willopete Dr, Flagstaff, AZ, had read the staff report and agreed with the Conditions.

**PUBLIC:** NA

**COMMISSION:** Vice Chair Burton could make the findings.

Commissioner Ruggles had visited the site originally and reviewed the noise levels with the applicant. He could make the findings.

Commissioner Williams could make the findings.

Commissioner Clifford asked what the expiration date was.

Mr. Schwartz stated there was a 5-year limit.

Commissioner Best, Wilson and Chair Ontiveros could make the findings.

Chair Ontiveros said it must work well within the community as there have been no complaints. She appreciates the fact that the applicants are willing to give to the youth.

**MOTION:** Vice Chair Burton made a motion to approve CUP-23-001.

**SECOND:** Commissioner Ruggles seconded.

**DISCUSSION:** Commissioner Wilson wished it had been approved for 10 years. Chair Ontiveros explained since the applicant let it expire, hopefully next time it could be approved administratively.

**VOTE:** The motion passed unanimously.

4. Case No. ZC-22-018: A request for a Zone Change from the RR-5 (Rural Residential, 5-acre minimum parcel size) Zone to the RR-1 (Rural Residential, 1-acre minimum parcel size) Zone on a 1.07-acre parcel for development of a single-family residence. The subject property is located at 7175 W Naval Observatory Road and is identified as Assessor's Parcel Number 116-62-014.  
Property Owner: AXXO Holdings LLC, Flagstaff, Arizona  
Applicant: Brandon Richards, Flagstaff, Arizona  
Supervisor District: 1 (Patrice Horstman)

**STAFF:** Ms. Bingham gave a PowerPoint presentation and summarized the staff report.

**APPLICANT:** Brandon Richards, 753 Comanche, Flagstaff, AZ, had read the staff report and agreed with the Conditions. Due to technical difficulty, he could not share the presentation he had made for the Commission. Mr. Brandon was aware of the denial from the Board of Adjustment last year. The unusual size is non-conforming but there are several parcel sizes nearby that are nonconforming. He read from the Comprehensive Plan (Land Use and Growth Policy 8) and reiterated the Findings and how his home would blend in with the neighborhood. He could not imagine his home being an eyesore,

as he plans to use neutral colors. He had gotten a subscription from Ponderosa Fire as required. He had measured around 450 feet separation between where he planned to put his house and the neighbor's house. There are a lot of trees between as well. The neighbors were concerned about tapping into their well. He will put in his own water cistern system and rainwater retention system. His family moved to Flagstaff to be in the woods and near the mountains.

Chair Ontiveros reminded the public that all relevant information was welcome. The denial of the variance and any water issues were not relevant.

**PUBLIC:** Steve Philpott, 7150 W Naval Observatory Rd, was in opposition to the Zone Change. His property is adjacent to the property. This property did not conform to the established zoning for the subdivision. It was intended to be greenspace and act as a sound buffer. It was supposed to be held in Trust by the Guidance Center as greenspace. Any approval would be contrary to the zoning ordinance of RR5 acre minimum. Proper notification was not sent out. How could someone that does not own the property apply for zone change?

Elaina Pirruccello, 6600 W Bell Springs Way, agreed with Mr. Philpott's comments. She felt this would set a precedence with people buying parcels, splitting the parcels and reselling.

**COMMISSION:** Chair Ontiveros asked Ms. Bingham to address the posting and the noticing. Ms. Bingham said she had issues with the topography and the snow so posting was difficult, but she did get the notices up. Ms. Hernandez addressed the fact that postcards were mailed but didn't know if or how many were returned. (It was discovered after the hearing that the postcards did go to the incorrect parcel numbers/addresses. For legal purposes, the case will be noticed properly and heard at the March Planning and Zoning Commission Hearing).

Commissioner Burton did not see a problem with the rezoning. She understood the concerns of Ms. Pirruccello. The only concern was a spot zone but this is an island, with no negative impact. If this was in the middle of a large development, then she would look at it differently. She could make the findings to make the zone change.

Commissioner Ruggles thought when the development was platted, this parcel should have been addressed as a conservation easement. In this case it would do a disservice to the property owner, because of a quirk in the original development, that the Commission deny the use of the property. He was in favor of maintaining property rights that were reasonable and should not deny owners the use of their property. The applicant had made his case. He could make the findings.

Commissioner Williams agreed with the other commissioners since it did not have a defined purpose on the plat. She could make the findings.

Commissioner Clifford thought it should have been defined as greenspace and not given to an organization that would have to sell it to keep its door open. It should have been given to an organization that specializes in greenspace and keeping it greenspace. He could make the findings.

Commissioner Best thought it was like orphan property with no restrictions. He understood the neighbors' concerns, thought it was a tough call, but it was not set up as greenspace and passed on to someone who had the right to sell it. He could make the

findings.

Commissioner Wilson stated he wanted to hear about the two other letters in opposition. He wondered about the financial aspects of the comps in the area.

Chair Ontiveros stated the Commission could not talk about finances.

Commissioner Wilson said he cannot find the second Finding of Fact because it was zoned for 5 acres and not 1. A smaller zoned lot and a smaller home may affect the value of the adjacent properties.

Chair Ontiveros again said the Commission could not take into consideration the financial aspect. There has been no evidence presented to substantiate that. The staff report outlined #2 Finding of Facts and how it was made.

Commissioner Wilson still could not find #2 Findings of Fact and could not recommend the zone change and thought Ms. Bingham was being overly broad on her analysis. There is detriment to neighbors' safety, welfare, and convenience. It was zoned for 5 acres and not 1 acre. He could not make the findings to approve the zone change.

Chair Ontiveros heard the neighbors and their concerns. Rezoning this property would not be a precedence setting zone change as it is not being zoned down to sell off the other parcels of the property. This property is an island and not visible to the other neighbors, thickly treed. She could make the findings for a zone change.

**MOTION:** Commissioner Ruggles made a motion to recommend approval to the Board of Supervisors of ZC-22-018.

**SECOND:** Vice Chair Burton seconded.

**DISCUSSION:** NA

**VOTE:** The vote was 6 to 1 in favor of recommending approval to the Board of Supervisors with Commissioner Wilson voting nay.

5. Case No. ZC-22-021: A request for a Zone Change from the G (General, 10-acre minimum parcel size) Zone to the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone on a 6.1-acre portion of a 9.17-acre parcel for the expansion of an RV Park. The subject property is located at 28272 N US Highway 89 approximately 14.5 miles south of Gray Mountain and is identified as Assessor's Parcel Number 302-02-002.  
Property Owner: Grand Canyon Oasis LLC, Flagstaff, Arizona  
Applicant: Shelley Smithson, Flagstaff, Arizona  
Supervisor District: 2 (Jeronimo Vasquez)

**STAFF:** Mr. Schwartz gave a PowerPoint presentation and summarized the staff report. Commissioner Best stated we have had many campgrounds over the years and thought the list of 16 conditions for campgrounds needed to be included in the Conditions, as guests needed this information.

Staff shared the Conditions on the screen for review.

Chair Ontiveros asked if Condition 11 regarding the helicopter pad was necessary, as the applicant would need to apply for a CUP.

Mr. Schwartz stated helipads and heliports are not permitted in this zone so it could be struck.

Commissioner Best stated he was not sure about the grasses in the area, so he was not

sure about the fire danger.

Chair Ontiveros asked if everyone would review the list to make sure there were no duplicates with the conditions already stated in the staff report.

Commissioner Wilson asked about the value of some of the campground conditions, Numbers 5,6,7. How would this information be provided to guests, how would we know if they were provided, is there any value in providing these. Should we provide other “good to know stuff (first aid)”? Are we going too far with Conditions? Condition #12 regarding OHVs, they are street legal and does not make sense. Why are there additional requirements for storage facilities in Condition #13? He did not understand the merit in having Condition #15.

Chair Ontiveros wanted to save this for Commission discussion.

Commissioner Wilson thought the fire department’s name had changed to Summit Fire and Medical District. That should be documented in the staff report correctly.

Chair Ontiveros said if it has an updated name, it should be appropriate to change.

**APPLICANT:** Shelly Smithson, 3200 Shonto Trail, Flagstaff, AZ, had read the staff report and agreed with the conditions.

**PUBLIC:** NA

**COMMISSION:** Vice Chair Burton had nothing to add and could make the findings. The helicopter pad condition needs to be removed.

Commissioner Ruggles thought Commission Best had addressed the issues about the Conditions for campgrounds being added. The helicopter pad condition needs to be removed. There is good reason for adopting the campground conditions: feedback from property owners and how surrounding lands are treated. He could make the findings.

Commissioner Williams and Commissioner Clifford thought it was important to be consistent with the campgrounds and add or delete conditions as needed for each case. Both could make the findings.

Commissioner Best wanted Commissioner Wilson to understand the Campground Conditions. He explained that numerous campgrounds had cropped up during COVID. The Commission needed someone to take responsibility for off-site impacts because there are not enough forest service employees and Sherriff deputies to police this new endeavor. People started doing unsafe things in our area (fire), people on ATVs racing through the forest, tearing up roads, impacting neighborhoods. We had to ask owners to participate in the off-site mitigation of what their guests do. He reviewed and explained the reasons behind each of the typical campground conditions. We wanted the applicant to take some responsibility in educating their guests about our ecology. The OHV issue is a hard one, because the off-site motor vehicles cause issues with tearing up roads, racing past private homes, creating dust, etc. We do not want to give permits to people that would create hazards to the forests or neighbors. Hopefully this creates an educational experience for the customer and a better experience as well. Storage facilities need to be consistent with what they were trying to do and need to be approved by staff. Commissioner Best thought this would be a great project and could make the findings.

Chair Ontiveros asked that everyone look over Condition 15 regarding fencing.

Ms. Simmons thought there should be wildlife-friendly fencing since there are prong horns and other animals in the area. There is fencing on the north side of the property, which is National Park Service fencing, but all other fencing should be wildlife fencing.

Mr. Schwartz said there was historic fencing, consisting of old railroad ties and

something similar to chain-link fencing, and thought it would be upgraded. He should have discussed fencing with Ms. Simmons.

Mr. Schwartz modified Conditions 2 and 4 to show Summit Fire and Medical District.

Mr. McNeely stated he could help with redundant conditions.

Commissioner Wilson thought removing Condition 5 and adding it to the wildlife fencing condition would help in redundancy.

Mr. Schwartz removed the Condition regarding helicopter pad.

Mr. McNeely said the Landscape portion of the Zoning Ordinance requires weed mitigation.

Commissioner Clifford thought Condition 22 should remain as there was an issue in the past regarding storage facilities.

Commissioner Best thought there might be duplicates in the typical campground conditions but all we are trying to do is make sure things are done correctly and we care about this project.

Commissioner Wilson thought the Commissioners have philosophical differences. Are we getting into code enforcement? We cannot anticipate every scenario. There are some really good ideas to put on paper but are they really working?

Chair Ontiveros said we do not want a project to be detrimental to the area and want it to fit in with the neighborhood. These are standard conditions for every campground. Chair Ontiveros asked if any Commissioners had any issues with the Conditions stated at this point.

Commissioner Wilson thought Condition 21 was not consistent with state and local laws since OHVs were street legal.

Mr. McNeely said if licensed, OHVs could be driven on the road. This is a zone change for a RV park, which allows more density. OHVs being used for recreation on the site were deemed prohibited and could be regulated by the county.

Chair Ontiveros clarified OHVs cannot be used on the site but could be used off-site.

Commissioner Wilson thought OHVs should not be part of Conditions and discussed Condition 24 and 21 were infringing on rights.

Chair Ontiveros explained the use of OHVs on the property and had no bearing off the property.

Commissioner Wilson said this property was close to one of the largest OHV recreational areas in the entire state. Guests should be able to drive to the site from this property.

Commissioner Best explained this came from another application where OHVs were causing damage to neighboring areas. This was an attempt to control the problem. He was open to suggestions to make things better. We are trying to limit potential damage to properties and the forest. We are trying to get the applicant to develop a culture to take responsibility for off-site land. There is not a whole lot of precedence for it. To say it is no one's business to regulate OHV use is completely wrong, then no one takes responsibility. Public and private entities do not have the resources to take care of this, so this is our attempt to protect the land. He was open to suggestions but was comfortable with what we had. How do we protect our land?

Chair Ontiveros asked if these conditions were relevant in this case since these stemmed from another situation.

Commissioner Best stated one adjacent public land is a national monument and one is the national forest, where OHVs should not be. Sunset Crater OHV area is appropriate for

OHVs.

Chair Ontiveros asked if in these situations, should the conditions for OHVs be made more unique for each situation. We are reacting to what the culture is. If we have an educational piece for the guests, that is what we are trying to do. We want folks to stop and think about how delicate our ecology is.

Chair Ontiveros thought if the owner wants OHVs on their property, who are we to regulate?

Commissioner Best stated in Happy Jack it was a fact that OHVs were tearing up neighborhoods. In this case, with a new development we should develop an educational piece, so we do not have a problem.

Vice Chair Burton thought Condition 17 was sufficient as there are no neighbors in the area and should provide education. Remove Conditions 18, 21 and 24. She could make the findings for approval.

Chair Ontiveros thought educating in this case is appropriate and Commissioner Wilson has a point. If the developer does not have a problem with OHVs on their property, we should not regulate that.

Commissioner Ruggles agreed with Vice Chair Burton on this case, to eliminate Conditions 18, 21 and 24. When the Zoning Ordinance was updated, it allowed the flexibility of the Commission to make determinations like this. He could make the findings and agreed with modifying Condition 17 and removing Conditions 18, 21, 24. Commissioner Williams agreed with the modified conditions and paring the Conditions down. She agreed with wildlife friendly fencing, which would help contain anything with wheels going on land they are not supposed to.

Commissioner Clifford agreed with the conditions as modified now.

Commissioner Best thought Condition #13 regarding signage should state, federal, or private land as appropriate. He would prefer the applicant meet with the representatives from the state, forest, and national monument to discuss what the impact may be and where the guests should go. He agreed with the other modified Conditions.

Commissioner Clifford said you must pay to go into the monument.

Commissioner Wilson -Condition 11 regarding lighting: shouldn't it meet commercial lighting instead of residential lighting.

Mr. Schwartz stated this was the standard condition that was put into campgrounds in the general zone, which is typically a single-family residential zone. In this area, the public land that surrounds it, he thought it was a good idea. The applicant is not looking to light it up like a typical commercial property.

Commissioner Wilson thought they should be entitled to commercial lighting standards.

Mr. Schwartz thought it was a lumen cap issue, but the Commission could make the change to the condition to allow commercial lighting standards.

Commissioner Ruggles said this is lighting zone 3 and should comply with the lighting ordinance. This is something new and it would be appropriate to have commercial lighting from ZO 4.3 since the zoning ordinance would be changing.

Chair Ontiveros said since this is being rezoned to commercial the applicant should have the right to have commercial lighting.

Commissioner Ruggles stated all lighting should be under 2500 lumens and should have a color temp of 2700k or less.

-Condition #9 was reworded: All outdoor lighting shall meet Zoning Ordinance Section



4.3. A Lighting Permit shall be obtained prior to installation of any additional outdoor lighting or changes to any existing outdoor lighting. All outdoor lighting shall be fully shielded, narrow-spectrum amber LED lighting to the greatest extent possible. All Class 2 lighting less than 2500 lumens shall be narrow-spectrum amber LED lighting to the greatest extent possible. When the preceding requirements cannot be met, outdoor lighting shall not exceed 2700K CCT. A lighting permit shall be approved prior to installation of any outdoor lighting.

-Conditions 18, 21, 24 were removed.

-Condition 2 and Condition 4: removed Emergency and added Medical

-Condition 14: added federal

-Condition 15 -Mr. Schwartz wasn't sure what he would need to enforce but could see the reasoning to figure out any site-specific issues with neighboring public land managers. Commissioner Best said it was reasonable to get input from these entities to help the applicant enhance the customers educational experience and to help our land. Possibly have the applicant send a letter to county to say they reached out.

-Condition 18 and 15 were combined into one condition

-Condition 22 was removed as it was redundant

(Numbering changed as the Conditions were modified)

**MOTION:** Commissioner Wilson made a motion to recommend approval to the BOS with the Conditions as modified.

**SECOND:** Commissioner Best seconded.

**DISCUSSION:** NA

**VOTE:** The motion passed unanimously.

6. Case No. ZC-23-001: A request for a Zone Change from the G (General, 10-acre minimum parcel size) Zone to the MHP (Manufactured Home Park) Zone on a 40.28-acre parcel for the development of a manufactured home park and a fire station. The subject property is located on State Route 64 in Grand Canyon Junction (Valle) and is identified as Assessor's Parcel Number 503-34-006A.  
Property Owner: Live the Dream Development LLC, Gilbert, Arizona  
Applicant: Ryan Scott of Aspire Fund LLC, Gilbert, Arizona  
Representative: Isaac Block of Civil Design and Engineering, Flagstaff, Arizona  
Supervisor District: 1 (Patrice Horstman)

**STAFF:** Mr. Short gave a PowerPoint presentation and summarized the staff report. Commissioner Best stated Hwy 64 is a scenic highway. He was not comfortable not having an architectural plan or landscape plan. He understood they have to come back for a CUP for the fire station.

Mr. Short said they would meet the MPH zone standards. Those standards require one tree and 5 shrubs for each space. Even though water would be available next door there is a provision in the landscape code that they could use cacti in lieu of trees.

Commissioner Best was uncomfortable not knowing what it would look like since this was a gateway to the Grand Canyon and a scenic highway. The Conditions for the campground may apply to this project since about 1/3 of the sites would be vacation rentals.

Mr. McNeely pointed out that the applicant must submit a conceptual site plan. The development has to be built in substantial conformance with the plan. Along the frontage of Highway 64, the landscape would be heavy and would meet code. They would put emphasis on their landscaping.

Commissioner Best asked if there were any elevations for the store or recreation building?

Mr. Short did not have elevations yet as the store and recreation center will be a distance from the road. The fire station will be on the road.

Commissioner Best would review the campground conditions.

Commissioner Wilson stated the applicant was requesting a paving waiver and did not see it in the staff report. The roads for emergency access are usually wider. The laundry area does not have a wide road and would limit fire access. He needed clarification about the Engineering Supervisor as the approver. The Engineering Department will give approval. The staff report states the conditional zoning requires building permitting within five years and how that benefits the county.

Mr. Short stated the intention is in five years if it isn't complete, the applicant must come back for a zone change extension, or it reverts to the original zoning. Mr. Short stated the County does not encourage speculative zoning. If there is a plan that doesn't develop, it is in the public interest to revert the zoning, so it is not sitting.

Chair Ontiveros asked about the road to the laundry mat.

Mr. Short said the fire chief would review and approve or disapprove of the road.

Commissioner Best asked if these were tiny homes with sheds. He would prefer if the two tiny homes closest to the highway were away from the highway. The landscape needs to be heavy since this is a scenic highway.

Mr. Short reminded Commissioner Best about the landscape ordinance and the grade dropping down.

**APPLICANT:** Ryan Scott, 3918 E Morrison Ranch Parkway, Gilbert, AZ, has worked on this project for a long time. We are bringing a fire station to the area. We are focused on bringing in custom made tiny homes, a higher end model. He agreed with Commissioner Best that this must look great.

Commissioner Best asked if he was comfortable moving the units closer to the road so it would be more scenic.

Mr. Scott said he was.

Commissioner Wilson stated maybe they could be turned to a different angle.

**PUBLIC:** NA

**COMMISSION:** Chair Ontiveros asked Commissioner Best to review the campground conditions while the discussion was going on.

Vice Chair Burton thought it was a great project. They look like tiny homes and not RVs. Overnights would be toward the back of the property.

Commissioner Ruggles agreed with Commissioner Burton. He was waiting on Commissioner Best's campground conditions to see what needed to be done.

Commissioner Williams thought it was a nice project, agreed with Vice Chair Burton,

and could make the findings.

Commissioner Clifford could make the findings.

Commissioner Best reviewed the campground conditions and thought it was appropriate to remove Conditions 17 through 22 and 24, 25.

Chair Ontiveros asked about the paving waiver.

Mr. Short said it was addressed in the narrative and stated in Condition 1. Staff was able to waive at this point if it met certain findings within the Zoning Ordinance.

Commissioner Wilson asked if it was best practice to state the conditions if the applicant stated it in the narrative.

Mr. Short explained some differences with the zoning ordinance. Staff does rely on the narrative but sometimes it needs to be altered. Condition 2 was added stating a paving waiver shall be approved for the development.

Commissioner Wilson asked if Condition 9 was needed.

Mr. Short stated ADOT liked to look at all new developments and this would require an encroachment permit.

Chair Ontiveros asked if Condition 11 was redundant in discussing the weed mitigation plan.

Mr. Short explained the differences, saying this helped clarify more.

Mr. McNeely stated the site plan showed wildlife friendly fencing.

Remove Condition# 13, regarding the dust mitigation plan.

Remove Conditions 25 and 26.

Commissioner Best still wanted the two front structures moved to the back, so it would look better.

Commissioner Wilson had suggested rotating to make them less noticeable. That would give a chance to add more landscaping.

Mr. Ryan stated that he was not asked if he read the conditions and agreed with them. He asked for the following modifications. He wanted Condition #12 removed since there would be a fire station on site. He would prefer to have a choice of either moving or rotating the RVs.

Mr. McNeely said there is no landscaping to the West of these two homes on the site plan. Landscaping should be provided to the west so there was consistent landscaping along the front without a gap.

Commissioner Best would prefer they be moved since landscaping would be difficult.

Chair Ontiveros said since the applicant has asked for a choice, she felt it would better to give a choice.

Condition #2 was added "The two spaces located along the frontage shall be either relocated or rotated to provide space along the frontage for landscaping.

Chair Ontiveros stated this development had to look a certain way and he should be given a choice.

Commissioner Ruggles agreed with the Chair on giving a choice. How much would it benefit someone driving by moving the 2 homes? The road is elevated, and you would see the homes to the east. He didn't think moving them would improve the visual appearance.

Chair Ontiveros stated at the speed people drive by, she didn't think it would make a difference. Let the applicant have a choice.

**MOTION:** Commissioner Williams made a motion to recommend approval to the BOS with the conditions as modified.

**SECOND:** Commissioner Ruggles 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 9:33pm.

**V. CONTINUATION OF STUDY SESSION IF NEEDED**



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Chairperson, Coconino County  
Planning and Zoning Commission

**ATTEST:**



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Secretary, Coconino County  
Planning and Zoning Commission