

Coconino County Planning and Zoning Commission
Meeting of April 26, 2023
Zoom-Web-Based Technology

Members Present

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

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
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 Wilson made the motion to approve the minutes from March 29, 2023.

SECOND: Commissioner Ruggles seconded.

DISCUSSION: N/A

VOTE: The motion passed unanimously, with Commissioner Clifford and Commissioner Walsh abstaining.

Chair Ontiveros stated the Commission bylaws allow the Chair to move the order of the cases, since case 4 is requesting a continuance, Chair moved case 4 to the first case.

III. PUBLIC HEARINGS

1. Case No. CUP-23-017 and DRO-22-009: A request for a Conditional Use Permit and Design Review for the expansion of a self-storage business on a

3.41-acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The subject property is located at 995 Osage in Mountaineer and is identified as Assessor's Parcel Number 115-06-016A.
Property Owner: Canyon Connections, Inc, Flagstaff, Arizona
Applicant: Christine Laguna of Civil, Design and Engineering (CD & E), Flagstaff, Arizona
Supervisor District: 3 (Matt Ryan)

STAFF: Mr. Short stated the applicant had requested a continuance until May 31, 2023.
MOTION: Commissioner Ruggles made a motion to approve a continuance of CUP-23-017.
SECOND: Commissioner Best seconded.
DISCUSSION: NA
VOTE: The motion passed unanimously.

MOTION: Commissioner Williams made a motion to approve a continuance of DRO-22-009 until May 31, 2023.
SECOND: Vice Chair Burton seconded.
DISCUSSION: NA
VOTE: The motion passed unanimously.

2. Case No. CUP-22-047: A request for a Conditional Use Permit for a recreational vehicle as a permanent residence on a 1.07-acre parcel in the AR-1 (Agricultural Residential, 1-acre minimum parcel size) Zone. The subject property is located at 1329 S Dewey Drive in Valle and is identified as Assessor's Parcel Number 501-43-013.
Property Owner: Isham Group, LLC, Hidden Hills, California
Applicant: Lexington Isham, Hidden Hills, California
Supervisor District: 1 (Patrice Horstman)

STAFF: Mr. Schwartz gave a PowerPoint presentation and summarized the staff report. Commissioner Wilson asked if the applicant was hauling wastewater off site, then why would there be a need for a condition requiring a permit for wastewater. Mr. Schwartz stated this would leave an option to install a wastewater system in the future. Commissioner Clifford stated it actually showed a septic system. Mr. Schwartz said the applicant originally planned on a septic system but found it too costly.
APPLICANT: Lexington Isham, 1355 S Dewey Drive, Williams, AZ, had read the staff report and agreed with the conditions. He wanted to eventually add a septic system but due to costs, he would have to wait. For now, he wanted to get the permits as needed to be in compliance.
PUBLIC: NA

COMMISSION: All Commissioners could make the findings.

MOTION: Commissioner Ruggles made a motion to approve CUP-22-047 with conditions as written.

SECOND: Commissioner Clifford seconded.

DISCUSSION: NA

VOTE: The motion passed unanimously.

3. Case No. CUP-22-116: A request for a Conditional Use Permit for a recreational vehicle as a permanent residence on a 1.07-acre parcel in the AR-1 (Agricultural Residential, 1-acre minimum parcel size) Zone. The subject property is located at 1355 S Dewey Drive in Valle and is identified as Assessor's Parcel Number 501-43-014.

Property Owner: Isham Group, LLC, Hidden Hills, California

Applicant: Lexington Isham, Hidden Hills, California

Supervisor District: 1 (Patrice Horstman)

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

APPLICANT: Lexington Isham, 1355 S Dewey Drive, Williams, AZ had read the staff report and agreed with the Conditions. He was unaware of the requirement for the deck, so he was remedying it by downsizing the deck.

PUBLIC: NA

COMMISSION: All Commissioners could make the findings.

MOTION: Commissioner Wilson made a motion to approve CUP-22-116 with the Conditions as written.

SECOND: Commissioner Ruggles seconded.

DISCUSSION: NA

VOTE: The motion passed unanimously.

4. Case No. AM-22-007: A request for a Zoning Ordinance Text Amendment to Section 3.12.C.3.E to change the required closing time for Medical Marijuana Dispensaries from 8:00 pm to 10:00 pm.

Applicant: Michael Peyron, Tempe, Arizona

Supervisor District: 3 (Matt Ryan)

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

APPLICANT: Michael Peyron, Tempe, AZ, had read the staff report and agreed with the findings.

Commissioner Wilson asked if the neighbors had been communicated with regarding a later closure time.

Mr. Peyron stated the neighbors had actually asked him why he was not open until 10:00pm.

PUBLIC: NA

COMMISSION: Commissioner Clifford said it was in line with the city. Commissioners

Burton, Wilson, Ruggles, Williams, Best, Walsh, and Chair Ontiveros could make the findings.

Mr. Garns, County Attorney, recommended that when making the motion to the Board of Supervisors he said there was statutory provision for this, but be specific in stating the statute and the course of action stated in the statute.

Chair Ontiveros clarified the how to make the motion with adding the statute ARS11-813C.

MOTION: Commissioner Wilson made a motion to recommend approval of AM-22-007 to the Board of Supervisors pursuant to ARS11-813C.

SECOND: Commissioner Clifford 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 6:16pm.

Everyone wished Commissioner Clifford the best as he steps down from the Commission.

V. CONTINUATION OF STUDY SESSION IF NEEDED



Chairperson, Coconino County
Planning and Zoning Commission

ATTEST:



Secretary, Coconino County
Planning and Zoning Commission