

**Coconino County Planning and Zoning Commission**  
**Meeting of May 27, 2020**  
**Thomas Auditorium**  
**2500 N. Fort Valley Road**  
**Flagstaff, Arizona**  
**(This hearing was held on MS Teams)**

**Members Present**

Tammy Ontiveros–Madam Chair  
Don Walters – Vice-Chair  
Sat Best  
Ray Mayer  
Tyanna Burton  
Jim Clifford  
Mary Williams  
John Ruggles

**Members Absent**

**Staff Present**

Jay Christelman, Director  
Jess McNeely, Assistant Director  
Bob Short, Principal. Planner  
Zach Schwartz, Sr. Planner  
Aaron Lumpkin, County Attorney  
Marty Hernandez, Recording Secretary

Madam Chair Ontiveros called the meeting to order at 5:33PM. She noted procedures to the audience.

**I. PLEDGE OF ALLEGIANCE**

**II. APPROVAL OF MINUTES**

**MOTION:** Commissioner Walters made the motion to approve the minutes as written from the April 29, 2020 hearing.

**SECOND:** Commissioner Clifford seconded.

**DISCUSSION:** N/A

**VOTE:** The vote was unanimous.

**III. PUBLIC HEARINGS**

1. Case No. ZC-20-005: A request for a Zone Change from the AR (Agricultural Residential, 2 ½-acre minimum parcel size) Zone to the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone for the development of a recreational vehicle storage business on a 4.51-acre parcel

located at 11328 N US Highway 89 in Timberline, also identified as Assessor's Parcel Number 301-68-004L.

Property Owner/Applicant: Kari and Cameron Watson, Flagstaff, Arizona  
County Supervisor District: 2 (Elizabeth Archuleta)

**STAFF:** Mr. Short gave a PowerPoint presentation and summarized the staff report. Commissioner Best asked about the type of wall that would be constructed. Mr. Short referred to the Ordinance, where there are different possibilities for walls. It could be added to the Conditions. It would not be part of a DRO process, but the Condition in the Zone Change could state it would have to be consistent with the Doney Park Area Plan guidelines. Mr. McNeely stated that a DRO would be required in the commercial development. The material for the wall could be stated as part of the Conditional Zoning.

Commissioner Best asked if Habitat Harmony was involved in the prairie dog study. Jessica Simpson, AGAF, stated she worked with Habitat Harmony on the prairie dog colony and determined they would not have to be moved because of the size of the colony.

Commissioner Williams asked about putting a 6-foot wall on top of a 5-foot berm, through the 20-foot buffered landscaping area between the residential and commercial boundaries. Mr. Short thought you could add that to the conditional zoning, so the wall could be taller, but unsure if a wall on top of a berm would be structurally sound.

**APPLICANT:** Cameron and Kari Watson, 11315 NW East St., Flagstaff, AZ, had received the staff report and agreed with it.

**PUBLIC:** Brian Bates, Flagstaff, AZ, co-chair of the Doney Park Fernwood Timberline Doney Park Regional Planning Commission, asked if there was any precedence for this type of zone change and asked for recent examples.

Mr. Short was not familiar with any zone changes to commercial in the Doney Park area. Commissioner Best stated that the butterfly garden was approved several years ago. Mr. Schwartz stated this was a CUP not a Zone Change. Commissioner Ruggles stated there was a Zone Change for a Dollar Store that was turned down several years ago.

Mr. Christelman stated there was a Zone Change for the Chevron and set the precedence and is similar to this case.

Commissioner Ruggles stated the Chevron was what precipitated the inclusion of the policies to the Doney Park Area Plan.

Carol Crews, Flagstaff, AZ, asked if there was a way to establish that local residence would use this space vs. people passing through. Chair Ontiveros thought that would be brought up in the Commissioners' discussion.

Steve and Cecelia Overby, Flagstaff, AZ, apologized for the late comments submitted today. As the previous chair of the Doney Park Area Plan, Mrs. Overby stated the plan was trying to avoid this type of build in Doney Park. She doesn't feel like it meets any of the 3 goals of the Commercial Plan for Doney Park.

Brian Bates asked if there would be any overnight stays allowed. Chair Ontiveros stated this is strictly for storage and no overnight stays.

**COMMISSION:** Commissioner Mayer had read all the complaints and arguments that had come in and concurs with them. The travel already bottlenecks at that area and feels this will cause more traffic problems. He does not feel like it would enhance Timberline or Fernwood. There are already plenty of storage for RVs and most people have acreage in the area to store their equipment.

Commissioner Ruggles disagreed with the analysis in the staff report and does not feel like it is consistent with the regional plan, comprehensive plan, and area plan. If a ZC was approved, it would open it up to other options, as they would not have to build a RV storage. There is other commercial property available along 89.

Commissioner Clifford concurred with the other Commissioners and the comments that were sent in. People live in Doney Park, with acreage, so they can have their belongs on their property for their immediate use. He could not support the findings.

Commissioner Williams agreed with the other Commissioners. She felt like it did not support the Doney Park Area Plan. She sees zero benefit to the area for a development of this type.

Commissioner Walters thought all comments had been thoughtful and with insight. He could not support the proposal.

Commissioner Burton agreed with the Commissioners and the comments. She saw no benefit to the area.

Commissioner Best did not find it consistent with the area plan or comprehensive plan. He thought it was not an appropriate area for a RV storage. He was concerned about the prairie dogs with pushing them out or killing them. The only RV storage he knew that was not offensive was located below road level with tall pines. The area plan update is coming up and the applicant would be welcome to participate.

Commissioner Ontiveros agreed with all Commissioners. The requirements state it should be for the benefit of the community and does not. She felt it could be a suitable site for neighborhood use.

Kari Watson stated she did not get a chance to speak. She asked if each Commissioner was voting when they were commenting? Chair Ontiveros apologized, stating due to the format of the hearing, it is very difficult, because of that Chair Ontiveros offered for the Watson's to make their case.

Mr. Watson said they lived in the neighborhood. He felt there was not several RV storage areas, there are several storage units, but trying to eliminate the excessive storage of RVs and other equipment on someone's property. He did not feel that traffic was an issue. He thought this type of facility would help the prairie dogs to survive there. This type of facility is lowkey and the area is less impacted by this type of business. Mrs. Watson talked about a previous CUP they tried to get (The Butterfly Garden). The neighborhood wanted the lot to remain vacant then. RV storage is a more seasonal business, therefore less impact. Mr. Watson added when they did the Citizen Participation Plan no one showed to voice concerns. He feels the public finds it easier to comment by email instead of having conversations.

Chair Ontiveros reminded the Watsons, this vote is only a recommendation to the Board of Supervisors. They will have an opportunity when their case comes before Board of Supervisors.

**MOTION:** Commissioner Ruggles made a Motion to recommend denial to the Board of Supervisors for case ZC- 20-005.

**SECOND:** Commissioner Williams seconded.

**VOTE:** The vote passed unanimously.

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**IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA**

No one from the public spoke.

Chair Ontiveros adjourned the hearing at 6:50pm.

**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

**SECOND:** Commissioner Williams seconded.

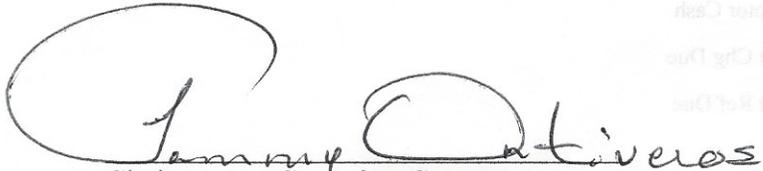
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