

Coconino County Planning and Zoning Commission
Meeting of June 30, 2021
Zoom-Web-Based Technology

Members Present

Tammy Ontiveros– Chair
Don Walters – Vice-Chair
John Ruggles
Tyanna Burton
Jim Clifford
Mary Williams

Members Absent

Sat Best
Dennis Baca

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
Jessican Simmons, Wildlife 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 from May 26, 2021.

SECOND: Commissioner Burton seconded.

DISCUSSION: N/A

VOTE: The vote was unanimous.

III. PUBLIC HEARINGS

Case No. DRO-21-004: A request for Design Review for a hotel remodel on a 1.3-acre parcel in the PC (Planned Community) Zone where CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) zoning standards have been applied. The subject property is located at 12380 Shadow Mountain Drive in Bellemont and is also identified as Assessor's Parcel Number 203-47-001P.

Property Owner: AVST Hospitality, Flagstaff, Arizona

Applicant: David Lindquist, Spokane Valley, Washington

County Supervisor District: 3 (Matt Ryan)

STAFF: Mr. Short gave a PowerPoint presentation and summarized the staff report. Commissioner Ruggles commended Mr. Short on the analysis and inclusions of the presentation.

APPLICANT: David Lindquist, Spokane Valley, WA, had not read the staff report or the Conditions. Mr. Short pulled the staff report so it could be reviewed. Anand Vashi, Glendale, CA, owner, presented to make sure the Conditions were acceptable.

Mr. Lindquist asked why the Pilot Gas Station, beside the hotel, was allowed to have a taller sign.

Mr. Short thought the taller sign probably pre-dated the Code.

Mr. McNeely agreed and reiterated Mr. Short's answer.

Mr. Linquist asked if a sign could be added to the Pilot sign, but Mr. Short stated it did not fall into the Code now.

PUBLIC: NA

COMMISSION: All Commissioners could make the findings as it seemed to be a good upgrade for the area.

Commissioner Ruggles wanted to clarify that Bellemont was in Lighting Zone II.

MOTION: Commissioner Ruggles made a motion to approve DRO-21-004 with the Conditions as stated.

SECOND: Commissioner Williams seconded.

DISCUSSION: NA

VOTE: The motion passed unanimously.

Case No. SUB-21-010: A request for a 50-lot Subdivision on a 151.56-acre parcel in the AR-2 ½ (Agricultural Residential, 2.5-acre minimum parcel size) Zone and the AR-5 (Agricultural Residential, 5-acre minimum parcel size) Zone. The subject property is located on the east side of Leupp Road approximately 1.25 miles north of the intersection of Townsend-Winona Road and is identified as Assessor's Parcel Number 303-33-006G. Property Owner: Foster G Garland Trust DTD 8/18/95, Flagstaff, Arizona
Applicant/Representative: Ian Braun, Civil Design and Engineering, Flagstaff, Arizona
County Supervisor District: 4 (Judy Begay)

STAFF: Mr. Schwartz gave a PowerPoint presentation and summarized the staff report. Ms. Simmons spoke on the prairie dog population of the area and translocation of them.

APPLICANT: Ian Braun, CD&E, Flagstaff, AZ, had read the staff report and agreed with the Conditions. Lee Carr, PO Box 2125, Flagstaff, AZ and Wallace Baird 2021 Alaska Ave, Flagstaff, AZ joined Mr. Braun.

PUBLIC: Ken Sperber, 6825 Leupp Rd., Flagstaff, AZ, had planned to build an observatory on his property. He had read the staff report and was pleased to learn about the Dark Sky compliant lighting. He asked if streetlights were proposed. Mr. Schwartz confirmed there would be no streetlights.

COMMISSION: Commissioner Williams agreed with changing Conditions 14 regarding the prairie dogs. The CC&Rs (#13) does not address long term monitoring of weed mitigation. She would like that to be adjusted to reflect long term weed control for the future.

Chair Ontiveros ask Mr. McNeely if the Commissioners could make recommendations to the HOA. Mr. McNeely stated they could discuss and recommend the long-term monitoring of weeds to the HOA.

Mr. Schwartz stated the Conditions that pre and post construction weed mitigation is also addressed in the Zoning Ordinance. The final plat would have the long-term monitoring of weeds in the Conditions.

Commissioners Williams addressed having a trail system or trail amenities in the subdivision for residents to walk or access the forest.

Commissioner Williams asked about Condition 4 and livestock. Mr. Schwartz said the Zoning did allow livestock unless the CC&Rs or HOA stated otherwise. Commissioner Williams said the CC&Rs stated that no animals or livestock were allowed unless the lots were the 5 acre lots. It seemed to be in conflict.

Commissioner Burton had no additional comments.

Commissioner Clifford thought it was a good project for the density and the Area Plan that is in the works.

Commissioner Walters thought it was a good project.

Commissioner Ruggles also thought it was a good project. The lighting is being addressed in the update of the Area Plan. Light enforcement is taken seriously if there is a concern.

Chair Ontiveros asked Commissioner Williams if her questions and concerns were answered. Commissioner Williams stated her concerns were addressed.

Chair Ontiveros could make the findings to approve the project.

MOTION: Commissioner Williams made a motion to recommend approval to the Board of Supervisors, with the modified Conditions as made by staff in the presentation.

SECOND: Commissioner Clifford seconded.

DISCUSSION: NA

VOTE: The vote was unanimous.

IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

No one from the public spoke.

V. CONTINUATION OF STUDY SESSION IF NEEDED

Mr. McNeely continued the with Study Session agenda as it was not completed during Staff and Commission Study Session.

Chair Ontiveros adjourned the hearing at 7:19 pm.



Chairperson, Coconino County
Planning and Zoning Commission

ATTEST:



Secretary, Coconino County
Planning and Zoning Commission