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**ATTENTION**

**IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE**

The meetings will continue to be live streamed on the city's website (<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

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**MINUTES**

**PLANNING & ZONING COMMISSION WEDNESDAY MAY 26, 2021**

**VIRTUAL-STAFF CONFERENCE ROOM 211 WEST ASPEN AVENUE 4:00 P.M.**

**1. Call to Order**

Chairman Zimmerman called the meeting to order at 4:00 p.m.

**Roll Call**

*NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.*

**PRESENT:**

**ABSENT:**

- 2. DAVID ZIMMERMAN, CHAIR RICARDO GUTHRIE  
MARIE JONES, VICE CHAIR LLOYD PAUL  
CAROLE MANDINO  
DR. ALEX MARTINEZ  
DR. ERIC NOLAN

**Public Comment**

- 3. *At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.*

None

**4. APPROVAL OF MINUTES**

Approval of the minutes from the regular meeting on Wednesday, May 12, 2021. Moved by Carole Mandino, seconded by P. Lloyd Paul to approve the minutes of the regular meeting Wednesday May 12, 2021 as submitted.

**Vote:** 7 - 0 - Unanimously

5. **PUBLIC HEARING**

**1600 Butler Redevelopment PZ-20-00071-05: A Conditional Use Permit request from Reich Brothers, LLC, to construct approximately 77,000 square feet of general retail, restaurant, and general services in the Light Industrial (LI) Zone, located at 1600 E. Butler Avenue.**

A.

In accordance with the findings presented in this report, staff recommends approval of PZ-20-00071-05 with conditions.

Tiffany Antol, Planning Development Manager, gave a PowerPoint presentation on the proposed Conditional Use Permit and answered questions from Commissioners. Lindsay Schube, Law Firm of Gammage & Burnham owner representative, gave a PowerPoint presentation of the proposed project.

Guillermo Cortes, SWI Engineering, was present and answered questions from Commissioners

Mitch Walzer, Johnson Walzer Architect, was present and answered questions from Commissioners.

Moved by Marie Jones, seconded by Dr. Alex H. Martinez to approve case PZ-20-00071-05 conditional use permit request in accordance with the findings and with the conditions as presented by Staff.

**Vote:** 6 - 1

NAY: Eric Nolan

**PZ-19-00123 Updates to Zoning Code 2019 – Neighborhood Community Commercial (NCC)**

A request by the City to amend the Zoning Code to incorporate a new zone called Neighborhood Community Commercial (NCC)

B.

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, find that the required findings of the Zoning Code have been met, and make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

Daniel Symer, Zoning Code Manager, gave a PowerPoint presentation on the propose zoning code update and answeare questions from Commissioners.

**Public Comment**

Tyler Denham, resident, gave comments on the proposed zoning code update  
Steve Finch, resident, gave comments on the proposed zoning code update

Sara Dechter, Comprehensive Planning Manager, was present and answered questions from Commissioners.

Discussion was held on the proposed zoning code update

Moved by Marie Jones, seconded by P. Lloyd Paul PZ-19-00123 update to the zoning code to create the Neighborhood Commercial zone meets the findings presented and should be forwarded to City Council for approval

**Vote:** 7 - 0 - Unanimously

**PZ-21-00066 Updates to Zoning Code 2021 – Accessory Dwelling Unit and Accessory Structure Encroachments Requirements**

A request by the City to amend the Zoning Code to modify the existing Accessory Dwelling Unit and Accessory Structure Encroachment Requirements

C.

[Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, find that the required findings of the Zoning Code have been met, and make a recommendation to the City Council for approval of the Zoning Code Text Amendment.](#)

Daniel Symer, Zoning Code Manager, gave a PowerPoint presentation on the proposed update to the zoning code and answered questions from Commissioners. Discussion was held on the proposed zoning code update.

**Public Comment**

Tyler Denham, resident, gave comments on the proposed zoning code update Moved by Eric Nolan, seconded by Carole Mandino PZ-21-00066 Updates to Zoning Code 2021 – Accessory Dwelling Unit and Accessory Structure Encroachments Requirements in accordance with the findings presented in this report, find that the required findings of the Zoning Code have been met, and make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

**Vote:** 7 - 0 - Unanimously

6. **MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

None

7. **ADJOURNMENT**

Meeting was adjourned at 6:05 p.m.



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