

MINUTES

PLANNING & ZONING COMMISSION
WEDNESDAY
SEPTEMBER 10, 2025

AQUAPLEX
1702 N FOURTH ST
4:00 P.M.

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:00 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

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

PRESENT:
CAROLE MANDINO, CHAIR
JOSHUA MAHER
CJ LUCKE
MARY NORTON, VICE CHAIR
IAN SHARP
MEGAN WELLER

EXCUSED:
CHRISTINE SHEEHY

3. OPEN CALL TO THE PUBLIC

- **Public Comment:**
Flagstaff resident James Lemerick provided public comment.

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.

4. APPROVAL OF MINUTES

- Approval of the minutes from the regular meeting on August 27, 2025.

Moved by Mary Norton, seconded by Ian Sharp to approve the minutes from the regular meeting on August 27, 2025.

Vote: 6 - 0 - Unanimously

5. PUBLIC HEARING

A. Public Hearing: Flagstaff Regional Land Use Plan 2045 Adoption

- 1) Hold the Public Hearing
- 2) End the Public Hearing at 7:30 pm and continue it to September 24 at 4 pm at City Hall

Presentation:

Sara Dechter, Comprehensive and Neighborhood Planning Manager, gave a PowerPoint presentation and responded to questions from the Commissioners.

Public Comments were provided by:

- Sat Best
- Sean D. Gollhofer, Flagstaff 1st CCRC
- Michael William Martin
- Diane M. Martin
- Russell Randall, representing Barrier Free Flagstaff and the Community of Practice Transition Team
- James Keene
- Michelle James, Executive Director of Friends of Flagstaff's Future (F3)
- Jacqueline Thomas, on behalf of the Open Space Commission
- Mike Popejoy
- Rachael Simokonda
- Taylor Cerchie
- Charity Lee, Capstone Homes
- Jean Christy
- Sarah Hall

Responses to public comment questions were provided by:

- Sara Dechter
- Melissa Shaw, Long Range Planner, Coconino County

A discussion was held, and Commissioners' questions were addressed by:

- Sara Dechter
- Martin Ince, Senior Transportation Planner
- Michelle McNulty, Planning & Development Services Director
- Alexandra Pucciarelli, Current Planning Manager
- Elsa Erling, Associate Planner
- Lauren Clementino, Heritage Preservation Officer
- Michelle James

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- None.

7. ADJOURNMENT

- The meeting was adjourned at 7:31p.m.

SIGNATURE LINE
CHAIRPERSON

MINUTES

PLANNING & ZONING COMMISSION
WEDNESDAY
SEPTEMBER 24, 2025

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:02 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

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2. ROLL CALL

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

PRESENT:
CAROLE MANDINO, CHAIR
JOSHUA MAHER
CHRISTINE SHEEHY
CJ LUCKE

MARY NORTON, VICE CHAIR
IAN SHARP
MEGAN WELLER

3. OPEN CALL TO THE PUBLIC

- None.

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.

4. ACTION ITEMS

A. APPROVAL OF MINUTES

- Approval of the minutes from the regular meeting September 10, 2025.

Moved by Joshua Maher, seconded by Ian Sharp to approve the minutes from the regular meeting on September 10, 2025.

Vote: 7 - 0 - Unanimously

B. NEW ITEM: Approval of the Report on the Citizen Review Session for the Flagstaff Regional Land Use Plan 2045.

- Sara Dechter, Comprehensive & Neighborhood Planning Manager, provided an overview of the new item. There were no questions or comments.

Moved by Mary Norton, seconded by Ian Sharp to approve the Report on the Citizen Review Session for the Flagstaff Regional Land Use Plan 2025.

Vote: 7 - 0 - Unanimously

5. PUBLIC HEARING

A. Public Hearing: Flagstaff Regional Land Use Plan 2045 Adoption

- 1) Hold the Public Hearing
- 2) Make a recommendation to the City Council to adopt the Regional Plan 2045 with conditions outlined in staff report.

Additional Public Comment received September 23, 2025, at noon was added as an attachment.

Sara Dechter delivered an introductory statement to formally initiate the public hearing discussion. Public comment was provided by:

- Tom Pearson
- Phil Goldblatt
- Haley Creighton
- Marilyn Weissman
- William Kluwin, member of the Open Space Commission
- Stefan Sommer
- Nat White
- Valerie Bryant
- Sean Gollhofer
- Hillary Turby, Director of Entitlements at Symmetry Companies

The public hearing discussion concluded at 4:40 p.m., after which Sara Dechter initiated the Commission's deliberation. During this period, questions from the Commissioners were addressed by the following individuals:

- Sara Dechter
- Lee Williams, Water Service Director
- Michele James, Executive Director of Friends of Flagstaff's Future
- Jennifer Mikelson, Housing Planning Manager
- Tiffany Antol, Zoning Code Manager
- Martin Ince, Senior Transportation Planner
- Michelle McNulty, Planning & Development Services Director
- Jenny Niemann, Climate Action Section Director
- Rebecca Sayers, Parks, Recreation & Open Space Director
- Jeff Bauman, Transportation Director/Traffic Engineer
- Robert Wallace, Open Space Supervisor

Moved by CJ Lucke, seconded by Ian Sharp to continue this meeting to Monday September 29, 2025 at 4:30 p.m.

Vote: 7 - 0 - Unanimously

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- None.

7. ADJOURNMENT

- The meeting was adjourned at 9:36 p.m.

SIGNATURE LINE
CHAIRPERSON _____

MINUTES

NOT APPROVED AS OF SEPTEMBER 30, 2025

PLANNING & ZONING COMMISSION
MONDAY
SEPTEMBER 29, 2025

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:30 P.M.

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:34 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

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

PRESENT:
CAROLE MANDINO, CHAIR
MARY NORTON, VICE CHAIR
CHRISTINE SHEEHY
CJ LUCKE
IAN SHARP
MEGAN WELLER

EXCUSED:
JOSHUA MAHER

3. PUBLIC COMMENT

- None.

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.

4. APPROVAL OF MINUTES

- Approval of the minutes from the regular meeting September 24, 2025.

Moved by Mary Norton, seconded by Ian Sharp to approve the minutes from the regular meeting on September 24, 2025.

Vote: 6 - 0 - Unanimously

5. REGULAR ITEM

A. Flagstaff Regional Land Use Plan 2045 Adoption.

Consideration and approval of recommendation to City Council.

The commission will continue deliberation and discussion of public comments received through September 24, 2025, when the public hearing was closed. Additional comments will be shared with City Council for their October 9, 2025, Public Hearing.

- Chair Mandino initiated the Commission's continued deliberation. During this time, questions and concerns raised by both the Commissioners and members of the public were addressed by the following individuals:
 - Sara Dechter, Comprehensive & Neighborhood Planning Manager
 - Michelle McNulty, Planning & Development Services Director
 - Alexandra Pucciarelli, Current Planning Manager
 - Martin Ince, Transportation Planner Senior Lead
 - Elsa Erling, Associate Planner
 - Stephanie Santana, Transportation Engineer Senior Lead
 - Rebecca Sayers, Parks, Recreation & Open Space Director
 - Lauren Clementino, Senior Planner-Heritage Preservation Officer
 - Paul Mood, City Engineer
 - Jenny Niemann, Climate Action Section Director

Moved by CJ Lucke, seconded by Ian Sharp to approve that the proposed comprehensive update of the General Plan be forwarded to the City Council for adoption, and that the proposed update be submitted to the voters for ratification at a special election in May 2026. This motion is subject to the following conditions:

1. Update the plan to include the corrections listed in the attached errata sheet.
2. Incorporate the changes outlined in the Conditions of Approval document, as prepared and reviewed during the hearing.

Vote: 6 - 0 - Unanimously

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- None.

7. ADJOURNMENT

- The meeting was adjourned at 6:53 p.m.

SIGNATURE LINE

CHAIRPERSON