



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: 9/30/25

To: Flagstaff City Council

From: Elsa Erling, Associate Planner

**Cc: Sara Dechter, Comprehensive and Neighborhood Planning Manager
Michelle McNulty, Planning and Development Services Director**

Subject: Split and Tabled Votes at the Planning & Zoning Commission Hearing

During their meetings on September 10, 24, and 29, the Planning & Zoning Commission discussed the following comments and came to a split vote or a narrowly-decided vote. These items were not added to the Conditions of Approval as a result, but they may be of interest to City Council as they did have support from three Commissioners. Additionally, there was one comment that the Commission voted to table so that it could be brought forward to Council with an additional staff recommendation.

Tabled Item: Comment #73 from Hillary Turby (p. 2-7)

“Establish an acreage threshold of 5 gross acres, allowing smaller sites to be processed as Minor Plan Amendment. Proposed language: ‘Requests affecting 5 gross acres of land or less shall be processed as Minor Plan Amendments. Requests of 5.1 acres or more shall follow the established Plan Amendment procedures when otherwise applicable.’”

The Commission voted unanimously in favor of tabling the item for Council consideration, directing staff to prepare a recommendation to prevent the piecemealing of larger properties and identify to which major amendment categories the threshold should apply. Staff will provide the recommendation as new slides at the hearing.

Discussed on 9/29 beginning at [6:02 in the meeting recording](#).

Split Vote Items:

Comment #5 from Friends of Flagstaff's Future (p. 2-7)

"Revise Category 3 to 'Urban Growth Boundary: Expanding the UGB to provide water and sewer services.'"

Vote: 3 in favor – 4 against

Discussed on 9/24 beginning at [49:30 in the meeting recording](#).

Comment #29 from the Open Spaces Commission with an edit based on the staff recommendation (p. 3-14)

"Revise OS.2: Focus the purchase, dedication, and management... natural resources, while integrating an open-space network that supports compact housing, climate action, and to support a 10-minute walk to open space."

Vote: 3 in favor – 4 against

Discussed on 9/24 beginning at [3:46:42 in the meeting recording](#).

Comment #59 from Mary Norton (p. 4-36)

"Add more specific street connections for 'area subject to future connectivity study' on Symmetry and Little America properties."

Vote: 3 in favor – 4 against

Discussed on 9/24 beginning at [5:08:39 in the meeting recording](#).

Comment #81 from Russell Randall (p. 5-5)

"Revise first sentence 'Housing insecurity can include...' to add 'lack of ADA compliant accessible housing.'"

Vote: 3 in favor – 3 against

Discussed on 9/29 beginning at [1:23:55 in the meeting recording](#).

Comment #89 from Russell Randall (p. 6-6)

“In second paragraph, add a link for ‘ADA Guaranteed Ride Area’ or include in the glossary and link.

Vote: 3 in favor – 3 against

Discussed on 9/29 beginning at [2:00:17 in the meeting recording](#).

Comment #41 from the Open Spaces Commission (p. 8-4)

“Add regular action item: Partner - Develop incentives, density bonuses, and expedited reviews, and partnerships to encourage developers to incorporate the 10-minute Walking Access Standard, FUTS connectivity targets, designate meaningful trail alignments, or designate neighborhood complementary open space or pocket parks in projects.”

Vote: 3 in favor – 4 against

Discussed on 9/24 beginning at [4:35:20 in the meeting recording](#).