

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