

MINUTES

**PLANNING & ZONING COMMISSION
WEDNESDAY
OCTOBER 8, 2025**

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

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:04 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
CHRISTINE SHEEHY
CJ LUCKE
IAN SHARP
MEGAN WELLER**

**EXCUSED:
MARY NORTON, VICE CHAIR**

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. APPROVAL OF MINUTES

- To approve the minutes from the special meeting on September 29, 2025.

Moved by Christine Sheehy, seconded by CJ Lucke to approve the minutes from the special meeting on September 29, 2025.

Vote: 6 - 0 - Unanimously

5. GENERAL BUSINESS

- A. **PZ-25-00027: Middle Housing** -- The purpose of this amendment is to update the Zoning Code in accordance with HB 2721 to allow middle housing types (townhomes, duplexes, triplexes, and fourplexes) in all zones where single-family homes are permitted.

STAFF RECOMMENDED ACTION:

This item is for discussion purposes only.

- Tiffany Antol, Zoning Code Manager, delivered a PowerPoint presentation and addressed questions from the Commissioners.
- Comments were provided by George Mephram, a Flagstaff resident.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- None.

7. ADJOURNMENT

- The meeting was adjourned at 4:58 p.m.

SIGNATURE LINE

CHAIRPERSON