

MINUTES

PLANNING & ZONING COMMISSION
WEDNESDAY
JANUARY 14, 2026

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
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
CHRISTINE SHEEHY
CJ LUCKE
MARY NORTON, VICE CHAIR
IAN SHARP

EXCUSED:
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. APPROVAL OF MINUTES

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

Moved by CJ Lucke, **seconded by** Ian Sharp to approve the minutes from the regular meeting on December 10, 2025.

Vote: 6 - 0 - Unanimously

5. GENERAL BUSINESS

A. Request: Case No. PZ-25-00521 -- 2025 Clean Up: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code (Title 10) and the Subdivision Code (Title 11) to modify the following provisions:

- Title 10, Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B Commercial Zones -- Allowed Uses footnotes 5 and 7 to remove a conflict on allowed density for the Community Commercial zone.
- Title 11, General Plans and Subdivision, Chapter 11-20: Subdivision and Land Split Regulations, Division 11-20.40: Subdivision procedures and requirements to remove requirements for Preliminary Plats to be reviewed by Council in accordance with recent state legislation.

- Tiffany Antol, Zoning Code Manager, delivered a PowerPoint presentation and addressed the Commissioners' questions.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- Alexandra Pucciarelli, Current Planning Manager, introduced Victoria Martin, Development Services Manager, who will be filling in for Nancy Corbin-Fuller, Administrative Assistant.

7. ADJOURNMENT

- The meeting was adjourned at 4:19 p.m.

SIGNATURE LINE

CHAIRPERSON