

MINUTES

PLANNING & ZONING COMMISSION
WEDNESDAY
JANUARY 28, 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
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 January 14, 2026.

Moved by Christine Sheehy, **seconded by** CJ Lucke to approve the minutes from the regular meeting on January 14, 2026.

Vote: 7 - 0 - Unanimously

5. PUBLIC HEARING

- A. PZ-25-00251 - 2025 Clean Up:** City's request for a Zoning Code Text Amendment to modify 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; and for a Subdivision Code Text Amendment to modify 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.

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of the City Code Text Amendments.

- Tiffany Antol, Zoning Code Manager, provided a PowerPoint presentation and responded to the Commissioners' questions.

Moved by Ian Sharp, **seconded by** CJ Lucke in accordance with the findings presented, the Planning & Zoning Commission recommends that the City Council approve the city code text amendment, PZ-25-00251 CleanUp.

Vote: 7 - 0 - Unanimously

- B. New Item: Public Hearing: PZ-24-00236-02:** A request proposed by Symmetry Companies for a minor amendment to the Flagstaff Regional Plan 2030 to change the area type designation on Maps 21 and 22 from Suburban Neighborhood to Rural Neighborhood. The proposal is for approximately 4.3 acres generally located on the South side of E John Wesley Powell Boulevard (JWP) between S Links Road and S Lone Tree Road (APN: 105-10-208A). The applicant requests a Concept Zoning Map Amendment in conjunction with this request.

The applicant is requesting a continuance until March 11, 2026.

- Ben Mejia, Senior Planner, requested a continuance of the item to March 11, 2026, on behalf of the applicant. Ben Mejia then opened the floor for comments or questions; none were raised.
- Commissioner Norton inquired if staff supports the continuance, and Alexandra Pucciarelli, Current Planning Manager, confirmed that they do.

Moved by Joshua Maher, **seconded by** CJ Lucke to grant a continuance of Public Hearing: PZ-24-00236-02 to a date certain and that date is March 11th, 2026.

Vote: 7 - 0 - Unanimously

C. New Item: Public Hearing: PZ-24-00236-01: A Concept Zoning Map Amendment request from Symmetry Companies to rezone approximately 4.3 acres located at 1381 E John W Powell Blvd (APN: 105-10-208A) from the Single-Family Residential (R1) zone within the Resource Protection Overlay Zone (RPO) to the Estate Residential (ER) zone within the RPO.

The applicant is requesting a continuance until March 11, 2026.

- Ben Mejia, Senior Planner, requested a continuance of the item to March 11, 2026, on behalf of the applicant. Ben Mejia then opened the floor for comments or questions; none were raised.
- Commissioner Norton inquired if staff supports the continuance, and Alaxandra Pucciarelli, Current Planning Manager, confirmed that they do.

Moved by Christine Sheehy, **seconded by** Ian Sharp to grant a continuance of Public Hearing PZ-24-00236-01 to a date certain and that date is March 11th, 2026.

Vote: 7 - 0 - Unanimously

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- Alaxandra Pucciarelli announced that the February 11, 2026 meeting will be held at the Aquaplex instead of City Hall.

7. ADJOURNMENT

- The meeting was adjourned at 4:14 p.m.

SIGNATURE LINE

CHAIRPERSON