

MINUTES

PLANNING & ZONING COMMISSION
WEDNESDAY
APRIL 8, 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
MARY NORTON, VICE CHAIR
CHRISTINE SHEEHY
REBECCA COPPA
CJ LUCKE

EXCUSED:

JOSHUA MAHER
ABSENT:
MEGAN WELLER

3. OPEN CALL TO THE PUBLIC

- Elsa Erling, Associate Planner for Comprehensive & Neighborhood Planning, provided an announcement on the upcoming Regional Plan Election and Question 492, including the specific dates outlined below.
 - April 20: Last day to register to vote.
 - May 19: Election Day. Ballots must be received by 7:00 p.m.

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 regular meeting on March 25, 2026.

Moved by Mary Norton, **seconded by** Christine Sheehy to approve the minutes from the regular meeting on March 25, 2026.

Vote: 5 - 0

5. PUBLIC HEARING

- A.** A Conditional Use Permit (CUP) request from Tina Roberts for a Commercial Campground at 2101 West Route 66, in the Rural Residential (RR) zone. A Commercial Campground is a permitted use in the RR zone with a CUP. The approval of this request will bring the existing development into conformance with the current Flagstaff Zoning Code.

In accordance with the findings presented in this report, staff recommends approval of PZ-25-00141 with the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the CUP application.
 2. The CUP will allow for permitted accessory structures at the camp sites, including decks, carports, Arizona rooms, and small storage sheds.
 3. The CUP will allow for future development of a Community Center, including such uses as an office, game room, laundry room, and camp store.
- Alexandra Pucciarelli, Current Planning Manager, gave a PowerPoint presentation. The Commissioners' questions were addressed by Alexandra Pucciarelli and the owner, Tina Roberts.

Moved by CJ Lucke, **seconded by** Mary Norton to approve PZ-25-00141 in accordance with the findings and conditions as presented in the staff report.

Vote: 5 - 0

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- **Commissioner Norton thanked staff for the monthly development status reports and for ensuring they are posted.**
- **Chair Mandino extended well-wishes to Nancy Corbin-Fuller, Administrative Assistant, in her future endeavors as she departs City Hall.**

7. ADJOURNMENT

- **The meeting was adjourned at 4:33 p.m.**

SIGNATURE LINE

CHAIRPERSON