

MINUTES

SPECIAL WORK SESSION
MONDAY, JULY 15, 2013
COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

1. Call to Order.

Mayor Nabours called the Flagstaff Special Work Session of July 15, 2013, to order at 4:04 p.m.

2. Roll Call

Councilmembers present:

MAYOR NABOURS
VICE MAYOR EVANS
COUNCILMEMBER BAROTZ
COUNCILMEMBER BREWSTER
COUNCILMEMBER ORAVITS
COUNCILMEMBER OVERTON
COUNCILMEMBER WOODSON

Councilmembers absent:

NONE

Others present: City Manager Kevin Burke; City Attorney Michelle D'Andrea; Community Development Director Mark Landsiedel; Planning Manager Jim Cronk; Zoning Code Administrator Roger Eastman; Nat White, Flagstaff resident and former City councilor; Marilyn Weismann, Friends of Flagstaff's Future; Richard Bowen, ECONA; Julie Pastrick, Flagstaff Chamber of Commerce; Don Walters, Northern Arizona Builders Association and Northern Arizona Association of Realtors; David Carpenter, Chairman of Planning and Zoning Commission; Kent Hotsenspieler, Mogollon Engineering; Maury Herman, Flagstaff 40; Keri Sylvan, Attorney for Michael Manson.

4. Discussion/direction on the Zoning Map amendment process, Division 10-20.50 of the Flagstaff Zoning Code.

Mr. Eastman summarized the direction from Council from the last meeting: Option 4 with option 6, as well as a variant of option 5.

- Concept Zoning Plan
- Maintain small, medium, large
- Add multi-phase
- Two prong approach
 - Direct or 1-step
 - Authorization to rezone
- Conditions – additional public outreach meeting
- Correctional Rezone

Mr. Burke explained that the authorization to rezone is different from the current process. This step would allow a rezone without knowing who the exact end user would be. The applicant would choose an intensity of use and the authorization to rezone would require the end user to be at or lower than the intensity of use identified. This would allow the City to run an impact analysis. It becomes a use by right, if there are changes, the requestor would have to go back through the process.

Mr. Eastman was asked to explain the difference between the changes in 2011 and now. The designations of small, medium, and large came out of the 2011 changes. This new concept preserves those designations and adds the two different track options.

The small scale designation is for projects such as a duplex, there is no infrastructure analysis required. The medium scale is the first threshold that requires an impact analysis and requires a concept zoning plan, depending on the scale of the project. The impact analysis is based on a known use or the requestor can generate a concept plan that would set a maximum threshold based on what the zoning code allows.

The multi-phase projects require an enhanced zoning concept plan; the City will need more information because the size of the project has more impacts. Multi-phase projects are highly complex, often have multiple uses and multiple owners and developers. An example would be Juniper Point.

The developer will come to the City in preparation of the most intensive use allowed at the location unless they commit to a lesser use. The Council has the ability to condition the rezoning based on public input and staff input.

There was discussion on public input and the amount of information the public is offered. Mr. Eastman offered that the concept zoning plan offers just enough information for the public to be informed and make comments and for the Council to make the decision.

The City Council is in agreement to have staff move forward with the proposed draft.

Vice Mayor Evans requested that once the changes go to Council for approval, a fact sheet be developed that lays out all of the changes so that the changes are clear to the public.

5. Adjournment

The Flagstaff City Council Special Work Session of July 15, 2013, adjourned at 5:25 p.m.

MAYOR

ATTEST:

CITY CLERK