



MINUTES - **Approved**

City of Flagstaff **PLANNING & ZONING COMMISSION** 4:00 PM– Wednesday, August 14, 2013

THIS MEETING IS NOW STREAMED AND CAN BE VIEWED IN ITS ENTIRETY ON THE CITY OF FLAGSTAFF'S WEBSITE AT:

<http://www.flagstaff.az.gov/index.aspx?NID=1461>

CALL TO ORDER

Chairman Carpenter called the meeting to order at 4:05 p.m.

COMMISSION MEMBERS:

PRESENT: David Carpenter, Chairman; Paul Moore; Justin Ramsey; Jim McCarthy ;
Tina Pfeiffer

ABSENT: Stephen Dorsett, Vice Chairman; Steve Jackson

CITY STAFF:

Mark Sawyers, Staff Liaison
Neil Gullickson, Planning Development Manager
Brian Kulina, Planning Development Manager
Kimberly Sharp, Comprehensive Planning Manager
Becky Cardiff, Recording Secretary

I. GENERAL BUSINESS

A. PUBLIC COMMENT

None.

B. APPROVAL OF MINUTES

- 1) Regular meeting of June 26, 2013.

Motion: Move to approve the minutes of the Regular Meeting of June 26, 2013, as submitted.

Action: Approve. **Moved by:** Commissioner Pfeiffer **Seconded by:** Commissioner McCarthy. Motion carried unanimously.

II. Public Hearing

AT&T Telecommunications Facility

Address: 1300 N Rim Drive
APN: 101-40-001
Property Owner: Forest Hill Medical Center
Applicant: AT&T Mobility
Application Number: **PC CUP 13-0003**
City Staff: Neil Gullickson
Action Sought: Conditional Use Permit

A Conditional Use Permit request from FM Group, on behalf of AT&T Mobility, to locate a telecommunication facility consisting of a 50-foot light/cellular tower with a new 65-foot cellular tower disguised as a pine tree with nine antennas and a support equipment shelter at the base of the tower at 1300 N. Rim Drive and located in the High Density Residential (HR) zoning district.

Mr. Gullickson gave a PowerPoint presentation on the proposed AT&T Telecommunications facility with conditions and answered questions from the Commissioners. Mr. Michael Campbell, on behalf of AT&T, answered questions from the Commissioners and stated AT&T agreed to comply with conditions and thanked Mr. Gullickson for his help in getting through the process.

Motion: Motion to open the public hearing **Moved by:** Commissioner McCarthy
Seconded by: Commissioner Ramsey. Motion carried unanimously.

No Public comment was made

Motion: Motion to close the public hearing **Moved by:** Commissioner McCarthy
Seconded by: Commissioner Ramsey. Motion carried unanimously

Commissioners had brief discussion on the proposed project.

Motion: Motion to approve with staff proposed conditions **Moved by:** Commissioner McCarthy
Seconded by: Commissioner Moore. Motion carried unanimously

Guardian Ambulance Facility

Address: 1901 N Gemini
APN: 101-46-008
Property Owner: MMV Devco LLC
Applicant: Flagstaff Medical Center
Application Number: **PC CUP 13-0002**
City Staff: Neil Gullickson
Action Sought: Conditional Use Permit

A Conditional Use Permit request from Flagstaff Medical Center to allow a Guardian Ambulance Facility (emergency services), and associated communication tower, off of Gemini Road on McMillan Mesa. The facility will include a new two story building with six ambulance bays and

crew facilities at 1901 North Gemini Drive. The Ambulance facility is the first of a two phase project. The second phase is not part of this CUP and includes a 50,000 square foot two story office building. The site is located in the Research and Development (R&D) zoning district.

Mr. Gullickson gave a PowerPoint presentation on the proposed Guardian Ambulance Facility with conditions and answered questions from the Commissioners. Mr. Michael Morfeld, on behalf of Flagstaff Medical Center, addressed questions from Commissioners.

Motion: Motion to open the public hearing **Moved by:** Commissioner Moore **Seconded by:** Commissioner Pfeiffer. Motion carried unanimously.

No public comment was made.

Motion: Motion to close the public hearing **Moved by:** Commissioner McCarthy **Seconded by:** Commissioner Ramsey. Motion carried unanimously

Commissioners had discussion on the proposed project. Commissioner Moore expressed concerns that the primary building colors were to contrasting and maybe needed to be toned down. Mr. McCarthy suggested the building would be a very prominent building on the skyline and agreed with Mr. Moore on toning the colors down.

Motion: Motion to approve with staff proposed conditions **Moved by:** Commissioner McCarthy **Seconded by:** Commissioner Pfeiffer. **Motion to Amend:** Motion to amend the primary motion to have city staff meet with the developer and discuss the possibility of a slightly different roof paint, with no mandatory change **Moved by:** Commissioner Moore **Seconded by:** Commissioner McCarthy. Motion to amend carried by 4 to 1 with Chairman Carpenter dissenting. Primary motion with amendment carried unanimously.

Presidio in the Pines

Address: 2700 S Presidio Dr. South
APN: 112-62-472
Property Owner: Premiere Acquisitions
Applicant: Mogollon Engineering & Surveying, Inc.
Application Number: **PC CUP 13-0004**
City Staff: Brian Kulina
Action Sought: Conditional Use Permit

A Conditional Use Permit request from Mogollon Engineering and Surveying, Inc., on behalf of Miramonte Homes to allow a Planned Residential Development consisting of 14 single-family residential townhome lots on approximately 1.65 acres within the Presidio in the Pines development. The site is located at 2700 S Presidio Drive South within the Highway Commercial (HC) zoning district.

Mr. Kulina gave a PowerPoint presentation on the the history of the Presidio in the Pines development along with the current proposed residential development with conditions and answered questions from the Commissioners. Mr. Kent Hotsenpiller, on behalf of Miramonte Homes, addressed questions from Commissioners. Mr. Chris Kemmerly, Miramonte Homes, addressed questions and concerns about the casitas that were presented as an option on 4 lots.

Motion: Motion to open the public hearing **Moved by:** Chairman Carpenter **Seconded by:** Commissioner Moorer. Motion carried unanimously.

Mr. Lyman Grover, resident of Kit Carson R.V. park, expressed his concern about severe flooding of the R.V. park that he believes is run off from the proposed development property. Mr. Grover stated he contacted Mr. Kulina about the issue and was instructed to contact the City of Flagstaff Stormwater Division. Mr. Grover indicated he had left a message for staff in Stormwater but wanted to inform the commission about the drainage issue.

Mr. Kulina informed the commission that he would follow up with the Stormwater staff to ensure that basins etc. were constructed as planned for mediation of the problem.

Motion: Motion to close the public hearing **Moved by:** Chairman Carpenter **Seconded by:** Commissioner McCarthy. Motion carried unanimously

Commissioners had discussion on the proposed project. Commissioner McCarthy expressed concerns about parking. Chairman Carpenter expressed concerns about the optional casitas not requiring a parking space but could be used as an ADU. Commissioners discussed several options for a compromise.

Motion: Motion to approve with staff proposed conditions and also the condition that an additional parking space will be provided with each casita built with a maximum of three additional spaces to be provided. **Moved by:** Commissioner McCarthy **Seconded by:** Chairman Carpenter. Motion carried unanimously.

III. Other Business

Presidio in the Pines

Address: 2700 S Presidio Dr. South
APN: 112-62-472
Property Owner: Premiere Acquisitions
Applicant: Mogollon Engineering & Surveying, Inc.
Application Number: **PC PPPL 13-0004**
City Staff: Brian Kulina
Action Sought: Preliminary Plat

A Preliminary Plat request from Mogollon Engineering and Surveying, Inc., on behalf of Miramonte Homes, for a preliminary plat of Tract B of the Presidio in the Pines master planned development. The Tract B Preliminary Plat consists of 14 single-family residential townhome lots on approximately 1.65 acres located at 2700 S Presidio Drive South within the Highway Commercial (HC) zoning district.

Mr. Kulina gave a PowerPoint presentation on the proposed residential development with conditions and answered questions from the Commissioners.

Motion: Motion to forward the Preliminary Plat for approval to the City Council with Staff conditions and the addition of the Planning and Zoning Commission condition placed on the Conditional Use Permit 2013-0004 **Moved by:** Commissioner McCarthy **Seconded by:** Commissioner Ramsey. Motion carried unanimously.

The Estates at Pine Canyon, Unit 5 Subdivision

Address: 3851 S Clubhouse Circle
APN: 105-10-159, 181, 162 and 163
Property Owner: True Life Communities PS AZ Capital
Applicant: Mogollon Engineering & Surveying, Inc.
Application Number: **PC PPPL 13-0003**
City Staff: Neil Gullickson
Action Sought: Preliminary Plat

A Preliminary Plat request from Mogollon Engineering and Surveying, Inc., on behalf of True Life Communities to approve a preliminary plat of 47 single-family residential lots on approximately 29.5 acres within The Estates at Pine Canyon Development. The site is located at 3851 South Clubhouse Circle within the Single Family Residential (R1) zoning district.

Mr. Gullickson gave a PowerPoint presentation on the proposed residential development with staff conditions and answered questions from the Commissioners.

Motion: Motion to forward the Preliminary Plat for approval to the City Council with Staff conditions **Moved by:** Commissioner McCarthy **Seconded by:** Chairman Carpenter. Motion carried unanimously.

IV. ADJOURN TO WORKSESSION

Motion: Motion to adjourn to work session **Moved by:** Chairman Carpenter **Seconded by:** Commissioner Moore. Motion carried unanimously.

Flagstaff Regional Plan 2030: Place Matters

City Staff: Kimberly Sharp, Comprehensive Planning Manager

Ms. Sharp reviewed the upcoming public hearing meetings to be held on August 21, 2013 in Council Chambers at City Hall, September 4, 2013 at Mount Elden Middle School and finally at the regular P & Z Meeting on September 11, 2013 a recommendation to City Council will be made from the Commission.

V. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers answered questions from the Commission and will review future projects at a later meeting due to the time

ADJOURNMENT

The meeting was adjourned at 6:57 p.m.