



# MINUTES - **Approved**

City of Flagstaff  
**PLANNING & ZONING COMMISSION**  
4:00 PM– Wednesday, November 13, 2013  
City of Flagstaff, Flagstaff Aquaplex

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## CALL TO ORDER

Chairman Carpenter called the meeting to order at 4:03 p.m.

### COMMISSION MEMBERS:

#### PRESENT:

David Carpenter, Chairman; Jim McCarthy; Tina Pfeiffer; Stephen Dorsett, Vice Chairman; Steve Jackson; Paul Moore; Justin Ramsey joined the meeting at 4:10

### CITY STAFF:

Mark Sawyers, Staff Liaison  
Elaine Averitt, Planning Development Manager  
Kimberly Sharp, Comprehensive Planning Manager  
Becky Cardiff, Recording Secretary

## GENERAL BUSINESS

### A. PUBLIC COMMENT

None.

### B. APPROVAL OF MINUTES

- 1) Regular meeting of October 23, 2013.

**Motion:** Move to approve the minutes of the Regular Meeting of October 23, 2013, as submitted **Action:** Approve as submitted **Moved by:** Vice Chairman Dorsett **Seconded by:** Commissioner Moore. Motion carried unanimously

## **PUBLIC HEARING**

### **1. AT&T Mobility Corporation**

Address: 5757 East Bear Paw Drive  
Assessor's Parcel Number: 117-34-056  
Property Owner: Continental Country Club  
Applicant: AT&T Mobility  
Application Number: **PC CUP 2013-0005**  
City Staff: Elaine Averitt  
Action Sought: Conditional Use Permit

A Conditional Use Permit for AT&T Mobility to allow placement of a new 53-foot tall monopine cellular tower with 9 antennas at the 44-foot level in the monopine, to facilitate wireless communications, located on a 1.3-acre parcel at 5757 Bear Paw Drive, within the HR, High Density Residential zone.

Ms. Averitt gave a PowerPoint presentation on the proposed project and answered questions from commissioners.

Michael Campbell, on behalf of AT&T, gave a brief description of the proposed project and also answered questions from Commissioners. Commissioners questioned the setbacks shown on the submitted plans and recommended Staff ensure that the monopine meets setbacks when the building plans are submitted.

#### **Public Comment: None**

**Motion:** Motion to approve PC CUP 2013-0005 with three conditions submitted by staff  
**Moved by:** Chairman Carpenter **Seconded by:** Vice Chairman Dorsett. Motion carried unanimously.

Meeting was adjourned until 5:00 p.m.

### **2. Little America Hotels & Resorts**

Address: 2515 E Butler Avenue  
Assessor's Parcel Number: 106-09-001, 106-09-002, 106-04-005B, 106-04-009F,  
106-10-002, 106-10-001D, 106-10-001C, 106-10-001B,  
104-12-004  
Property Owner: Holding Family  
Applicant: Little America Hotels & Resorts, Inc.  
Application Number: **PSPR 2013-0013**  
City Staff: Kimberly Sharp  
Action Sought: Major Regional Plan Amendment

A Major Regional Plan Amendment request from Design Workshop, Inc. on behalf of the Holding Family, to amend land use designations of approximately 505 acres located at 2515 E Butler Avenue from Planning Reserve Area (PRA) to Regional Commercial, High-Density, Medium Density, and Low Density Residential, and Urban Open Space.

Ms. Sharp gave a brief introduction of the proposed project and then introduced the development team, Design Workshop, Inc.

Wally Huffman, owner representative, gave background information on the owner of the proposed project and urged the Commission to recommend to City Council for approval. Mr. Huffman then introduced Jeff Zimmerman, of Design Workshop, on behalf of the

owner, gave an extensive PowerPoint Presentation on the proposed project.

Alan Hayden, of Natural Channel Design on behalf of the applicant, gave a PowerPoint presentation on the restoration of the Rio De Flag.

Ryan Roberts, City of Flagstaff Utilities Engineering Manager, gave a PowerPoint presentation on the sewer and water impacts of the proposed project.

**Public Comment as follows:**

Marilyn Weissman, resident representing Friends of Flagstaff Future, concerned about adding another golf course to the community due to lack of water. Ms. Weissman asked the following questions to the applicant: How many timeshares would be within the development and who pays for Rio De Flag restoration?

Mike Sistik, Flagstaff Chamber of Commerce, supports the proposed plan submitted by Little America and believes the City will benefit from the plan and recommends approval by the Commission to City Council.

Rich Bowen, representing ECONA, gave several attributes of Flagstaff and believes this project will provide customers that come to Flagstaff with a high quality experience. Mr. Bowen gave some statistical information on the contributions that Little America has provided to the Flagstaff Community already.

Sally Kladnik, resident, believes it is a good proposal except the golf course and believes it is the worst use of water. She would like to know how much taxpayers are subsidizing reclaimed water and how many employees working at the resort would be able to afford houses in the development.

Ryan Roberts answered public questions and indicated that reclaim water reduces the demand on potable water by 30% which is why reclaimed water is subsidized.

Mr. Zimmerman answered public questions and indicated that the applicant will be paying for restoring the Rio De Flag and indicated the project is not far enough along to indicate what the housing cost will be but their intent is to have affordable housing for everyone.

Further discussion was held on the project and Ms. Sharp answered Commissioners questions.

Mr. Jim Cronk, Planning Director, was present and answered questions from Commissioners

Further discussion was held by Commissioners on the proposed project

Commissioner McCarthy read a written statement he had prepared

Ryan Roberts answered further questions from the Commission about reclaimed water and indicated the City does not commit to anything until the customer purchases a water meter.

Mr. Cronk gave clarifying answers to Commissioner questions about rezoning rights and Council procedures.

Terri Harrington, with Design Workshop, discussed the design analysis in response to Commissioners questions.

Further discussion was held about possible conditions to be applied to the proposed project.

Chairman Carpenter expressed concern that the golf course was not included in the proposal using reclaimed water.

**Motion:** Motion to recommend to City Council for approval of **PSPR 2013-0013** with the condition that the golf course be watered with reclaimed water and that the density to be increased to 6 units per acre to comply with the Regional Plan. **Moved by:** Chairman Carpenter **Seconded by:** Vice Chairman Dorsett.

Discussion was held on the motion

**Motion to amend:** Motion to add the condition that the average gallons per day of reclaimed water used would not exceed the amount of waste water produced per day from the development **Moved by:** Commissioner Moore **Seconded by:** None received **Motion:** failed due to no second

**Original motion:** Failed 3 to 4 with Commissioners Moore, Pfeiffer, McCarthy, and Ramsey dissenting.

**Motion:** Motion to recommend to Council for approval PSPR 2013-0013 subject to the conditions listed in the Staff report with the additional condition that would require the golf course and open space be watered with reclaimed water. **Moved by:** Commissioner Ramsey **Seconded by:** Commissioner Pfeiffer. Motion carried 5 to 2 with Commissioner Moore and McCarthy dissenting.

#### **MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

Roger Eastman gave an update on Council action regarding the Rezoning and Sign Ordinances

#### **ADJOURNMENT**

The meeting was adjourned at 7:32 p.m.