



MINUTES - **Approved**

City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, March 26, 2014
City of Flagstaff, Council Chambers

CALL TO ORDER

Chairman Dorsett called the meeting to order at 4:04 p.m.

COMMISSION MEMBERS:

PRESENT:

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

Absent:

CITY STAFF:

Mark Sawyers, Staff Liaison
Tiffany Antol, Planning Development Manager
Neil Gullickson, Planning Development Manager
Brian Kulina, Planning Development Manager
Becky Cardiff, Recording Secretary

GENERAL BUSINESS

A. PUBLIC COMMENT

Roger Eastman, Comprehensive Planning Manager City of Flagstaff, spoke about the mail in ballot that should be expected around April 28th for the Regional Plan and also gave an update on the Zoning Code Amendments that will be coming forward in the near future.

B. APPROVAL OF MINUTES

- 1) Regular meeting of February 26, 2014.

Motion: Move to approve the minutes of the Regular Meeting of February 26, 2014 as submitted **Action:** Approve as submitted **Moved by:** Commissioner Carpenter **Seconded by:** Vice Chairman Ramsey. Motion carried unanimously

Motion: Move to adjourn to work session **Moved by:** Commissioner Jackson **Seconded by:** Commissioner Moore. Motion carried unanimously.

C. WORKSESSION

Water Resources and Infrastructure.

City Staff - Brad Hill, Utilities Director

Mr. Hill gave a PowerPoint presentation on water resources and infrastructure and answered questions from Commissioners. Ryan Roberts, Utilities Engineering Manager, continued the PowerPoint on the infrastructure and also answered Commissioners questions.

Motion: Move to resume regular meeting **Moved by:** Commissioner Turner **Seconded by:** Vice Chairman Ramsey. Motion carried unanimously.

D. PUBLIC HEARING

1. MOUNTAIN TRAIL APARTMENTS

Address:	927 West Forest Meadows Street
Assessor's Parcel Number:	112-29-001E
Property Owner:	Campus Park Flagstaff Ltd.
Applicant:	Mountainside MAR, LLC
Application Number:	PCUP 2014-0001
City Staff:	BRIAN KULINA
Action Sought:	Conditional Use Permit

A Conditional Use Permit request from Mountainside MAR, LLC to establish a Planned Residential Development consisting of a 160-dwelling unit apartment complex on approximately 7.34 acres located at 927 W Forest Meadows Street, within the Highway Commercial (HC) Zone.

Mr. Kulina gave a PowerPoint presentation on the proposed project and answered questions from Commissioners.

. Kent Hotsenpiller, Engineer, introduced the development team and answered questions from commissioners.

Mr. Sawyers was present and answered and clarified questions from Commissioners.

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

Public Comment: David Saunders, resident, asked what the hours and days of operation would be for the construction of the proposed development and also the timeframe for completion of the project. Mr. Saunders also expressed concern about the possible noise.

Hal Stearn, resident, indicated that the three parcels next to the proposed project are mostly encumbered by the Staples development for parking and will not likely ever be developed.

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

Discussion was held about the proposed project.

Motion: Motion to approve **PCUP 2014-0001 Mountain Trail Apartments** with Staff conditions **Moved by:** Chairman Dorsett **Seconded by:** Commissioner Turner. Motion carried unanimously.

E. OTHER BUSINESS

CAMRYN PINES

Address: 4501 South Beulah Boulevard
Assessor's Parcel Number: 112-05-001G, 001K, 129
Property Owner: Capstone Homes/Fountain Head Flag, LLC
Applicant: Capstone Homes
Application Number: **PC PPPL 14-0004**
City Staff: Neil Gullickson
Action Sought: Preliminary Plat

A request for preliminary plat approval for Camryn Pines subdivision, a one-hundred and twenty three lot, single-family, detached residential subdivision. The site is 59.1 acres in size and is located at 4501 South Beulah Boulevard. The site is zoned R1, Single-Family Residential zone.

Mr. Gullickson gave a PowerPoint presentation for the proposed project and answered questions from Commissioners.

Guillermo Cortes, SWI Engineering, introduced the development team and gave a brief background of Camryn Pines.

Discussion was held on the proposed project.

Motion: Motion to recommend to City Council for approval **PPPL 14-0004 Camryn Pines** with Staff conditions **Moved by:** Commissioner Carpenter **Seconded by:** Vice Chairman Ramsey. Motion carried unanimously.

WHITE PINES TOWNHOMES

Address: 3002 South Clubhouse Circle
Assessor's Parcel Number: 105-21-062
Property Owner: True Life Communities
Applicant: Mogollon Engineering
Application Number: **PPPL 2014-0003**
City Staff: Tiffany Antol
Action Sought: Preliminary Plat Approval

A request for Preliminary Plat approval for White Pines Townhomes at Pine Canyon, a 36-unit residential townhouse subdivision on an 8.06-acre site located at 3002 S. Clubhouse Circle in the R1, Single-Family Residential Zone.

Chairman Dorsett recused himself from the project and turned the meeting over to Vice Chairman Ramsey.

Ms. Antol gave a PowerPoint presentation on the proposed project and answered questions from Commissioners.

Motion: Motion to recommend to City Council for approval PPPL 14-0003 White Pines Townhomes **Moved by:** Commissioner Jackson **Seconded by:** Commissioner Turner
Motion carried unanimously.

MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers gave a very brief update on some projects that will be coming soon.

ADJOURNMENT

The meeting was adjourned at 5:59 p.m.