



**Minutes- Approved**  
**City of Flagstaff**  
**PLANNING & ZONING COMMISSION**  
**4:00 PM– Wednesday, June 11, 2014**

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City Hall, **Council Chambers**, 211 W. Aspen Avenue



In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop at (928) 213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

**CALL TO ORDER** Chairman Dorsett called the meeting to order at 4:18 p.m.

COMMISSION MEMBERS: Stephen Dorsett, Chairman Paul W. Turner  
Present: Justin Ramsey, Vice Chairman Steve Jackson  
Paul Moore David Carpenter

Absent: Tina Pfeiffer

CITY STAFF: Mark Sawyers, Staff Liaison  
Brian Kulina, Planning Development Manager  
Sterling Solomon, Deputy City Attorney  
Dan Folke, Planning Director  
Becky Cardiff, Recording Secretary

**I. GENERAL BUSINESS**

**A. PUBLIC COMMENT**

*(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.)*

**None**

**B. APPROVAL OF MINUTES**

1) Regular meeting of May 28, 2014.

**Motion** to approve the minutes of the regular meeting of May 28, 2014, **Moved** by Commissioner Jackson; **seconded** by Commissioner Moore. Motion carried unanimously.

**Motion** to adjourn to Executive Session, **Moved** by Commissioner Turner; **seconded** by Commissioner Ramsey. Motion carried unanimously.

Commission adjourned to Executive Session at 4:20 p.m.

**Motion** to reconvene to the regular meeting, **Moved** by Commissioner Turner; **seconded** by Commissioner Ramsey. Motion carried unanimously.

The regular meeting continued at 4:48 p.m.

## II. PUBLIC HEARING

### A. THE STANDARD

Address:	703 S. Blackbird Roost
Assessor's Parcel Number:	103-02-021, 103-02-020, 103-01-003, 103-01-005E
Property Owner:	Arrowhead Village LLC
Applicant:	Landmark Properties Inc.
Application Number:	<b>PREZ 2014-0003</b>
City Staff:	Brian Kulina
Action Sought:	Zoning Map Amendment

A Zoning Map amendment request from Landmark Properties Inc. to rezone approximately 3.06 acres located at 703 S. Blackbird Roost from the Manufactured Housing (MH) zone to the Highway Commercial (HC) zone.

Mr. Kulina gave a PowerPoint Presentation on the proposed project.

**Motion** to open the public hearing, **Moved** by Commissioner Moore; **seconded** by Commissioner Jackson. **Motion carried unanimously.**

#### **Public Comment:**

Robin Prema, resident and local business owner, believes the proposed project will help the economy but expressed concerns about the relocation of the trailer park residents.

Michael Caulkins, resident, expressed appreciation to the commission for their time. Expressed his concern that people left due to other commitments before they could speak, that the Commission went into executive session without explanation, and due to translation problems he didn't understand presentation.

Roger Smith, resident of La Plaza Vieja, suggested that the Commission does not make a decision tonight while the commission collects additional information on several items. Mr. Smith additionally expressed concerns about the traffic impacts.

Berkley Carnine, resident and NAU professor, spoke about classes that were taught about transition. Would like to know what NAU's vision is for housing, timing of the meeting being during summer break and what kind of housing students would like to see.

**Motion** to close the public hearing, **Moved** by Commissioner Carpenter; **seconded** by Commissioner Moore. **Motion carried unanimously.**

Nick Wood, Attorney representing Landmark Properties, introduced Laura Villasenor who gave a PowerPoint Presentation on the Relocation Assistance Package.

Nick Wood, gave background information on student housing, economy, universities, and discussed NAU growth. Mr. Wood continued his presentation with the distance of the proposed project from NAU and the location of the proposed project in relation to residential neighborhoods and finally staff recommended changes to the project.

Dawn Cartier, Traffic engineer representing the developer, discussed traffic calming devices within the area of the proposed project along with pedestrian crossing beacons. She further discussed traffic impacts and answered questions from Commissioners.

**Motion** to re-open the public hearing, **Moved** by Commissioner Carpenter; **seconded** by Commissioner Ramsay. **Motion carried unanimously.**

**Public Comment Opposed to Proposed Project:**

Jesse Dominguez, speaking on behalf of La Plaza Vieja Neighborhood Association, public safety, law enforcement response, disrespectful behavior out of student housing, doesn't match the characteristics of the existing neighborhood and families that are being displaced.

Robert Gonzales, La Plaza Vieja Neighborhood, unacceptable impacts to the neighborhood and traffic

Laura Meyers, Outreach director for Plaza Vieja Neighborhood, isn't consistent with Regional plan

Theresa Thomas, representing Supervisor Liz Archuleta, negative impact on quality of life and La Plaza Vieja Neighborhood

Irene Dominguez, resident of Plaza Vieja, traffic safety, crime, height, elimination of low income housing

Steve Peru, United Way representative, consider a broader conversation with the Community on student housing and they will assist if needed.

Gabriel D'Luzansky, Nau student, increased crime rate

Marilym Weissman, Friends of Flagstaff Future, doesn't believe this is consistent Regional Plan

Frankie Beesly, program coordinator for Friends of Flagstaff Future, lack of affordable housing, character of neighborhood, traffic, safety of nearby school, and crime

Concha Gomez Bustamante, resident of Plaza Vieja, displacement of families

Lupe Anaya, Plaza Vieja Neighborhood resident, traffic

Jamey Hasapis, resident, displacement affordable housing, character of neighborhood, crime and traffic

Luann Meek, county resident, location and displacement of families

Gloria Valencia, La Plaza Vieja resident, impacts to neighborhood

Robert Douglass, resident, provided signed petition, poor planning, impact on neighborhood, NAU growth, affordable housing

Emily Davalos, resident, didn't receive information requested, concerned about exceptions being made in staff report, height, traffic, affordable housing

Moran Henn, director of Friends of Flagstaff Future, not consistent with Regional Plan, neighborhood character, affordable housing, traffic

J. Kendall Perkinson, La Plaza Vieja resident, traffic

Deborah Harris, League of Neighborhoods and Associate Dean of Students at NAU, student behavior and housing

Eric Nolan, resident and NAU student, developer from out of town and extract money outside of Flagstaff, communication, electricity, dark skies, traffic, quality of life

Art Babbott, resident, traffic service level, character of neighborhood

Michelle Thomas, resident, health impact to displacement of families and neighborhood

Jim McCarthy, resident, location, character of neighborhood, isn't consistent with Regional Plan

Susan Ontiviros, resident of Arrowhead Village, displacement of families

Jason Vignochi, resident, affordable housing, displacement of families

Marnie Vail, resident, displacement of families, character of neighborhood

Anamaria Ortiz, resident, affordable housing, displacement of families

Olga Garcia, Arrowhead Village resident, displacement of families, location, relocation package

Forrest May, resident, floodplain, traffic, trash and ice shadows

Grizelle Apodaca, Goodyear resident, suggested there should have been two interpreters

Charlie Silver, resident, displacement of families

Scott Deasy, resident, Co-Chair interfaith council, displacement of families, information on parks that would accept displaced families

Leslie Pickard, resident, character of neighborhood, displacement of families, traffic

Kerry Blume, representing Supervisor Liz Archuleta, health impacts, location of student housing, displacement of families and relocation package

Michele Ralston, resident, drought, wildfire, density, flooding

Mauricio Rodriguez, resident of Arrowhead Village, displacement of families, traffic, relocation package

14 more speaker cards were submitted against the proposed project that the individuals were not present to speak at the time the names were called

6 speaker cards were submitted with no indication of "For/Against" with individuals that were not present to speak at the time the names were called

**Public Comment in Favor of Proposed Project:**

Aubrey Strobel, resident, more student housing

Brenton Thorpe, resident, more student housing at NAU for upperclassman

Mark Sobol, Mesa resident, benefit to community and students

Emilio Saladino, resident, need more student housing and more affordable living for students but scale down the size

Michael Cerino, resident, high demand for student housing near or on campus

Ann Porta, resident and NAU student, more student housing, lack of housing on campus

**Motion** to close the public hearing, **Moved** by Commissioner Jackson; **seconded** by Commissioner Moore. Motion carried.

Nick Wood, gave some rebuttal discussion to public comment.

**Motion** to continue the regular meeting to Wednesday June 25, 2014, **Moved** by Commissioner Carpenter; **seconded** by Commissioner Turner. Motion carried.

**III. OTHER BUSINESS**

**IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

None

**ADJOURNMENT at 10:20 p.m.**

**Summary of Written Comments Submitted:**

76 total cards submitted

75 comments against the proposed project (see summary below)

1 indicated the interpretation was inadequate but did not give an opinion on the proposed project.

Traffic-18

Displacement of Arrowhead Village residents/Affordable Housing-31

Inconsistent with Regional Plan-4

Character/Values or Impact of Neighborhood-13

Health Impacts-2

Out of Town Developer-1

Unhappy with Executive Session-1

No written comment-1