



**Minutes- Approved**  
**City of Flagstaff**  
**PLANNING & ZONING COMMISSION**  
**4:00 PM– Wednesday, June 25, 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 4:01 p.m.

COMMISSION MEMBERS:	Stephen Dorsett, Chairman	Paul W. Turner
Present:	Tina Pfeiffer	Steve Jackson
	Paul Moore	David Carpenter

Absent: Justin Ramsey, Vice Chairman

CITY STAFF:	Brian Kulina, Planning Development Manager
	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 June 11, 2014.

**Motion** to approve the minutes of the regular meeting of June 11, 2014, **Moved** by Commissioner Jackson; **seconded** by Commissioner Moore. Motion carried unanimously.

## II. OTHER BUSINESS

### 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 stated he had given his full presentation at the last meeting and was available for questions.

#### **Public Comment:**

The following are comments opposed to the proposed project:

Zane Shewalter, resident, displacing residents of Arrowhead Village

Chelsea Kniper, resident, displacing residents of Arrowhead Village

Leah Mundell, resident, displacing residents of Arrowhead Village

Norm Wallen, resident, displacing residents of Arrowhead Village

Roz Clark, resident, building height, student population, traffic, and displacing residents of Arrowhead Village

Terry Hubbard, resident, displacing residents of Arrowhead Village

Karna Otten, resident, displacing residents of Arrowhead Village

Luis Fernandez, resident, displacing residents of Arrowhead Village

Norma Rodriguez, Arrowhead Village Resident, residents of Arrowhead Village don't have anywhere to go if displaced, convenience of stores, work and busses for children will be lost

Dorothy Rissel, resident, inconsistent with Regional Plan and lack of affordable housing

Caleb Alexander Phillips, resident, long term residents being displaced

Jody Weller, resident, displacing residents of Arrowhead Village

George Villas, resident, lack of affordable housing and displacing residents of Arrowhead Village

Lizett Castnita, resident, displacing residents and children of Arrowhead Village

Discussion was held on the proposed project.

Jeff Bauman, City of Flagstaff Traffic Engineer and Dawn Cartier, Traffic Engineer representing the applicant, were present and answered Commissioners questions relating to traffic.

Andrew Young, Landmark Properties, answered Commissioners questions

Mr. Kulina, Mr. Folke and Laura Villasenor, representing the applicant, answered questions from Commissioners regarding relocation.

John Williams, Russell Sigman and Nick Wood, representing the applicant all answered Commissioners questions.

Further discussion was held on the proposed project between the Commissioners.

**Motion** to send a recommendation of denial to the City Council based on the findings that the project is largely consistent with the Regional Plan but is considered a detriment to the neighborhood **Moved** by Commissioner Moore ; **seconded** by Commissioner Carpenter. Discussion was held. **Motion** carried unanimously

### III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

None

**ADJOURNMENT at 6:34 P.M.**