



**Minutes-Approved**  
**City of Flagstaff**  
**PLANNING & ZONING COMMISSION**  
**4:00 PM– Wednesday, October 12, 2016**

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**City Hall Council Chambers** 211 W. Aspen Ave.

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** – Vice Chairman Turner called the meeting to order at 4:06 p.m.

COMMISSION MEMBERS: **Present:**

Paul W. Turner, Vice Chairman	Ed Dunn
John Stigmon (after roll call)	David Zimmerman
Stephen Dorsett	Alaxandra Pucciarelli

**Absent:**  
David Carpenter, Chairman-excused

CITY STAFF: Mark Sawyers, Staff Liaison  
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 September 28, 2016.

**Motion** to approve the minutes of the regular meeting of September 28, 2016 as submitted. **Moved** by Commissioner Dorsett **Seconded by** Commissioner Stigmon. Motion carried unanimously

## II. PUBLIC HEARING

### A. VERIZON WIRELESS

Address: 2360 E Huntington Drive  
Assessor's Parcel Number: 106-04-013  
Property Owner: RENO/MEXO LLC  
Applicant: Verizon Wireless  
Application Number: **PZ-15-00054-02**  
City Staff: Neil Gullickson  
Action Sought: Conditional Use Permit

A request for a Conditional Use Permit from Verizon Wireless to allow a 70-ft tall cellular tower, antennas and 500 sq. ft. support shelter located at 2360 East Hunting Drive in the Light Industrial (LI) Zone.

[Mr. Gullickson gave a PowerPoint on the proposed Conditional Use Permit and answered questions from Commissioners.](#)

[Reg Destree, Reliant Land Services, representing the applicant answered questions from Commissioners.](#)

[Motion to approve PZ-15-00054-02 Conditional Use permit with Staff conditions as submitted. Moved by Commissioner Dorsett Seconded by Commissioner Dunn. Motion carried unanimously](#)

### B. TIMBER SKY

Address: 3425 W. Route 66  
Assessor's Parcel Number: 112-01-021  
Property Owner: VP66 & Woody Mountain, LLC  
Applicant: Vintage Partners  
Application Number: **PZ-15-00115-02**  
City Staff: Tiffany Antol  
Action Sought: Annexation Request

An annexation request of approximately 112.90 acres located at 3425 West Route 66.

### C. TIMBER SKY

Address: 3425 W. Route 66  
Assessor's Parcel Number: 112-01-021, 112-01-020  
Property Owner: VP66 & Woody Mountain, LLC  
Applicant: Vintage Partners  
Application Numbers: **PZ-15-00115**  
City Staff: Tiffany Antol  
Action Sought: Concept Zoning Map Amendment

Concept Zoning Map Amendment of approximately 197.58 acres at 3425 West Route 66; 38.97 acres from Rural Residential Zone (RR) to High Density Residential Zone (HR), 34.6 acres from Rural Residential (RR) to Medium Density Residential (MR), 100.48 acres from Rural Residential (RR) to Residential Single-Family Zone (R1), 10.02 acres from Rural Residential Zone (RR) to Commercial Services Zone (CS), and 13.51 acres from Rural Residential Zone (RR) to Public Open Space (POS).

[Ms. Antol gave a PowerPoint on the proposed annexation and concept zoning map amendment.](#)

Sara Dechter, Comprehensive Planning Manager, discussed the process for overlapping area types in the Regional Plan.

Ms. Antol answered questions from Commissioners

Carolyn Oberholtzer, representing the applicant, answered questions from Commissioners.

Duane Hunn, Vintage Partners, representing the applicant gave a PowerPoint presentation discussing the traffic and drainage of the proposed project and answered questions from Commissioners.

**Public Comment:**

Tom Gosh, resident, concerned about traffic on Route 66

Ted Reed, resident, supports the proposed project

Todd Banestel, resident, expressed concerns about drainage

Eric Garland, resident, expressed appreciation to the developer for affordable housing and supports the project.

Bob Mason, resident, supports the proposed development and suggested some traffic mitigation.

Daniel Williamson, resident, supports the developer and the proposed project.

John Fisher, resident, supports the proposed project and also supported the previous traffic mitigation idea.

Lynn Filader, resident, supports the proposed project.

John Graham, resident of Coconino County supports the project in regards to dark skies and affordable housing.

Stewart McDaniel, Chamber of Commerce, supports the proposed project

Ken Berkhoff, resident, complimented the developer on their outreach, dark skies compliance and traffic study.

Nate Reisner, ADOT, discussed the questions about Woody Mountain TIA

Dawn Cardiae, Civtec, discussed the traffic studies that were done in regards to the interchange

Duane Hunn further discussed the traffic interchange

Nate Reisner answered questions from Commissioners about drainage

**Motion** to forward to City Council with a recommendation of approval **PZ-15-00115-02** Annexation as submitted. **Moved by** Commissioner Dorsett **Seconded by** Commissioner Stigmon. Motion carried unanimously

Chris Kirkendall, Stormwater Manager for the City of Flagstaff, clarified conditions regarding drainage

Discussion was held on affordable housing in the development agreement

**Motion** to forward to City Council with a recommendation of approval **PZ-15-00115** Concept Zoning Map amendment with Staff conditions as submitted. **Moved by** Commissioner Zimmerman **Seconded by** Commissioner Stigmon. Motion carried unanimously

**III. OTHER BUSINESS**

**A. TIMBER SKY**

Address: 3425 W. Route 66  
Assessor's Parcel Number: 112-01-021, 112-01-020  
Property Owner: VP66 & Woody Mountain, LLC  
Applicant: Vintage Partners  
Application Numbers: **PZ-15-00115-04**  
City Staff: Tiffany Antol  
Action Sought: Preliminary Block Plat Request

A request for Preliminary Block Plat approval for Timber Sky located at 3425 West Route 66 within the Single-family Residential (R1) zone, Medium Density Residential (MR) zone, High Density Residential (HR) Zone, Commercial Services (CS) zone, and Public Open Space (POS) zone.

Ms. Antol gave a PowerPoint on the proposed Preliminary Block Plat and answered questions from Commissioners.

Paul Camp, resident, discussed concerns about dark skies

Ms. Antol answered questions about dark skies compliance

**Motion** to forward to City Council with a recommendation of approval **PZ-15-00115-04** Preliminary Block Plat with Staff conditions as submitted. **Moved by** Commissioner Zimmerman **Seconded by** Commissioner Dorsett. Motion carried unanimously

Commissioner Turner complimented Vintage Partners and City Staff for their partnership to make a good project.

Mr. Sawyers complimented Ms. Antol for her work on the project.

Walter Krutchfield, Vintage Partners, complimented City Staff and many other partners.

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

Mr. Sawyers discussed future meetings.

**ADJOURNMENT**

Adjourned at 6:18 p.m.