

Dear Neighbor,

December 2021

The purpose of this letter is to inform you that the City of Flagstaff Open Space Program is moving forward with its proposal to implement a Concept Zoning Map Amendment for the McMillan Mesa Natural Area, application number: PZ-20-00063, which includes 10 parcels located generally at 1900 N. Gemini Dr. (107-01-001B, 101-28-007C, 110-08-001G, 109-02-001S, 107-01-001F, 101-28-007E, 101-37-002J, 107-01-001G, 101-37-001E, and 101-37-002H). To view a map visit: <https://flagstaff.az.gov/4169/McMillian-Mesa>. This action will change the existing Public Facilities (PF), Rural Residential (RR), and Research and Development (RD) zoning of these parcels to Public Open Space (POS) zoning to restrict the uses of the parcels to passive recreation and open space. There are several upcoming public hearings for this rezoning case that you are invited to attend (see below for details).

On November 8, 2016, Flagstaff voters voted in favor of Proposition 413 – Campaign for a Greater Buffalo Park. This proposition restricted the use of approximately 300 acres of City-owned property on McMillan Mesa to public open space and passive recreation. To carry out the voter’s direction and align City guiding documents, the City Council approved the McMillan Mesa Natural Area Major Plan Amendment (Resolution Number 2018-50) on Tuesday, October 16, 2018. The purpose of this Amendment was to classify the McMillan Mesa Natural Area as a Park/Open Space land use type in the Flagstaff Regional Plan 2030. The last step in this process is to align the zoning of these parcels with the Regional Plan.

A Zoning Map Amendment requires a public hearing by the Planning and Zoning Commission, followed by two City Council meetings. The Planning and Zoning Commission serves as an advisory board to the City Council on matters relating to the growth and physical development of the City. On January 12, 2022 at 4pm, the Planning & Zoning Commission will conduct a virtual public hearing for this application and may forward a recommendation for the City Council’s consideration.

Upon receipt of a recommendation from the Planning & Zoning Commission, the City Council will conduct two meetings and act on the application, which will include two ordinance reads. The first City Council meeting is February 15, 2022 at 3pm and the second meeting is March 1, 2022 at 3pm. If approved, the Concept Zoning Map Amendment will go into effect 30 days after the second read of the ordinance.

Any interested person or authorized agent may appear and be heard at these public hearings. **See the links below to join the meetings and for information on how to submit written comments.** *If you currently do not reside at this address, please notify tenants about this public participation opportunity.*

Meeting 1: Planning and Zoning Commission Public Hearing

- Date/Time: Wednesday, January 12, 2022 at 4 PM
- Location: Virtual.
- Participation Options:
 - Submit written comments prior to the meeting via email to CDPandZCommission@flagstaffaz.gov and/or [Genevieve Pearthree](mailto:Genevieve.Pearthree@flagstaffaz.gov), Senior Planner, at gpearthree@flagstaffaz.gov.

- Participate in the virtual meeting at this link: <https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>.
- Use the following link to watch the meeting but not participate: <https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>.

Meeting 2: City Council Meeting (First Ordinance Read)

- Date/Time: Tuesday, February 15, 2022 at 3 PM
- Location: Hybrid virtual/in-person.
- Participation Options:
 - Submit written comments prior to the meeting via email to publiccomment@flagstaffaz.gov and/or gpearthree@flagstaffaz.gov.
 - At the link below, please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: <https://www.flagstaff.az.gov/328/Meeting-Protocols-Information>. Due to the COVID-19 pandemic, Council meetings may be held virtually.
 - Use the following address to watch the meeting but not participate: <https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>.

Meeting 3: City Council Meeting (Second Ordinance Read)

- Date/Time: Tuesday, March 1, 2022 at 3 PM
- Location: Hybrid virtual/in-person.
- Participation Options:
 - Submit written comments prior to the meeting via email to publiccomment@flagstaffaz.gov and/or gpearthree@flagstaffaz.gov.
 - At the link below, please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: <https://www.flagstaff.az.gov/328/Meeting-Protocols-Information>. Due to the COVID-19 pandemic, Council meetings may be held virtually.
 - Use the following address to watch the meeting but not participate: <https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>.

If you have any questions, staff are happy to discuss them with you. You may contact the applicant, Robert Wallace, Open Space Specialist, at Robert.wallace@flagstaffaz.gov or (928) 213-2154. Please contact Genevieve Pearthree, the City Senior Planner assigned to this case, with any questions about the City review and public hearing process. She can also provide copies of the application and development file. She is available at gpearthree@flagstaffaz.gov or 928-213-2603.

As an interested party, property owner, resident, or HOA within the vicinity of this request, we greatly appreciate your input.