

## CITY OF FLAGSTAFF

### STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From:

Date: 03/26/2019

Meeting Date: 04/02/2019



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#### TITLE:

**Consideration and Adoption of Ordinance No. 2019-05:** an ordinance of the City of Flagstaff, dedicating certain City property as public right-of-way, all within the area of South Beulah Boulevard and West University Heights Drive; delegating authority to complete the transactions; and establishing an effective date;

**Consideration and Adoption of Ordinance No. 2019-08:** an ordinance of the City Council of the City of Flagstaff, granting non-exclusive utility easements to Arizona Public Service Company in, over, and across certain City property, within the area of South Beulah Boulevard and West University Heights Drive; delegating authority to complete the transactions; and establishing an effective date.

#### STAFF RECOMMENDED ACTION:

At the April 2, 2019 Council Meeting:

- 1) Read Ordinance No. 2019-05 by title only for the first time
- 2) City Clerk reads Ordinance No.2019-05 by title only (if approved above)

At the April 2, 2019 Council Meeting\*\*:

- 3) Read Ordinance No. 2019-05 by title only for the final time (if approved unanimously)
- 4) City Clerk reads Ordinance No. 2019-05 by title only (if approved above)
- 5) Adopt Ordinance No. 2019-05

At the April 2, 2019 Council Meeting:

- 1) Read Ordinance No. 2019-08 by title only for the first time
- 2) City Clerk reads Ordinance No.2019-08 by title only (if approved above)

At the April 2, 2019 Council Meeting\*\*:

- 3) Read Ordinance No. 2019-08 by title only for the final time (if approved unanimously)
- 4) City Clerk reads Ordinance No. 2019-08 by title only (if approved above)
- 5) Adopt Ordinance No. 2019-08

\*\*Staff is requesting that the first and second read occur at the same meeting on April 2, 2019. Pursuant to Article VII, section 6 of the Charter, the Council can read the Ordinance for the final time at the same meeting as the first read upon **unanimous consent** of those Councilmembers present. If not approved by unanimous consent, the items shall be continued on April 16th for the second read.

#### Executive Summary:

Chason Companies has requested to install electric utility lines within what it believed to be right-of-way of West University Heights Drive North and South Beulah Boulevard. However, the areas in question were not dedicated as right-of-way, although those portions are clearly roadway. Staff is suggesting dedicating these portions of the properties that are within right-of-way to define the property boundaries and roadway. Utilities are customarily installed within City right-of-way and utility companies have authority to enter the right-of-way per a franchise agreement with the City. Utilities installed outside of City right-of-way require the granting of an easement.

A survey map is attached, it depicts the portions of the properties that fall within the roadway and will be dedicated as right of way and the utility easements to be granted to APS.

**Financial Impact:**

Chason Companies and the City of are jointly paying for the survey work for the dedication of right-of-way. The City will be receiving \$4.00 per square foot for the APS utility easements across City property, also to be paid by Chason.

**Policy Impact:**

None

**Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:**

**Economic Development**

Grow and strengthen a more equitable and resilient economy.

**Transportation and Other Public Infrastructure**

Deliver quality community assets and continue to advocate and implement a highly performing multi-modal transportation system.

**Affordable Housing**

Support development and increase the inventory of public and private affordable housing for renters and home-owners throughout the community.

**Has There Been Previous Council Decision on This:**

No

**Options and Alternatives:**

Approve Ordinance Nos. 2019-05. Pros: Corrects public right-of-way as intended, allows orderly development.

Do not approve or request different terms and conditions. Con: Failure to approve will negatively affect Chason Companies' development efforts.

Approve Ordinance No. 2019-08. Pro: Requested utility easement will have nominal impact to City property (small areas). Helps Chason Companies' development.

Do not approve or request different terms and conditions. Con: Failure to approve will negatively affect Chason Companies' development efforts.

**Background and History:**

The Trailside Apartments project, owned by Chason Companies, is located at 600 W. University Heights Drive North. The 2-3 story, 120-unit apartment complex is bounded by existing APS overhead electric lines that must be undergrounded, per City of Flagstaff requirements, to allow for construction of the project. The new proposed underground alignment for the APS lines is generally located along the north/east side of University Heights Drive and north/west of Beulah Blvd. in existing and new proposed right-of-way. New required ground mounted APS equipment will be placed in new easements on City parcels.

### Community Benefits and Considerations:

None

### Community Involvement:

By granting the easements Chason Companies will be able to proceed with their development which will provide housing for the City of Flagstaff.

### Expanded Options and Alternatives:

Inform

**Attachments:** [Overview Map](#)

Exhibit A

## Presentation

### Aerial Parcel Image

Ord. 2019-05Ord. 2019-08