

MINUTES

REGULAR COUNCIL MEETING
TUESDAY, DECEMBER 3, 2013
COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M. AND 6:00 P.M.

4:00 P.M.

1. **CALL TO ORDER**

Mayor Nabours called the meeting to order at 4:06 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council 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).

2. **ROLL CALL**

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

Present:

MAYOR NABOURS
COUNCILMEMBER BAROTZ
COUNCILMEMBER ORAVITS
COUNCILMEMBER OVERTON
COUNCILMEMBER WOODSON

Absent:

VICE MAYOR EVANS
COUNCILMEMBER BREWSTER

Others present: City Manager Kevin Burke; City Attorney Michelle D'Andrea.

3. **PLEDGE OF ALLEGIANCE AND MISSION STATEMENT**

Members of the audience and City Council recited the Pledge of Allegiance and Mayor Nabours read the City's Mission Statement.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life of its citizens.

4. **APPROVAL OF MINUTES FROM PREVIOUS MEETINGS**

- A. **Consideration and Approval of Minutes:** City Council Joint Work Session with the Hopi Tribal Council of October 24, 2013; the Regular Meeting of November 5, 2013; the Combined Special Meeting/Work Session of November 12, 2013; the Joint City/County Work Session of November 18, 2013; and the Regular Meeting of November 19, 2013.

Councilmember Woodson moved to approve [the minutes of the City Council Joint Work Session with the Hopi Tribal Council of October 24, 2013; the Regular Meeting of November 5, 2013; the Combined Special Meeting/Work Session of November 12, 2013; the Joint City/County Work Session of November 18, 2013; and the Regular Meeting of November 19, 2013]; seconded; passed unanimously.

5. **PUBLIC PARTICIPATION**

Public Participation enables the public to address the Council about an item that is not on the agenda (or is listed under Possible Future Agenda Items). Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

None

6. **PROCLAMATIONS AND RECOGNITIONS**

None

7. **APPOINTMENTS**

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that the City Council may vote to go into executive session, which will not be open to the public, for the purpose of discussing or considering employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee, or employee of any public body..., pursuant to A.R.S. §38-431.03(A)(1).

- A. **Consideration of Appointments:** Airport Commission.

Councilmember Overton moved to reappoint Matt Evans to the Airport Commission, term to expire October 2016; seconded; passed unanimously.

Councilmember Overton moved to appoint Mary Lou Hagan to the Airport Commission; term to expire October 2016; seconded; passed unanimously.

B. **Consideration of Appointments:** Water Commission.

Mayor Nabours moved to appoint Russ Yelton to the Water Commission; term to expire December 2016; seconded; passed unanimously.

Mayor Nabours moved to appoint Charlie Odegaard to the Water Commission; term to expire December 2016; seconded.

Brief discussion was held on whether they were making a change in past practice to reappoint those currently serving. Councilmember Barotz said that she would like to give the two current members an opportunity to continue on with the Commission. It was suggested that it is a case-by-case basis.

Motion passed 4-1 with Councilmember Barotz casting the dissenting vote.

Mayor Nabours moved to reappoint John Nawakowski to the Water Commission, term to expire December 2016; seconded; passed unanimously.

C. **Consideration of Appointments:** Planning and Zoning Commission.

Councilmember Woodson moved to appoint Paul W. Turner to the Planning and Zoning Commission, term to expire December 2016; seconded; passed unanimously.

Councilmember Woodson moved to reappoint Stephen Dorsett to the Planning and Zoning Commission, term to expire December 2016; seconded; passed unanimously.

D. **Consideration of Appointments:** Sustainability Commission.

Councilmember Overton moved to appoint Todd Barnell to the Sustainability Commission, term to expire October 2016; seconded; passed unanimously.

Councilmember Overton moved to appoint Kevin Ordean to the Sustainability Commission, term to expire October 2016; seconded, passed unanimously.

Councilmember Overton moved to appoint Jeffrey Stevenson to the Sustainability Commission, term to expire October 2016; seconded; passed unanimously.

Councilmember Woodson noted that it was difficult to be receiving applications up until the last minute and when they have their overall discussion in the future on Boards and Commissions he would like to propose that they institute a cut-off time for receiving applications for vacancies.

8. **LIQUOR LICENSE PUBLIC HEARINGS**

- A. **Consideration and Action on Liquor License Application:** Sucheewa Buschmann, "Ewa's Thai Cuisine", 110 S. San Francisco St., Series 12 (restaurant), New License.

Mayor Nabours opened the Public Hearing for both licenses. There being no public input, Mayor Nabours closed the Public Hearing.

Councilmember Overton moved to forward both applications to the State with a recommendation for approval; seconded; passed unanimously.

- B. **Consideration and Action on Liquor License Application:** Cecily Slift-Maniaci, "The Toasted Owl Cafe", 121 E. Birch Ave., Series 12 (restaurant), New License.

See above motion under 8-A.

9. **CONSENT ITEMS**

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

- A. **Consideration and Approval of Contract:** Third Amendment to Transit Service Intergovernmental Agreement (IGA) to provide City Project Management Services to the Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA) for the Bus Facility Expansion Project.

RECOMMENDED ACTION:

Approve the Third Amendment to the Transportation Service Intergovernmental Agreement with the Northern Arizona Intergovernmental Public Transit Authority (NAIPTA).

Mayor Nabours stated that NAIPTA was going to build a new facility. They have the funds to do that and they were asking that City staff be their construction management and they will reimburse staff up to \$70,000. He asked how the City arrived at the amount of \$70,000. Capital Improvements Program Manager James Duval said that they did a list of tasks and assigned man-hours, and this was the conservative amount at which they arrived.

- B. **Consideration and Approval of Contract:** Flagstaff Metropolitan Planning Organization (FMPO) Regional Transportation Plan (RTP) technical update

RECOMMENDED ACTION:

Award the contract to Kimley Horn Associates in the amount of \$110,000 for consulting services.

Mayor Nabours said that he was sorry to see this contract going out of town.

C. **Consideration and Approval of Contract:** Rio de Flag Flood Control Project Design Concept Report

Mayor Nabours said that he was also sorry to see this project going out of town.

Councilmember Barotz asked when the Statements of Qualifications would be released to the public. Patrick Brown, Purchasing, replied that they would be public records as soon as the contract was awarded by Council.

RECOMMENDED ACTION:

- 1) Award the Engineering Design Professional Services Contract to Michael Baker Jr. Inc., of Phoenix, Arizona in an amount not to exceed \$247,285.89, including a \$22,480.00 contract allowance and a 205 calendar-day contract period; and
- 2) Approve Change Order Authority to the City Manager in the amount of \$22,480.00 (10% of contract amount excluding allowance) for unanticipated or additional items of work; and
- 3) Authorize the City Manager to execute the necessary documents.

Councilmember Woodson moved to approve the Consent Agenda; seconded; passed unanimously.

10. **ROUTINE ITEMS**

A. **Consideration and Approval of Contract:** Wildcat Hill WWTP Temporary Digested Solids Dewatering System Project

Utilities Engineering Manager Ryan Roberts gave a PowerPoint presentation on this item which addressed:

- OVERVIEW
- OVERVIEW PROCESS
- DESIGN LAYOUT
- PILOT TEST
- PILOT TEST RESULTS
- BID RESULTS

Mr. Roberts said that the low bid was received from Felix Construction. The Utilities Division has remaining CIP funding and they would like to proceed with the contract. In response to a request of Mayor Nabours, Mr. Roberts replied that this amount would include six tubes, as well as the other materials. He said that the ongoing cost would be borne by the Plant and all new bags would be purchased through normal operations budget.

Mayor Nabours asked how they removed the solids that were pumped into the bags. Mr. Roberts said that they fill, dewater, and continue that process until the bag is full of solids, generally seven to eight feet in height. Then they give it 14-20 days to totally dewater and dry out using gravity. Once it is sufficiently dry they cut the bag and dispose on the dedicated dump site. He said that they are one-time use bags which run around \$5,000 each.

Councilmember Oravits noted that this was a short to mid-term solution, and asked what the long-term solution would be. Mr. Roberts said he was correct; this was a temporary solution. They are looking to get through the next five years, maximum, and will come back to Council with a long-term solution. They have hired Carollo and Tetratex to give them some idea of costs for a permanent solution. He added that there are different ways to solve the problem.

Councilmember Oravits asked if they had figured out something with the solids being brought in from people outside the City. Utilities Director Brad Hill said that they plan to bring that issue back for further discussion, through the Water Policy conversations, at the January 14, 2014, Council meeting.

Councilmember Woodson moved to authorize award and execution of a contract with Felix Construction for the installation of the Temporary Digested Solids Dewatering Project at the Wildcat Hill Wastewater Treatment Plant for a total contract amount not to exceed \$1,023,501; and authorize the City Manager to execute the necessary documents; seconded; passed unanimously.

B. Consideration and Approval of Contract: Bundled Drainage Improvement Projects #1 and #2 construction contracts

Floodplain Project Manager Kyle Brown briefly reviewed this project, noting that these were two separate projects with smaller projects bundled. He would be managing Bundle #1 and David McKee would be managing Bundle #2. He said that they were part of the drainage improvement programs and addressed ten prioritized projects out of 75 that have been brought forward.

Councilmember Overton moved to approve these projects and was good to see them moving forward [1) the construction contracts with Kinney Construction Services in the amount of \$153,605.81 for Bundled Drainage Improvements Project #1 with 120 calendar days contract time; and \$207,395.89 for Bundled Drainage Improvements Project #2 with 120 calendar days contract time; 2) change order authority in the amount of \$15,360.58 (10% of contract amount) for Bundled Drainage Improvements #1; and \$20,739.59 (10% of contract amount) for Bundled Drainage Improvements #2; 3) authorize the City Manager to execute the necessary documents]; seconded; passed unanimously.

RECESS

The Regular Meeting of the Flagstaff City Council held December 3, 2013, recessed at 4:36 p.m.

6:00 P.M. MEETING

RECONVENE

Mayor Nabours reconvened the Regular Meeting of the Flagstaff City Council held December 3, 2013, at 6:02 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

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11. **ROLL CALL**

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

Present:

Absent:

MAYOR NABOURS
VICE MAYOR EVANS
COUNCILMEMBER BAROTZ
COUNCILMEMBER BREWSTER
COUNCILMEMBER ORAVITS
COUNCILMEMBER OVERTON
COUNCILMEMBER WOODSON

Others present: City Manager Kevin Burke; City Attorney Michelle D'Andrea.

12. **PUBLIC PARTICIPATION**

None

13. **CARRY OVER ITEMS FROM THE 4:00 P.M. AGENDA**

None

14. **PUBLIC HEARING ITEMS**

Mayor Nabours noted that Items 14-A and 14-B would be discussed together.

Planning Development Manager Brian Kulina gave a PowerPoint presentation on the project which addressed:

- LOCATION MAP
- GENERAL INFORMATION
- GENERAL PLAN GOALS, POLICIES & STRATEGIES
- PUBLIC FACILITIES AND SERVICE IMPACTS
- ZONING MAP AMENDMENT
- CONFORMANCE TO THE GENERAL PLAN
- ZONING – CITY OF FLAGSTAFF ZONING CODE
- PARKING
- PUBLIC SYSTEMS IMPACT
- STORMWATER
- RESOURCE PROTECTION PLAN
- PUBLIC INPUT
- RECOMMENDATION

Councilmember Barotz commended Mr. Kulina on a good presentation.

Mayor Nabours said that his understanding was there were only two conditions on the rezone—1) it be in accordance with the proposed plan, and 2) the three parcels be combined into one.

Vice Mayor Evans said that there currently is not a park on the west side of the City. The Council changed the minimum size of a new park, and she asked if staff was suggesting that this was a good change. Mr. Kulina replied that they were.

Vice Mayor Evans said that once this goes forward, and the one other property located at Forest Meadows and Highland Mesa goes forward, the two properties that were identified by the current Regional Plan as properties for a westside park, which citizens say they are lacking, will not be available.

Public Works Manager Steve Zimmerman said that the lack of a westside park had been identified in the Parks Master Plan, however based on current standards they would need a parcel between 20 and 40 acres, and they have not identified a parcel of that size.

Vice Mayor Evans said that because they have changed the standard and they have a new Parks Master Plan that states they have to be a specific size, they are saying that this four-acre piece of property, or the other one down the road, may now have its zoning changed to allow for a different use of the property with no westside park.

Mr. Burke said that they classified parks into different types and they looked at the dispersion of those types throughout the City. The Master Plan identified a shortage of a particular type of park, and it was a 20-acre park.

Vice Mayor Evans said that she sat down two years ago with a group from that area who was concerned that they did not have any park at all. Now she is looking at the two remaining parcels—she thought four acres was pretty big. Mr. Zimmerman noted that there is a Bow & Arrow Park that is one-third of a mile away and there is also another park next to DeMiguel Park in University Heights. He added that the Boulder Point subdivision put in its own private park.

Mr. Zimmerman said that once they put in parking for a park at this site, there would not be much left, maybe room for a playground. Mayor Nabours noted that if they were going to locate a City park at that site, the City would have to buy the parcel.

Mayor Nabours opened the Public Hearing on both item 14-A and 14-B.

Kathy Turner, resident of University Heights, said that based on her understanding the high density complex was targeted more for NAU student housing. She voiced concern with increased crime rates and asked if NAU police would be assisting the City in patrolling the area.

Nat White, Flagstaff, gave some history on the parcel noting that when the multihousing went into that area it was to be used for a school and playgrounds. It sat vacant for a long time and when the school district chose to build DeMiguel there was no longer interest on this site. He said at that time there was a lot of discussion about the old University Heights section and viewsheds being blocked. At that time it was suggested that the developer keep the property for future use, but he did not know what happened after that.

Kent Hotsenpiller, Mogollon Engineering, said that this development was targeted for families, single parents, and some had the security of garages. It has a nice clubhouse with amenities.

Vice Mayor Evans referred the discussion back to the application submitted, noting that it inferred that it was focusing on student housing.

Dana Kjellgren, attorney for the developer, said that NAU and the community college are communities that are comprised of more than students. It includes administrative personnel and staff that work there and their salaries are not as high as other professions.

Mayor Nabours said that he considered student housing to be where the rooms are rented individually. Mr. Hortsenpiller noted that these were not being rented in that fashion.

Ms. Kjellgren noted that under the Fair Housing Act they are required to rent to anyone that meets the application requirements so they cannot discriminate in favor of students, against them, or anyone else.

Councilmember Barotz asked what the developer could do with the property tomorrow if the plan amendment and rezone did not go through. Mr. Kulina said that it could be developed as a commercial site, with several commercial uses that may not be compatible with the neighborhood.

Tad Theimer, University Heights resident, said that he did a quick survey of his neighbors and out of the ten he spoke with none of them knew this was there, even though there was the zone change sign, and none of them were in favor of it.

Victoria Cornish, University Heights resident, said that all of the prior public comments were good and she brought up concern with the lower part of University Heights having center divides and how that would cause confusion with this added traffic.

There being no further public comment, Mayor Nabours closed the Public Hearing.

Mayor Nabours noted that this item previously went before the Planning and Zoning Commission and they voted unanimously for its approval.

Councilmember Barotz asked staff to address the issue of notice to the neighbors. Mr. Kulina said that they mailed notices to everyone within the 300' buffer. A sign was posted on the property that identified both the Planning and Zoning Commission and City Council public hearings, and a notice was published in the newspaper. Additionally, the developers held a neighborhood meeting.

Mr. Hotsenpiller said that approximately 16 people attended the developer's neighborhood meeting, with 8 of them being from the surrounding community. They had maps of the project and explained it, and their comments were recorded and provided in a report. He said that most comments were regarding traffic. He said that they mailed out 220 envelopes inviting them to the meeting and had a 4' x 4' sign posted on the property for the public hearing held at the Fire Station on Lake Mary Road.

- A. **Public Hearing, Consideration and Adoption of Resolution No. 2013-30:** A resolution amending the Flagstaff Area Regional Land Use and Transportation Plan to change the land use designation of approximately 4.02 acres of real property located at 600 West University Heights Drive from Parks and Recreation to High Density Residential (Changing Land Use Designation for Trailside Apartments).

Councilmember Overton moved to read Resolution No. 2013-30 by title only; seconded; passed 6-1 with Vice Mayor Evans casting the dissenting vote.

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL AMENDING THE FLAGSTAFF AREA REGIONAL LAND USE AND TRANSPORTATION PLAN TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 4.02 ACRES OF REAL PROPERTY LOCATED AT 600 WEST UNIVERSITY HEIGHTS DRIVE FROM PARKS AND RECREATION TO HIGH DENSITY RESIDENTIAL

Councilmember Overton moved to adopt Resolution No. 2013-30; seconded.

Vice Mayor Evans said that she respectfully felt this was shortsighted of the Council. She has brought forward a few times the issue of a shortage of a west side park. As the City grows they will need that even more. She said that the City Council rules as a majority and previously the majority of the Council did not see this as a priority. Now they are losing one parcel of property, and possibly the last parcel in the near future, for such a park and it was sad to see that go.

Councilmember Overton noted that this was a private land holding and is being developed in an appropriate manner. He agreed that they need to address the west side park solution, but he did not find this parcel usable for that use. Vice Mayor Evans said that the City should have purchased the parcel.

Motion passed 6-1 with Vice Mayor Evans casting the dissenting vote.

- B. **Public Hearing, Consideration and Adoption of Ordinance No. 2013-24:** An ordinance amending the Flagstaff Zoning Map designation of approximately 4.02 acres of real property located at 600 West University Heights Drive from "SC", Suburban Commercial, to "HR", High Density Residential (Amending Zoning Map for Trailside Apartments).

Mayor Nabours moved to read Ordinance No. 2013-24 by title only for the first time; seconded; passed 6-1 with Vice Mayor Evans casting the dissenting vote.

AN ORDINANCE OF THE FLAGSTAFF CITY COUNCIL AMENDING THE FLAGSTAFF ZONING MAP DESIGNATION OF APPROXIMATELY 4.02 ACRES OF REAL PROPERTY LOCATED AT 600 WEST UNIVERSITY HEIGHTS DRIVE FROM "SC", SUBURBAN COMMERCIAL, TO "HDR", HIGH DENSITY RESIDENTIAL (with conditions) developed in proposed plan and 3 parcels combined into one

Mayor Nabours explained that second reading and adoption would occur at the December 17, 2013, meeting.

Councilmember Oravits thanked staff and developers, noting that the City is always talking about affordable housing and this is a way to increase that. Vice Mayor Evans noted that this project would give them 11 units out of the total number designated as affordable housing. Councilmember Oravits noted that it would add to the supply in general.

Mayor Nabours said that they would move to item 15-A next.

15. **REGULAR AGENDA**

- A. **Consideration of Resolution No. 2013-32:** A resolution adopting a Major Amendment to the Flagstaff Regional Plan for Little America Hotels and Resorts, Inc.

Roger Eastman briefly reviewed the proposed Regional Plan Major Amendment for Little America through a PowerPoint presentation which addressed:

- REGIONAL PLAN AMENDMENT
- ZONE CHANGE APPLICATION
- RESOLUTION NO. 2013-32
- LOOKING AT THE NEW CONFIGURATION
- ADDED LAND USE – GOLF COURSE DEFINITION
- CONDITIONS OF APPROVAL

Mr. Eastman noted that the Conditions of Approval were markers; they put it into the public record with the staff summary to notify the developer that is what they would need to do.

Mr. Wally Huffman, representing the Holdings family, said that the family has enjoyed their 40 years in Flagstaff. Little America was a dream of Mr. Holdings and it has become an icon in the City and has been enjoyed by all members of the community. He said that in 2006 the Holdings family decided to look at the property and decide on what the next 40 years would look like.

He said that the current zoning is one unit per one acre. That is not a good mix with what the Holdings' passions are or their expertise. He said that they did some charrettes with Design Workshop, who recently presented before Council. In 2006, they asked the family what they would want to see on the property and what is currently being presented is similar to the map created at that time by the family.

Mr. Huffman said that they have used a similar business model successfully in Sun Valley and it fits into the Sinclair Family. They think it would be a great amenity to the City; they have left as much open space as possible. They have had 20 months with the community, with outreach meetings, private meetings, and meetings with staff. A month ago they went through the Planning and Zoning Commission and they have studied it hard and tried to respond to local concerns as much as possible, while still creating a plan that would be sustainable.

The only issue raised that they were not able to address to some of their satisfaction was water for irrigating a golf course. In their deliberations with staff it was represented that the appropriate use of reclaimed water was for irrigation, but there was not enough reclaimed water at the present time to irrigate. Since they do not plan to build the golf course in the next few years, they are hopeful that by the time they get to the point of building a golf course there will be enough reclaimed water. They also understand that the use of reclaimed water is a condition of going forward with a golf course and they could not build it unless there was reclaimed water available at that time.

He said that there were other amenities in the project that are important to the City of Flagstaff. It is not just a designation resort to bring people here, but dedicating the Rio de Flag water course on a public basis for use by the public in perpetuity.

Mayor Nabours said that there has been much discussion about the reclaimed water, and he asked Mr. Huffman if they understood that the City was not guaranteeing any amount of reclaimed water if the project was approved. Mr. Huffman said that they absolutely understood that there is a lot of work still to do. He said that if they got into the zoning process they will have to provide the City solutions to the issues to meet those conditions and they understood that completely.

Councilmember Barotz asked, if knowing there was no guarantee for reclaimed water to irrigate the golf course, what they would do if they went forward with the project and in the future there was no water available. Mr. Huffman said that they would not build the golf course, but it would probably mean they would not build the convention hotel on the property either. He said that through his experience over the last 37 years in Sun Valley, being a remote destination, 60% of the hotel is built on convention business. If he characterized the value of recreation amenities—horses, rivers, youth, tennis courts, ice skating, etc. the number one amenity is a golf course.

He said that they are unique in that they do not operate private recreational facilities. In Sun Valley and in Snow Basin, Utah, they planned all of the amenities as open to the public. There would be some priority given to visitors, but they want public use of those amenities.

Councilmember Barotz asked if they would build the other uses, and she asked if the golf course was critical and they receive the golf course designation but in the future it becomes clear that reclaimed water would not be available, what would happen to the golf course designated land. Mr. Huffman said that they would have to come back to Council. He said that some parts of their project could move forward but if there was no golf course, the destination resort could not go forward.

Councilmember Barotz said that there was a land use category called golf course, but there was no definition for golf course. Mr. Eastman said that he and Ms. D'Andrea talked about that and he cannot answer why there is no description in the current Regional Plan as he was not here at that time, but he agrees it is not there. He has pulled a few definitions from other sources and reviewed a recommended definition, should Council wish to include it within their motion if they were to approve this amendment.

Councilmember Barotz said that she has given this so much thought and has asked a lot of questions. She was really struggling with the golf course and water. She has never been to Sun Valley, but she asked if it faced the same issues faced by Flagstaff with regard to water. Mr. Huffman said that it was at 5,800 feet with a ski area, at the cusp of the Great Basin on the north end and it was high desert at the very foot of the mountains so their vegetation is much like that of Flagstaff's. He said that it was not irrigated with reclaimed water as it was part of a Union Pacific Ranch which came with the oldest water rights on Trail Creek, although they are building a two million gallon reservoir just for reclaimed water use to use on one of the two golf courses.

The following individuals spoke in opposition to the project:

- Kathleen Nelson
- Rudy Preston
- Marilyn Weismann, representing Friends of Flagstaff's Future
- Joan Abbott
- Cathy Ann Trotta

Comments in opposition included:

- Concern with traffic circulation to extend John Wesley Powell Blvd. as once a road goes through open space it invites more development
- Should consider large infrastructure needs before moving forward with projects like this
- Approval of this would be short-sighted
- Would like to see the property remain open space
- Main concern is golf course
- Reclaimed water is a huge issue and its future has not been addressed
- Little America owners have enough money; they don't need to develop
- Concerned with golf course putting chemicals back into the environment
- Why not consider a Frisbee golf course; there are other options to golf

The following individuals spoke in favor of the project:

- Mike Sistak, Flagstaff Chamber of Commerce
- Kent Wick
- David Monihan, Northern Arizona Builders Association

Comments in favor included:

- Chamber of Commerce supports all aspects of the development
- Land is a target area for future growth
- Construction phase would create jobs
- More sales tax to community; more into BBB
- Housing plans will offer diversity of types of housing
- Owns property behind Little America, since 1974, and he supports
- Project is consistent with General Plan; recommend approval
- Little America has been a long-term, valued member of the community

Mayor Nabours moved to read Resolution No. 2013-32 by title only; seconded.

Councilmember Barotz told the Holdings family that her decision was in no way a reflection on her feelings for the family; they have had an incredible dedication to the community with the values expressed tonight and in other projects. Her decision is based on the golf course and its long term future.

Councilmember Brewster said that the family has contributed in many ways and with millions to the community over the years. It is about being part of the community and in her mind it is a good development. She said that reclaimed water may be a problem at this time, but it will be taken care of, long before the golf course is in use.

Vice Mayor Evans said that she has spent a lot of time on this regional plan amendment. She said that they all appreciate what Little America has done in the City, but unfortunately when they stop to ask questions it is perceived as anti-Little America or anti-growth and she apologized for that.

She said that it was great that there are businesses in the community that allow the public to use its space, but now when they want to develop their property there is public outcry. She said that compared to what could be developed in that area, she believes this is the highest and best use of the property minus the golf course.

She said that at the Development Agreement stage is when they will work through the traffic, flooding, etc. and it will be a great conversation and those in Sinagua Heights will be a part of that discussion.

Vice Mayor Evans asked Mr. Eastman what would occur if the use changed in the future. Mr. Eastman said that it would depend on which Regional Plan they were working with in the future.

Mayor Nabours said that the way he sees it is that it is up to Little America as to how they address the issue of reclaimed water. They may be considering rainwater harvesting or other methods of providing reclaimed water. He did not believe it was up to the City to tell them their golf course is not going to work. The City has made it clear it is not guaranteeing any amount of reclaimed water.

Councilmember Woodson asked if the use of rainwater harvesting in the future would be precluded by the condition. Mr. Eastman said that he believed the intent was that no potable water would be used for the golf course.

Councilmember Barotz said that she did not think that by expressing her concern of reclaimed water that she was telling Little America how to run their golf course. She represents 65,000 people that live in Flagstaff year-round. Vice Mayor Evans agreed.

Councilmember Oravits said that when comparing what could be located at the property, he believed this was a higher use and he commended people that invested in their community, instead of sitting on their wealth, as it benefits the community.

Councilmember Overton said that they have been here before. From his perspective they were headed in the right direction, understanding that there are still concerns to be addressed.

Councilmember Barotz said that she could get behind the development, but for the golf course.

Mr. Burke said that another item for consideration is the parks. If there was any way for them to be developed and maintained privately but kept open, that would be the ultimate plan.

Councilmember Overton said that if there were bigger municipal needs beyond the City, such as property for schools, he would ask them to consider that as well.

Motion passed 5-2 with the following roll call vote:

COUNCILMEMBER WOODSON	YES
MAYOR NABOURS	YES
VICE MAYOR EVANS	NO
COUNCILMEMBER BAROTZ	NO
COUNCILMEMBER BREWSTER	YES
COUNCILMEMBER ORAVITS	YES
COUNCILMEMBER OVERTON	YES

A RESOLUTION ADOPTING A MAJOR AMENDMENT TO THE FLAGSTAFF AREA REGIONAL LAND USE AND TRANSPORTATION PLAN BY CHANGING THE REGIONAL LAND USE PLAN AND CITY LAND USE PLAN DESIGNATIONS OF APPROXIMATELY 495 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF EAST BUTLER AVENUE AND EAST OF INTERSTATE FORTY

Mayor Nabours moved to adopt Resolution No. 2013-32; with the amended language to define golf course [A golf course is an area of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse with a bar/restaurant and related retail sales, restrooms, driving range, shelters, maintenance buildings, and similar accessory uses]; seconded; passed 5-2 with the following roll call vote:

MAYOR NABOURS	YES
VICE MAYOR EVANS	NO
COUNCILMEMBER BAROTZ	NO
COUNCILMEMBER BREWSTER	YES
COUNCILMEMBER ORAVITS	YES
COUNCILMEMBER OVERTON	YES
COUNCILMEMBER WOODSON	YES

A break was taken from 8:00 p.m. to 8:12 p.m.

(14) C.Flagstaff Regional Plan 2030: Place Matters – Public Hearing #2

Planning Director Jim Cronk began by introducing Dan Folke, who will be the new Planning Director when he retires. He said that Mr. Folke has taken over everything but the Regional Plan. Mr. Folke said it was nice to be in Flagstaff and was looking forward to working with everyone.

Mayor Nabours opened the Public Hearing.

John Aber, Assistant Planning Director for Coconino County, reported that the Board of Supervisors had held a hearing on this item at their meeting this afternoon and unanimously approved the Public Hearing Draft as submitted and published in August of this year. He said that the Board of Supervisors knew that

the City had a "parking lot" to review, but they wanted to convey that they appreciate the collaboration and cooperative working relationship between the County and City.

He also reported that Supervisor Art Babbott wanted to convey that the Board was very much opposed to seeing a bypass depicted on the Regional Plan map as there are very important wildlife corridors through that area. Additionally, Supervisor Archuleta conveyed that she would not be in favor of increasing the activity centers from ¼ mile radius to ½ mile radius.

Mayor Nabours asked Mr. Aber if the board intended to look at the draft again once they made decisions on the parking lot. Mr. Aber said that the action taken today was their final action on the document.

Councilmember Oravits asked if they discussed possible delay of action to allow for a bill moving through the Legislature to be acted on which would allow the County residents to vote on the plan as well. Mr. Aber said that there was discussion but they chose to go ahead on schedule as planned.

The following individuals spoke on the Regional Plan:

- Charlotte Welch
- Joy Staveley
- Marilyn Weismann, Friends of Flagstaff's Future
- Charlie Odegard
- Tish Bogan-Ozmun
- Sat Best
- Rudy Preston
- Nat White
- Eva Putzova
- Carol Bousquet

The following comments were received:

- Had some clarifying issues regarding heritage preservation, which was submitted in written form to staff
- Attended the Board of Supervisors Meeting and reported on comments made there
- Concerned with direction of Regional Plan and intent to redirect
- Believed in value of a people's plan
- Thought it was good to have discussions back and forth
- Discussions at Friday's session would be thoughtful and allow for everyone's input
- Her goals were also goals of Conservation Study Forum
- Will submit comments on 270 parking lot items by Friday
- Looking at the parking lot list, it appears that many of the items focus on economic development, at the expense of other values and that is not the best idea
- Basis of good business is predictability and values should be clearly stated
- Slow growth down; let infrastructure catch up with development

- Respect the plan developed
- Suggestion to change “climate change” to “climate variability” flies in the face of data, research papers, etc.
- State real information and facts
- Encouraged Council to adopt the draft adopted by Board of Supervisors
- There are conflicting policies, but as decisions are made and as plan is applied it will become obvious through discussion which way to go
- Feels this plan is what the community desires
- Shocked by the nine-page, 270 comment document
- Doesn’t want Flagstaff to be known as the City that doesn’t respect science (by changing terms)
- Was huge support at public meetings to not have bypass on map
- Thank Council for their commitment to reviewing the plan so carefully over the past 12 weeks and thank the community, who through 4 ½ years has been a tremendous support and provided thousands of hours of contributions to the process
- Process was inclusive and comprehensive
- Citizens Advisory Committee worked diligently to represent the wide range of interests and priorities of the entire community.

Mayor Nabours closed the public hearing and noted that there would be no public comment received at the Friday retreat.

Mayor Nabours made a few comments regarding the document, noting that moving the Appendix B would require amendment to the pyramid.

Brief discussion was held on the process being followed on Friday. Staff noted that the intent was to discuss those with four or more checks first, and then address those with less.

16. **DISCUSSION ITEMS**

None

17. **POSSIBLE FUTURE AGENDA ITEMS**

Verbal comments from the public on any item under this section must be given during Public Participation (#5) near the beginning of the meeting. Written comments may be submitted to the City Clerk. After discussion and upon agreement of three members of the Council, an item will be moved to a regularly-scheduled Council meeting.

None

18. **INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, REQUESTS FOR FUTURE AGENDA ITEMS**

Vice Mayor Evans congratulated Councilmember Barotz for being named “Flagstaff’s Best Elected Official” by the Arizona Daily Sun.

She reported that she spoke with Jimmy Craven, owner of the Monte Vista Hotel downtown, and he mentioned how much he appreciated Karl Eberhard's work with the downtown business district.

She also requested that a memo be provided to Council on the issue referenced in the newspaper article regarding NAU students being deferred from citations re alcohol use.

Councilmember Woodson said that he would like to see the Council's discussion on boards/commission take place sooner rather than later.

Councilmember Barotz noted that going through the board/commission rosters it was interesting to see those that have served for years, but have never attended training. She said she would like to talk about that issue during that broader discussion.

Mr. Burke congratulated Councilmember Brewster on her 15 years of employment with Northern Arizona University.

He also reminded everyone of the Budget Retreat, scheduled to begin at 8:00 a.m. on December 4, 2013, noting that it would not go past 5:00 p.m. And, he reminded them of the Regional Plan Retreat scheduled for Friday at 8:00 a.m.

19. **ADJOURNMENT**

The Regular Meeting of the Flagstaff City Council of December 3, 2013, adjourned at 9:05 p.m.

MAYOR

ATTEST:

CITY CLERK

CERTIFICATION

STATE OF ARIZONA)

ss.)

County of Coconino)

I, ELIZABETH A. BURKE, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the meeting of the Council of the City of Flagstaff held December 3, 2013. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of January, 2014.

CITY CLERK