

MINUTES

SPECIAL WORK SESSION
MONDAY, OCTOBER 28, 2013
COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

1. **Call to Order.**

Mayor Nabours called the Flagstaff Special Work Session of October 28, 2013, to order at 4:02 p.m.

2. **Roll Call**

Councilmembers present:

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

Councilmembers absent:

NONE

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

4. **City Council discussion on desired uses for seventeen parcels of City of Flagstaff (City) owned property.**

Mayor Nabours explained that the goal of this meeting is for Council to determine the intention for 17 parcels of land currently owned by the City. Staff needs to have an idea about what the proposed use of the land should be.

Councilmember Barotz stated that it must be noted that on January 15, 2013, the Council took a vote to remove the Shultz Pass property from the list. There is a lot of confusion about this property because it is believed that the decision has already been made.

Assistant to the City Manager for Real Estate David McIntire provided a PowerPoint presentation on the 17 parcels of City owned land.

- ▶ POTENTIAL LAND USE DISCUSSION
- ▶ OBJECTIVE
- ▶ PROCESS
- ▶ ADDITIONAL INFORMATION

Councilmember Barotz expressed concern about the meaning of highest and best use and asked for a definition. Mr. McIntire explained that it is the way to address the most or highest use in the community; it is evaluated in terms of public benefit rather than best price.

Mr. McIntire continued the presentation

- ▶ CHESHIRE – BLUE WILLOW 1&2
- ▶ KOCH FIELDS
- ▶ VENUS FUTS AND DRAINAGE PARCEL
- ▶ SWITZER AND PONDEROSA PARKWAY
- ▶ THE PHOENIX BUILDING

Councilmember Woodson noted that there has been discussion about work on the railroad that may affect the Phoenix Building. Mr. McIntire offered that staff is unsure when or what would be happening with the railroad, there is nothing clear or within a time frame currently.

Mr. McIntire continued the presentation

- ▶ NEAR HAROLD RANCH RD
- ▶ MCALLISTER RANCH

Councilmember Woodson asked if the parcels on the north side of the train tracks are contiguous with Observatory Mesa. Mr. McIntire stated that the parcels are contiguous and staff is recommending combining these two parcels with Observatory Mesa.

Mr. McIntire continued the presentation

- ▶ O'LEARY AND LONETREE

Councilmember Woodson stated that at the southern end of the narrow band there was a master plan to provide a new main entrance to the cemetery and eliminate the main entrance out of NAU. Mr. McIntire stated that the information did not come up in the initial discussion but he will look into it further as the process moves forward.

Vice Mayor Evans asked about the history of the property at O'Leary and Lonetree and what information was found. Mr. McIntire responded that staff went through County and plat records but there was limited to no documentation. The property was purchased in 1991. If Council wishes, more in depth and detailed research can be done. Vice Mayor Evans offered that the people in that neighborhood believe that this land is open space for the community because a formal park was never erected in the area.

Mr. McIntire continued the presentation

- ▶ BY FOXGLENN PARK
- ▶ RIO BEHIND SAWMILL
- ▶ THORPE NEAR MULTI USE FIELD
- ▶ SCHULTZ TRAILHEAD

Councilmember Barotz asked for an explanation on the small number of houses in the proposed rendering. Mr. McIntire stated that no other uses were brought forward other than residential in that area; however, it is not to be assumed that this is the only possibility. Councilmember Barotz asked how this can go from a vote of not selling the property to proposed residential now. Mr. Burke stated that the Council direction in January only got staff half way on what to do with the property, the direction was to not sell the property but there was no direction on how to designate or what to do with the property. The direction to staff was to look at the parcel and make a recommendation to develop a biking and walking trailhead. Of the 20 acres available only 11 acres is needed for the trailhead, that left nine acres open to other uses which could be anything.

Councilmember Woodson asked if the property is in city limits and what the property is zoned as. Mr. McIntire stated that it is not in City limits and it is currently zoned as rural residential.

Councilmember Barotz and Vice Mayor Evans expressed concern about having the discussion again since the vote in January was to not sell. Mr. Burke explained that this discussion is not an exercise of sell or not sell; it is a discussion about there being no designation on the parcel. It is being brought back for further clarification and direction on what to do with the property. This is nothing more than a conceptual rendering and it is the will of the Council to decide what will happen with the property.

Mr. McIntire continued the presentation

- ▶ N SAN FRANCISCO – ELKS LODGE

Mayor Nabours asked the current zoning of the North San Francisco property. Mr. McIntire stated that it is zoned public facilities and single family residential. Mayor Nabours asked if restrictions could be put on the property. Mr. McIntire responded that there is a significant amount of work that could go into how the property is developed and because it is City owned it can be controlled on some level.

Mayor Nabours asked if it is possible to require any potential buyer to mitigate the flooding issues on Fir and pave the rest of Fir. Mr. McIntire stated that any development would have to go through the City process and stormwater and drainage improvements could be included in the requirements.

Councilmember Woodson requested that if this property is designated open space that it allows for the needed improvements to the storm water management needed to accommodate storm water issues in the area.

Vice Mayor Evans asked if the reimbursement of the HURF funds would be to the City or to the State. Mr. McIntire stated that it would be a reimbursement to City funds.

Mr. McIntire continued the presentation

► ON MCMILLAN MESA

Mayor Nabours stated that going from the APS substation down between Gemini and where the property starts to slope down towards Sunnyside could be developed. He asked if there was any discussion about that possibility. Mr. McIntire stated that there were a number of discussions about what could be done in that area. A site design that included development was not provided, but that can be done if it is the Council's direction.

The following individuals address Council in favor of preserving open space:

- Gwendolyn Waring
- Ken Lane
- Kathryn Barrett
- George Averbeck
- Nina Swidler
- Joan Entz
- Cathleen Halstead
- Geoffrey Barnard
- Anthony Quintile
- Roger Smith
- Suzanne Motsinger
- Bryan Burton
- Steve Pulos
- Patrice Horseman
- Heath Emerson
- John Victora
- Al White
- Jack Welch
- Debra Block
- Art Babbott
- Jeane Walker
- Sara Wagner
- Michelle Thomas
- Rayne Zaughsome

- Kate Gales
- Buck Sanford
- Moran Henn
- Stacey Hamburg
- Tom Bean
- Cory Sheely
- Elizabeth Taylor
- Don Keller
- Artec Durham
- Nancy McCleskey

The following individuals addressed Council in favor of further analysis of the properties:

- Jeff Knorr

The following individuals addressed Council in favor of further development:

- Dan Vigil

A break was held from 6:00 p.m. to 6:31 p.m.

Further public comment was received.

A break was held from 7:15 p.m. to 7:26 p.m.

Mayor Nabours asked for clarification on if the property at north San Francisco was sold or designated for another use than street or road improvements, and the HURF dollars were used to purchase the property, if it would be reimbursed into the City or State HURF funds. Management Services Director Barbara Goodrich stated that the City HURF funds would be reimbursed to be used for street projects.

Councilmember Oravits requested the amount of property currently in the City inventory. Mr. McIntire responded that there is 786.1 acres solely dedicated to open space. The Regional Plan defines open space differently and in that case the City has approximately 3,684 acres.

Councilmember Overton noted that open space is acquired in many different ways and he always felt that anything that was undevelopable was open space. Many of the properties discussed are remnants of other projects. Councilmember Overton asked if there have been any parcels where the designation was changed back after development. Mr. McIntire stated that there have been many different iterations of how property is designated and this has caused confusion of what Council's intended use is. Much of the open space has been zoned public facilities. Sustainability Specialist McKenzie Jones offered that the Open Space Commission has come to the same

conclusion that there are a lot of little pieces throughout the City. The commission has been going through a process of defining what and where the properties are. In the last few months they have evaluated the 17 parcels before the Council and will continue to evaluate the rest and a recommendation will be presented to Council for rezoning if any are found to be erroneous. Zoning Code Administrator Roger Eastman also noted that it may be necessary to look at the plats as there may be dedication of land in the floodplain to be open space and it may be necessary to modify the plat.

Councilmember Overton asked if the platted open space be better left as flood way as this may protect it more than an open space designation. He indicated that he does not want to remove a safer designation to replace with open space. That may be something to keep in mind as staff moves forward with further information on designations.

Mayor Nabours proposed discussing each property individually.

SHULTZ TRAILHEAD

Mayor Nabours stated that there is concern about the impromptu parking area that is not City property but private property. The parking area could be sold to someone in the future that does not want the parking there. Mayor Nabours proposed that staff attempt to work on an arrangement with the current owner to trade the southern parking area with a portion of the City owned northern area and make it into a nice permanent parking area and trailhead. Mayor Nabours also proposed looking further into a few two acre properties on the west side of Shultz Pass road to generate some funds.

Councilmember Overton stated that he is interested in negotiations with the property owner of the parking area to develop a footage to footage swap but is not interested in splitting the property for private development to the west.

Councilmember Barotz also expressed support for trying to find a parking solution but also does not support large single family residential lots on this parcel.

Councilmember Brewster stated that she is in favor of moving the parking and is not interested in residential lots on the parcel.

Vice Mayor Evans stated that she is not interested in anything happening with the property. There are not problems with parking there and she would like to see if the property owner would be interested in gifting the parking portion to the City.

Councilmembers Woodson and Oravits also expressed agreement with resolving the parking issue.

Councilmember Barotz stated that unless deed restricted the property is not permanent open space. Mr. Burke agreed and stated that the idea is to get a formal designation into

a resolution adopted by Council to leave an official record of what the intent of the property is. Once there is a resolution Council and staff can work towards the final deed restricted designation.

Councilmember Woodson stated that he does not want to preclude the ability to look at other public uses of this parcel in the future such as utility easements or the ability to improve a trailhead. It will be important to know what is and is not allowed with a designation of permanent open space.

Councilmember Oravits stated that all issues and improvements should be done prior to permanently designating the parcel as open space.

Councilmember Overton offered that he would like to see the crescent shaped portion of the neighboring property included with the City parcel and would like for staff to further investigate the possibility of a simple land transaction that allows the City to utilize the parking lot and improve the trailhead.

The consensus is to keep this area as open space but would like staff to investigate the land swap further.

N SAN FRANCISCO – ELKS LODGE

Mayor Nabours proposed annexing the upper right corner to Buffalo Park and constructing a parking area and trailhead in the lower right corner of the property. That would leave 12 acres for possible large lots. There could be a requirement to remedy or mitigate the flood issues in the area and pave the road, which would save the City money and save the view shed.

Councilmember Woodson stated that he would support leaving the entire area as open space. He noted that the public should keep that in mind as the discussions come forward for sustainable building. The 36 properties proposed for the area will have to be replicated elsewhere.

Councilmember Barotz stated she too would support keeping the whole area as open space and that she is not sure that the homes would go elsewhere as there are so many homes on the market that are not selling.

Councilmember Brewster agreed that the property should be left as open space. She also expressed concern with the flooding in the area and how it can be mitigated.

Councilmember Woodson stated that staff has designated some areas within this property as needed floodway improvements and a trail head and feels that some of the property should be permanent open space while other areas within the property have a more general designation that would allow improvements to be made.

Councilmember Overton stated that building a retention basin would likely be a contentious issue and there will be just as much opposition with a stormwater facility. He suggests keeping the property as is even though the downfall may be that the flooding issues are not mitigated.

Councilmember Oravits expressed support in keeping the property as is but keeping options open for flood mitigation from a developer standpoint. The Regional Plan calls for dense urban living and the more developable land is taken off the table sprawl will become inevitable.

Vice Mayor Evans stated that she does not see that there is a conflict with the Regional Plan. There are properties that are not included in this discussion that can be used for high density residential and there are several developments on private land.

The consensus is to designate the 26 acres adjacent to Buffalo Park as open space with the ability to make permanent and the rest of the land will be open space but more information is needed to understand if the designation precludes the ability to explore floodplain improvements and a possible trail head.

ON MCMILLAN MESA

Mayor Nabours proposed that the land north of the APS Substation be left alone and a portion of the property along Gemini Road to be sold for development. The remainder of the parcel can be preserved as open space. Councilmember Oravits supported the Mayor's proposal.

Councilmember Overton stated that he would like to not designate the property at this time because the CAVAN group owns everything north of Gemini and thinks that the private holdings south of Gemini will develop. He would like to see a snowplay area on the property. He is not ready to commit fully at this time and would like to see what is brought in by private developers and evaluate options after that.

Councilmembers Woodson and Brewster expressed support for keeping the property undefined and waiting.

Mayor Nabours expressed concern about the awkward position that puts staff in when they are approached by anyone interested in purchasing the property.

The consensus is to keep both parcels with no designation. The land east of the yellow line needs to be researched further to clarify the documentation of the open space and the exact location.

A break was held from 8:31 p.m. to 8:41 p.m.

KOCH FIELDS

Mayor Nabours suggested selling this property. Mr. McIntire indicated that there have been prior conversations about waiting a few years to increase value but if it is the Council's direction the land can be placed for sale quickly.

Councilmember Overton asked if there are utilities to the parcels. Mr. McIntire stated that he is unsure and would look into it further.

Councilmember Woodson asked if there may be a possibility of a land trade with either Coconino County or Flagstaff Unified School District, the fire district or Doney Park Water.

The consensus is to place the land for sale to obtain interest or land trade options.

CHESIRE - BLUE WILLOW 1 & 2

Mayor Nabours indicated that the parcels are restricted until the year 2025 and suggested that now may not be the time to discuss. Mr. McIntire explained that staff would like to have direction on the property for when the time comes.

Councilmember Woodson noted that the easterly parcel is adjacent to Lockett Estates, adjacent to public streets and utilities and is out of the floodplain. He would like more information on its potential usability.

The consensus is that the westerly parcel is recommended for designation as open space and the easterly parcel no designation at this time but more information is needed.

VENUS FUTS AND DRAINAGE PARCEL

Mayor Nabours noted that the westerly pass of Venus is nice and appears to be developable. Mr. McIntire stated that the property was purchased specifically for FUTS and the adjacent homeowners have easements for their driveways.

Council asked for more information on the cost of the west parcel to identify the payback to the FUTS account if developed. Additionally, Council requested information on the zoning requirements of the parcel as well as accessibility.

The consensus is to designate the east parcel as open space with the protection of the existing easements and obtain more information on access, the zoning requirements and payback to FUTS on the west parcel.

SWITZER AND PONDEROSA PARKWAY

Mr. McIntire explained that the land is part of the development but it was not platted as open space.

The consensus is to make this parcel open space.

THE PHOENIX BUILDING

Mayor Nabours stated that he would like to see the City hold on this property as it has potential in the future.

The consensus is to keep the property and take a broader look at what the property could be used for.

NEAR HAROLD RANCH ROAD

Mayor Nabours noted that as Butler Avenue grows the City will be in a good position and suggests that the property be held onto until Butler Avenue develops further.

Councilmember Overton stated that while the value of holding onto the property is good it is important to keep in mind that the City will have to pay a portion of the Butler Avenue improvements as an adjacent land owner. It will be important to evaluate if the proportionate value will offset a sale.

Mr. McIntire stated that there has been discussion of a possible roundabout for Little America and the City could hold on to the property as a possible trade. If sold, the City would have to purchase the right of way back for road improvements.

The consensus is that staff should prepare the property for sale and conduct further research on the proportional share of the Butler Avenue expansion and possible trade.

Mr. Burke offered that the discussion will come back to Council when there is an offer to sell or to show master plans for Butler Avenue road widening with Hutton Ranch Road connection.

MCALLISTER RANCH

Mayor Nabours asked if this property was still a possibility for the Public Works Maintenance Facility. Mr. McIntire responded that it is still a possibility.

The consensus is to designate the area north of the train tracks as open space and that there should be no action taken below the train tracks until after the bids for the Maintenance Facility can be reviewed.

O'LEARY AND LONETREE

Mayor Nabours indicated that Flagstaff Housing Authority has expressed an interest in the property and if the parcels at Lone Tree and Butler are sold the proceeds of that sale have to go to affordable housing making it a great option.

Vice Mayor Evans stated that the neighborhood has been under the impression that this would be their neighborhood open space. This neighborhood does not have a park proper and the conversation was that a concession was made that this open space would be left there and developed into a park for the neighborhood. The City would not invest in a pocket park there but the area was cleaned out to make a passive park. A lot of people came out to help with that project and there was consideration of naming it after a historic figure. Vice Mayor Evans asked that a discussion be had with the community about this and what they want to see in the area.

Councilmember Overton agreed that it would be a good idea to have a conversation with the neighborhood. If it is useable and meaningful open space then keep it as such, but would hate to see it become an area for dumping trash and the like.

The consensus was to leave the property as is.

BY FOXGLENN PARK

Mayor Nabours asked what areas are developable there. Mr. McIntire indicated that the area near Fourth Street may be developable.

Councilmember Oravits pointed out that the area that may be available for development is small. Mr. McIntire agreed stating that the staff recommendation is to designate most of the area as preserved with only the small corner of the lower parcel available for development.

The consensus is to designate the right hand parcel as open space and hold onto the left hand side for future possibilities.

RIO BEHIND SAWMILL

Mr. McIntire stated that staff recommendation is for the canyon and slopes to be preserved as drainage and open space and the area above the slope to be used for an expansion of the jail if not used for the courthouse or sold. Mr. Burke stated that there are site development costs that are an expensive challenge.

The consensus is to follow the staff recommendation.

Mr. Burke noted that subdivision may be necessary for the correct designations and asked Mr. McIntire to provide a potential split line for that.

THORPE NEAR MULTI-USE FIELD

Vice Mayor Evans stated that if the property at Lone Tree and Butler is sold those monies could be used towards affordable housing or used to leverage grants at this location.

Councilmember Overton stated that he would like to see a cleanup of the recreation and housing conflict for the parcel so that there are appropriate designations. Mr. McIntire added that the parcel should be divided with the upper portion being designated for affordable housing and the lower portion as recreation.

The consensus is to move forward with dividing the parcel and correctly designating the two pieces.

5. Adjournment

The Flagstaff City Council Special Work Session of October 28, 2013, adjourned at 9:26 p.m.

MAYOR

ATTEST:

CITY CLERK