

**PLANNING AND DEVELOPMENT SERVICES REPORT**  
**ZONING MAP AMENDMENT**

**PUBLIC HEARING**  
**PREZ 2013-0005**

**DATE:** **December 20, 2013**  
**MEETING DATE:** **January 8, 2014**  
**REPORT BY:** **Tiffany Antol**

**REQUEST:**

A Zoning Map amendment request from the City of Flagstaff Heritage Preservation Commission, on behalf of the property owner, City of Flagstaff, for approximately 400.16 acres located in Section 4, Township 21 North, Range 8 East to add Landmarks Overlay (LO) Zone to the existing zoning classification of Rural Residential (RR) Zone.

**STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission forward the Zoning Map amendment to the City Council with a recommendation for approval.

**PRESENT LAND USE:**

The site is currently undeveloped.

**PROPOSED LAND USE:**

Future development is expected to consist of low-impact trails, interpretive facilities, and the most basic visitor amenities such as a parking area and restrooms.

**NEIGHBORHOOD DEVELOPMENT:**

North: Single-family residences; Agricultural Residential, 5 acre minimum (AR-5) Zone (County)  
East: Single-family residences; Rural Residential (RR) Zone  
South: El Paso Gas Pump Station; General (G) Zone (County)  
West: Coconino County Public Works Yard and Cinder Mine; Public Facility (PF) and Heavy Industrial (HI) Zones

**REQUIRED FINDINGS:**

**STAFF REVIEW.** An application for a Zoning Map amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall set forth whether the Zoning Map amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied; and shall include an evaluation of the consistency and conformance of the proposed amendment with the goals of the General Plan and any applicable specific plans; and a recommendation on the amendment based on the standards of the zones set forth in Section 10-40.20 "Establishment of Zones" of the Zoning Code (Page 40.20-1).

**FINDINGS FOR REVIEWING PROPOSED AMENDMENTS.** All proposed amendments shall be evaluated as to whether the application is consistent with and conforms to the goals of the General Plan and any applicable specific plans; and the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City") and will add to the public good as described in the General Plan; and the affected site is physically

suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. If the application is not consistent with the General Plan and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

**STAFF REVIEW:**

**Introduction/Background**

The Applicant, the City of Flagstaff Heritage Preservation Commission, on behalf of the property owner, the City of Flagstaff, is requesting a Zoning Map amendment for approximately 400.16 acres known as Picture Canyon to the Landmarks Overlay (LO) Zone. An overlay zone is a special zoning district placed over an existing zoning district, part of a district, or a combination of districts. Overlay zones build on the underlying zoning, by establishing additional requirements. In this case the overlay zone would be in addition to the existing Rural Residential (RR) Zone.

With funding from the 2004 voter approved Open Space bond and a 2012 Growing Smarter Grant, the City of Flagstaff acquired Picture Canyon in October 2012 for the express purpose of preserving its unique historical, cultural, archeological, recreational and educational resources. The canyon is an ecologically diverse riparian corridor and has a variety of native trees and plants. The area has many archeological resources which have been documented in a 2012 Archeological Survey by Northland Research, Inc. Existing logging railroad features on the property appear to be eligible for listing on the National Register of Historic Places which is sufficient for designation to the Landmarks Overlay (LO) Zone.

At its meeting of November 20, 2013 the City’s Heritage Preservation Commission reviewed this proposal and unanimously recommended that the City Council approve this Zoning Map amendment request. Attached to this report are copies of the HPC report and minutes.

**Proposed Development Concept Plans**

Future development is expected to consist of low-impact trails, interpretive facilities, and the most basic visitor amenities such as a parking area and restrooms.

**General Plan – Flagstaff Area Regional Land Use and Transportation Plan**

The proposed Zoning Map amendment meets several policies of the Flagstaff Regional Land Use and Transportation Plan. Specifically, the plan calls for greater efforts at heritage preservation and for the preservation of Flagstaff’s existing traditional neighborhoods. The following RLUTP policies are relevant to this application:

***Policy CD2.4 - Preserve Cultural and Historic Resources***

“The quality of life in the Flagstaff area shall be enhanced by the preservation of historic resources and inclusion of heritage in the development of the city and region. Historic buildings shall be considered for preservation and reused to provide a sense of connection with the past.” (Regional Plan, Page 5-5)

***Policy CD2.7 – Protect the Character, Quality, Historic and Architectural Patterns of the Historic Districts and Other Neighborhoods.***

“The planning and design of changes to neighborhoods should respect traditions, identifiable styles, proportions, shapes, streetscapes, relationships between buildings and yards and roadways; use historically appropriate and compatible building and structure materials for the historic district.” (Regional Plan, Page 5-8)

***Policy CD2.8 – Promote Restoration of Historic Buildings, Sites and Districts.***

“Preserve and improve the quality of housing and other buildings, structures and neighborhoods through their restoration and rehabilitation.” (Regional Plan, Page 5-8)

***Policy NCRI.10 – Protect Archeological and Cultural Resources.***

“Historical, archeological, and cultural resources shall be identified and preserved through restoration or adaptive reuse, as links between past, present and future generations.” (Regional Plan, Page 6-6)

The application of the Landmarks Overlay (LO) Zone implements all of the above noted policies within the current General Plan. The primary intention of this overlay is to preserve cultural and historic resources. Applying the Landmarks Overlay (LO) Zone to the subject property will provide specific guidelines for preservation of the site and will require an additional level of oversight for all development through the Heritage Preservation Commission.

**Zoning – City of Flagstaff Zoning Code**

The requirements of the Landmarks Overlay (LO) Zone are intended to promote the preservation and unique character of all properties within the zone. Properties within the Landmarks Overlay zone are subject to the Landmark Design Review Overlay District Design Standards and Guidelines and design review by the Heritage Preservation Commission. The subject property currently has Rural Residential (RR) Zoning. The Landmarks Overlay (LO) Zone does not change the requirements of the underlying zoning or affect other agreements on the property but does change the architectural design standards for which any development on site would need to meet. If there is any conflict between the requirements of the Landmarks Overlay and the requirements of the underlying zoning district, the requirements of the Landmarks Overlay shall control.

**PUBLIC SYSTEMS IMPACT ANALYSIS:**

**Traffic and Access**

No analysis is required.

**Water and Wastewater**

A water and sewer impact analysis is not required by staff. This site currently is served by both City utility systems. No modifications to the current services are proposed.

**Stormwater**

No stormwater improvements are required.

**Parks and Recreation**

This Zoning Map amendment is not anticipated to have any impact to the City’s parks or recreation systems.

**OTHER REQUIREMENTS:**

**Resources**

The subject property is also located within the Resource Protection Overlay (RPO) Zone as defined by Section 10-50.90.020.A of the Zoning Code (Page 50.90-2). Further, this application does not anticipate any physical modifications to the existing site. No negative impact to resources is anticipated.

**Citizen Participation**

All property owners within 300-feet of this site were notified via mail of the zoning map amendment and asked to attend the November 20, 2013 Heritage Preservation Commission (HPC) meeting. Additionally, a notice was run in the Daily Sun, which discussed the zoning map amendment and identified the HPC meeting as a venue for discussion. No one from the public attended the meeting other than the applicant to make comment on the zoning map amendment. Those meeting minutes are attached.

**DISCUSSION:**

The application of the Landmarks Overlay (LO) Zone to the subject property adds an additional layer of preservation requirements and review for all development. The intention of the zone is to recognize, preserve and enhance attributes having historic, architectural, archeological, cultural or aesthetic significance. Section 10-30.30.040.B.2.a of the Zoning Code states that an individual property may be designated as a Landmark if it is significant in accordance with the provisions of the development standards and guidelines of the Landmarks Overlay. Section 10-30.30.050.B.1 of the Zoning Code defines a cultural resource significant if it is eligible for the National Register of Historic Places. A full detail of how this site meets the standards of significance can be found in the attached Heritage Preservation Commission report dated July 22, 2013.

**RECOMMENDATION:**

Staff believes that the proposed Zoning Map amendment has been justified and would recommend in favor of amending the Zoning Map for 400.16 acres to the Landmarks Overlay (LO) Zone in addition to the existing Rural Residential (RR) Zone.

**ATTACHMENTS**

- o Zoning Map Amendment Application
- o Current City of Flagstaff Zoning Map
- o HPC Staff Report
- o HPC minutes, of November 20, 2013
- o Public Hearing Legal Advertisements
- o Citizen Participation Plan Waiver



# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
 Flagstaff, AZ 86001  
 www.flagstaff.az.gov

P: (928) 213-2618  
 F: (928) 213-2609

**PREZ/PGM**

RECEIVED  
 DEC 19 2013

<b>Date Received</b>	<b>Application for Zoning Map Amendment and/or Regional Plan Amendment</b>		<b>File Number</b>
			DEV13-055
<b>Property Owner(s)</b>	<b>Title</b>	<b>Phone</b>	<b>Email</b>
City of Flagstaff		213-2969	
<b>Mailing Address</b>			<b>City, State, Zip</b>
211 W. Aspen Avenue			Flagstaff, AZ 86001
<b>Applicant(s)</b>	<b>Title</b>	<b>Phone</b>	<b>Email</b>
CoF - Heritage Preservation Commission		213-2969	keberhard@flagstaffaz.gov
<b>Mailing Address</b>			<b>City, State, Zip</b>
211 W. Aspen Avenue			Flagstaff, AZ 86001
<b>Project Representative)</b>	<b>Title</b>	<b>Phone</b>	<b>Email</b>
Karl Eberhard	HPO	213-2969	keberhard@flagstaffaz.gov
<b>Mailing Address</b>			<b>City, State, Zip</b>
211 W. Aspen Avenue			Flagstaff, AZ 86001
<b>Requested Review</b>	<input checked="" type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Regional Plan Amendment <input type="checkbox"/> Continued		

<b>Site Address</b>	<b>Parcel Number(s)</b>	<b>Subdivision, Tract &amp; Lot Number</b>
None	113-06-003	None
<b>Existing Zoning District</b>	<b>Proposed Zoning District:</b>	<b>Existing Regional Plan Land Use Category</b>
RR	RR w/ LO	
<b>Existing Use</b>		<b>Proposed Use</b>
<b>Property Information:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No Located in an existing Local/National Historic District? (Name: <u>North End Addition</u> ) <input type="checkbox"/> Yes <input type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?	
<b>Requested Urban Growth Boundary Change (If Applicable)</b>	<b>State Reason for Request</b>	
	Preservation of the property.	

**Note:** Indicate how the change of zone will not be detrimental to the majority of persons or properties in the surrounding area, or to the community in general. If modification to the Regional Plan is requested, clearly state reason(s) for modification. (Attach separate sheets as necessary). **Incomplete submittals will not be scheduled.**

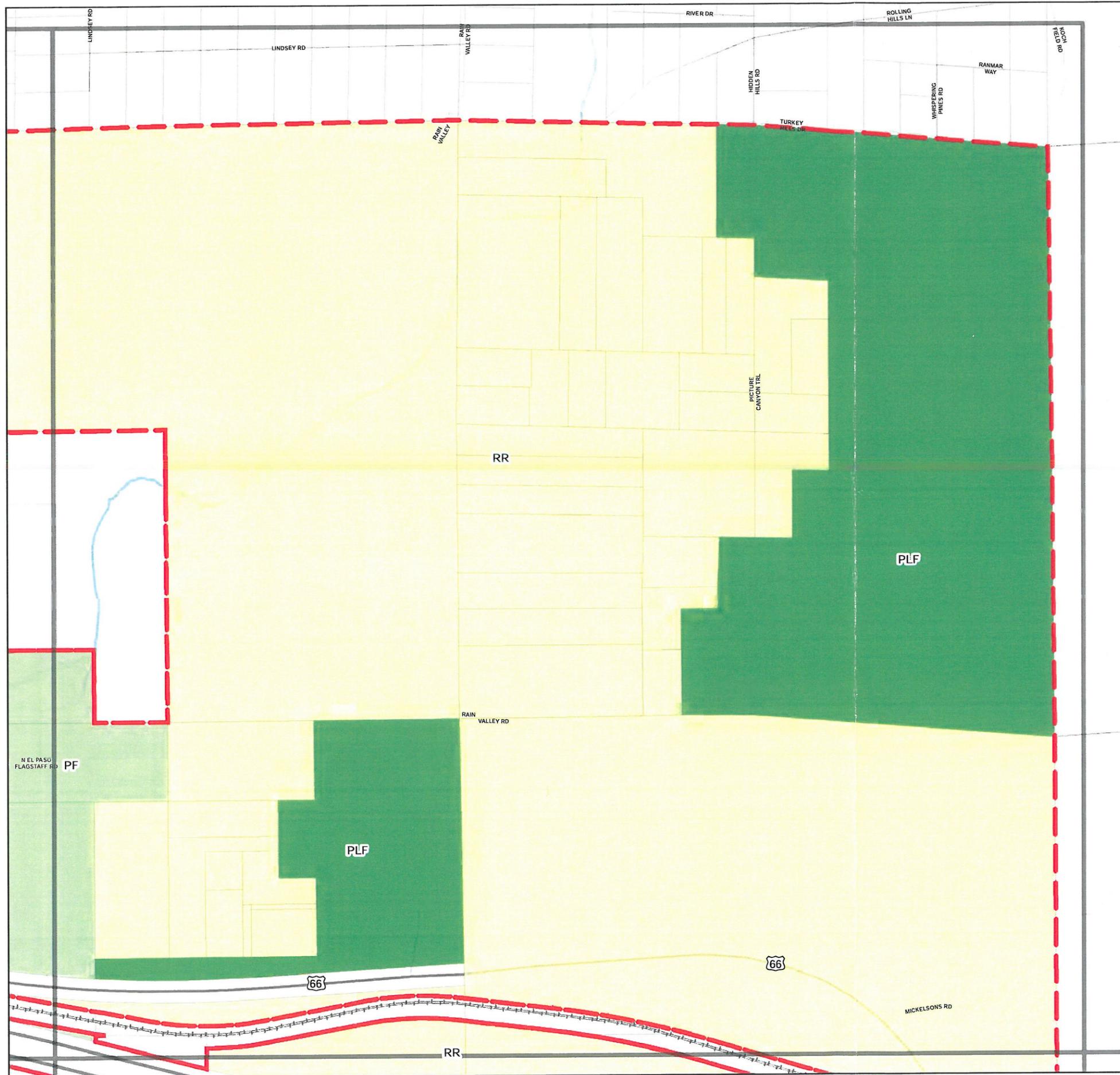
<b>Property Owner Signature(required)</b>	<b>Date:</b>	<b>Applicant Signature</b>	<b>Date:</b>
<i>Karin Burk</i>	12/13/13	<i>[Signature]</i>	12/13/13

For City Use			
<b>Date Filed:</b>	<b>File Number(s):</b>	<b>Type of Zoning Map Amendment:</b>	
	PREZ20130005	<input type="checkbox"/> Small-scale <input type="checkbox"/> Medium-scale <input type="checkbox"/> Large-scale	
<b>P &amp; Z Hearing Date:</b>	<b>Publication and Posting Date:</b>		
<b>Council Hearing Date:</b>	<b>Publication and Posting Date:</b>		
<b>Fee Receipt Number:</b>	<b>Amount:</b>	<b>Date:</b>	

<b>Action by Planning and Zoning Commission:</b>			<b>Action by City Council:</b>		
<input type="checkbox"/> Approved			<input type="checkbox"/> Approved		
<input type="checkbox"/> Denied			<input type="checkbox"/> Denied		
<input type="checkbox"/> Continued			<input type="checkbox"/> Continued		
<b>Staff Assignments</b>	<b>Planning</b>	<b>Engineering</b>	<b>Fire</b>	<b>Public Works/Utilities</b>	<b>Stormwater</b>



# City of Flagstaff Zoning Map 6



**Residential Zones:**

- Rural Residential (RR)
- Estate Residential (ER)
- Single-family Residential (R1)
- Single-family Residential Neighborhood (R1N)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Manufactured Housing (MH)

**Commercial Zones:**

- Central Business (CB)
- Highway Commercial (HC)
- Commercial Service (CS)
- Community Commercial (CC)
- Suburban Commercial (SC)

**Industrial Zones:**

- Business Park (BP)
- Light Industrial (LI)
- Light Industrial Open (LI-O)
- Heavy Industrial (HI)
- Heavy Industrial Open (HI-O)

**Resource and Open Space:**

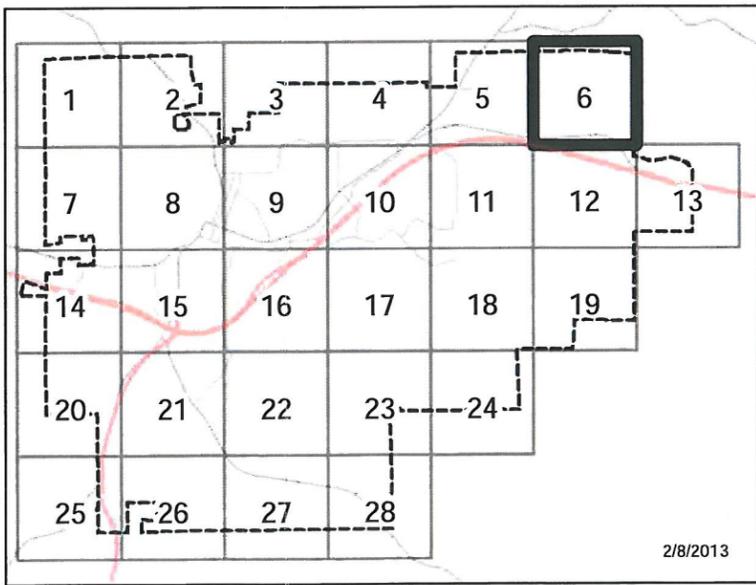
- Public Facility (PF)
- Public Lands Forest (PLF)
- Open Space (OS)

**Other Designations:**

- Airport Overlay Zone
- Downtown Overlay Zone
- Townsite Overlay Zone
- Landmark Overlay Zone
- City Limits
- Parcels

Scale: 0 500 1,000 1,500 2,000 Feet

This map is known as the "City of Flagstaff Official Zoning Map" or the "City of Flagstaff Official Regulating Plan," and is intended to implement the City of Flagstaff Zoning Code per Ordinance 2011-20 adopted on 11/01/2011 and all subsequent amendments. These maps are based on the most accurate graphic information available at the time they were produced. The City of Flagstaff furnishes these maps "as is" and assumes no responsibility for their accuracy. All zoning information should be verified by legal description whenever possible.





# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
Flagstaff, AZ 86001  
www.flagstaff.az.gov

P: (928) 213-2969  
F: (928) 779-7684



Date Received 9/24/13	<b>Application to Heritage Preservation Commission</b>	File Number
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Property Owner(s) City of Flagstaff	Title	Phone (928) 213-3600	Email mjones@flagstaffaz.gov
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Mailing Address 211 W. Aspen Avenue	City, State, Zip Flagstaff, AZ 86001
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Applicant Heritage Preservation Commission	Title	Phone (928) 213-2969	Email keberhard@flagstaffaz.gov
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Mailing Address 211 W. Aspen Avenue	City, State, Zip Flagstaff, AZ 86001
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Property Interest of Applicant(s) (Owner, contractual interest, or agent)  
Agent

Site Address None: A portion of Section 4, Township 21 North, Range 8 East	City, State, Zip
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Parcel Number(s) 113-06-003	Zoning District(s) RR (Rural Residential)
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Type of HPC Application Requested:

- Historic Overlay District Designation (If new, Name: \_\_\_\_\_)
- Landmark Overlay District Designation
- Certificate of Appropriateness
- Certificate of No Effect
- Certificate of Economic Hardship
- Cultural Resource Study Review
- Historic Facades and Signs Grant

Property Information:

- Yes  No Listed on the National Register of Historic Places? (Name: \_\_\_\_\_)
- Yes  No Listed on the Arizona Register of Historic Places? (Name: \_\_\_\_\_)
- Yes  No Located in an existing City of Flagstaff Historic District? (Name: \_\_\_\_\_)
- Yes  No Non-residential development; structure is over 50 years old at the time of application?
- Yes  No Residential development; structure is pre-World War II housing?
- Yes  No Subject property is undeveloped land?

Note: Applications which are incomplete or not accompanied by the required information will not be accepted.

Property Owner Signature: <i>[Signature]</i>	Date: 9/10/13	Applicant Signature: <i>[Signature]</i>	Date: 9/10/13
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### For City Use

Date Filed: _____	HPC Hearing Date: _____
Fee Receipt #: _____	Amount: _____ Date: _____

Action by HPC:

- Consent Approval by HPO
- Approved
- Approved with Conditions
- Denied
- Continued

Staff Initial: \_\_\_\_\_ Date: \_\_\_\_\_

**Project Description** (Insert additional pages if necessary)

*No work is proposed. This is a request for designation as a Landmark.*

**Submittal Requirements**

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees.
2. Eight copies of drawings as needed to describe the proposal, which may include a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, Lighting Plan, and a Landscape Plan. All drawings shall be drawn to scale and dimensioned, and shall clearly and accurately represent the natural and built conditions of the context area and the project, including both existing conditions and proposed work.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work.
5. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
6. Statement of approval from a subdivision or property owners association, if applicable.
7. Filing fee.
8. Any other information which the applicant feels would be helpful and/or pertinent to the request.
9. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

**Summary Statement of Significance:**

National Register of Historic Places documentation or a Cultural Resource Study can be submitted in lieu of completing this page to demonstrate significance (Attach additional pages as necessary).

The significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City of Flagstaff, the State of Arizona, or the United States of America.
- b. It embodies distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of its type or the best example of its type, or, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date:

*See attached Staff Report* \_\_\_\_\_

Describe Major Alterations (Include dates and changes of use):

*See attached Staff Report* \_\_\_\_\_

Describe the Significance of the Resource (In terms of a. or b., and c., above):

*See attached Staff Report* \_\_\_\_\_

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Source(s) of Information Used:

*See attached Staff Report* \_\_\_\_\_

Describe the Level of Integrity of the Resource (Existing and proposed):

*See attached Staff Report* \_\_\_\_\_



**CITY OF FLAGSTAFF  
HERITAGE PRESERVATION COMMISSION  
STAFF REPORT**



**To:** Heritage Preservation Commission  
**From:** Karl Eberhard, Historic Preservation Officer  
**Date:** July 22, 2013  
**Meeting Date:** TBD

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**TITLE:** Consideration of Landmarks Designation for:  
Picture Canyon Area  
A portion of Section 4, Township 21 North, Range 8 East  
Parcel 113-06-003

**REQUEST:**

This is a request to rezone a 400.16 acre undeveloped parcel, Assessor's Parcel Number 113-06-003, located in Section 4, Township 21 North, Range 8 East, to the Landmarks Overlay (LO) Zone. The LO zone is an overlay, meaning that the current RR (Rural Residential) zoning applicable to the site will remain in place and requirements of the LO zone are added to the underlying requirements.

**STAFF RECOMMENDATION:**

Staff recommends that the Heritage Preservation Commission review the application, conduct and receive testimony at a Public Hearing, and forward to the City Council a recommendation to approve rezoning the parcel.

**INTENT:**

The application of the Landmarks Overlay (LO) Zone is intended to promote the preservation of individual properties of cultural significance. The LO Zone district designation applies the Landmark Design Review Overlay District Design Standards and Guidelines, and design review by the Heritage Preservation Commission, to development on properties located within the boundaries of the Zone.

**REQUIRED FINDINGS:**

**DESIGNATION (Zoning Code 10-30.30.040.B.2.a):** An individual property, object, structure, site, sign or landscape feature may be designated as a Landmark if it is significant in accordance with the provisions of this Division and the Development Standards and Guidelines of the Landmarks Zone are applicable.

**SIGNIFICANCE (Zoning Code 10-30.30.050.B.1):** A cultural resource is significant if:

- a. It is eligible as a National Historic Landmark, or for the National Register of Historic Places, or the Arizona Register of Historic Places; or,
- b. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City, the State of Arizona, or the United States of America; or,
- c. It represents the work of, or for, an important individual; or,
- d. It embodies distinctive characteristics of type, period, region, artistic values or methods of construction, including being the oldest of its type or the best example of its type; or,
- e. It has yielded, or may be likely to yield, information needed for scientific research, such as important archaeological resources.

**INTEGRITY (Zoning Code 10-30.30.050.B.2.b):** A resource is generally not significant if the features, materials, patterns and relationships that contributed to its significance are no longer present or no longer have integrity.

To be significant, the resource must also have integrity, meaning that the general character of the significant period must be evident, the characteristics that define its significance are present, and any incompatible alterations are reversible. In addition, the integrity of the setting is a contributing factor in assessing integrity of a resource.

**APPLICABILITY OF THE LANDMARKS ZONE DEVELOPMENT STANDARDS AND GUIDELINES:** The applicable Development Standards and Guidelines of the Landmarks Zone are "Archeology and Historic Preservation: The Secretary of the Interior's Standards and Guidelines" as currently amended and annotated by the National Park Service.

**STAFF REVIEW:**

**Background:**

With funding from the 2004 voter approved Open Space bond and a 2012 Growing Smarter Grant, the City of Flagstaff acquired Picture Canyon in October of 2012 for the express purpose of preserving its unique historical, cultural, archeological, recreational and educational resources.

Picture Canyon is a cleft formed by the boundary of two lava flows that erupted from nearby Sheep Hill and the Wildcat Hill cinder cones. The canyon itself is an ecologically diverse riparian corridor and the area has a variety of native trees and plants, and hosts a variety of fauna. Dedicated citizens have worked for many years to remove old cars, chunks of concrete, used tires, and other trash and debris dumped in the canyon over the years. While a meander restoration was completed in October, 2010, extensive weed removal, revegetation, and cleaning of the Rio de Flag (an ephemeral wetland and rare habitat in northern Arizona) remain to be accomplished. Picture Canyon hosts a section of the Arizona Trail and provides future Flagstaff Urban Trail segments to promote connectivity. In addition it contains important view sheds (Interstate 40 and Historic Route 66), serves as an outdoor classroom, and contributes to Flagstaff tourism.

The area is also abundant with archeological resources including pit houses, a pit house village, field houses, cave dwellings, artifact scatters, and over 125 petroglyph panels. Most archeological resources are associated with the Northern Sinaqua culture and range from 750 to a thousand years old. In addition to prehistoric resources, logging railroad features and historic trash (cans, ceramics, and glass) are found on the site. The remains of a train trestle made from huge virgin timbers can be found slumped on the rock above the Picture Canyon falls. The site was initially studied by Harold S. Colton (founder of the Museum of Northern Arizona) in 1919. A thorough Class III Archeological Survey<sup>1</sup> was prepared in April of 2012 by Eric S. Cox and John T Marshall of Northland Research, Inc., with contributions by Gina S. Gage.

The 2012 Archeological Survey by Northland Research, Inc. provides substantially greater detail on the resources, and their significance and integrity, and is on file with the City of Flagstaff Historic Preservation Officer. As an archeological report (including specific locations of sites), it is not a public document. For brevity, only brief summaries are included herein and additional summary information, if desired, can be obtained from the City of Flagstaff Historic Preservation Officer.

Future development is expected to consist of low-impact trails, interpretive facilities, and the most basic visitor amenities such as a parking area and restrooms.

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<sup>1</sup> Note that the survey area of this report includes an additional 79 acres (roughly) that are under Coconino County jurisdiction and not included in this proposed designation. As a result, the number of archeological sites on the subject property varies from what is stated in this report.

**Significance:**

Eighty-four archeological sites have been recorded within a half-mile radius of the subject property, including multi-room pueblos, pit house villages, field houses, single room structures, artifact scatters, and petroglyph panels. For the 2012 Archeological Survey of the subject property, nineteen previously recorded archeological sites were found, researched, and consolidated to eleven. These are all larger habitation sites with multiple features and large diverse artifact scatters. One site (Picture Canyon) was listed on the National Register of Historic Places in 2008 and another was previously determined to be eligible to be listed. The nine remaining sites have previously been recommended as eligible, with Northland Research, Inc. concurring on seven and recommending eligibility testing on the remaining two. Ten new sites, generally smaller artifact scatters, were identified and recorded. Northland Research, Inc. recommends one of these as being eligible for listing and recommends eligibility testing on the remaining nine new sites. However, the report states that "artifacts were nearly continuous throughout the project area." Because of the contemporaneousness and interconnectedness of the sites, and the proximity to both Elden Pueblo and Turkey Hill Pueblo, Northland Research, Inc. further recommends that the entire area be consolidated into the Picture Canyon Archeological District.

The logging railroad features within the Kaibab and the Coconino National Forests were listed on the National Register of Historic Places in 1995. On this basis, the logging railroad features on the subject property appear to be eligible for listing. The collapsed trestle is probably not eligible except as a part of the overall system.

While several other significance criteria are clearly met, the actual National Register of Historic Places listings and the eligibility of additional sites are sufficient for designation to the Landmarks Overlay (LO) Zone.

**Integrity:**

Although some of the sites have been impacted by looting, logging, and vehicle traffic, and in spite of the recent survey work, Northland Research, Inc. concludes that the sites are still intact and that the information potential has not been exhausted.

**Applicability of the Landmarks Zone Development Standards and Guidelines:**

The Secretary of the Interior's Standards that are the basis of the district standards and guidelines were developed specifically to address the preservation needs of unique resources such as this. The standards establish a comprehensive approach to the identification, evaluation, registration and treatment of historic properties. Note that the Standards do not require that every feature of a historic property be preserved, but do seek to preserve the most significant, character-defining features of a historic site. However, a conservation easement held by Arizona State Parks, specifies that no more than 10% of the acquired land, up to a limit of 20 acres total, may be eligible for alteration or

Heritage Preservation Commission  
Consideration of Landmarks Designation  
Picture Canyon  
July 22, 2013

development and no changes may be made to the parcel that would seriously or negatively affect its conservation and open space values.

**Basis of Report:**

The information in this summary report was derived primarily from the 2012 Archeological Survey by Northland Research, Inc. with some additional information derived from various City of Flagstaff documents associated with the property acquisition and prepared by City staff, citizens, and consultants.

**STAFF CONCLUSION:**

Staff believes that criteria for Landmarks designation have been met.

**CITIZEN PARTICIPATION:**

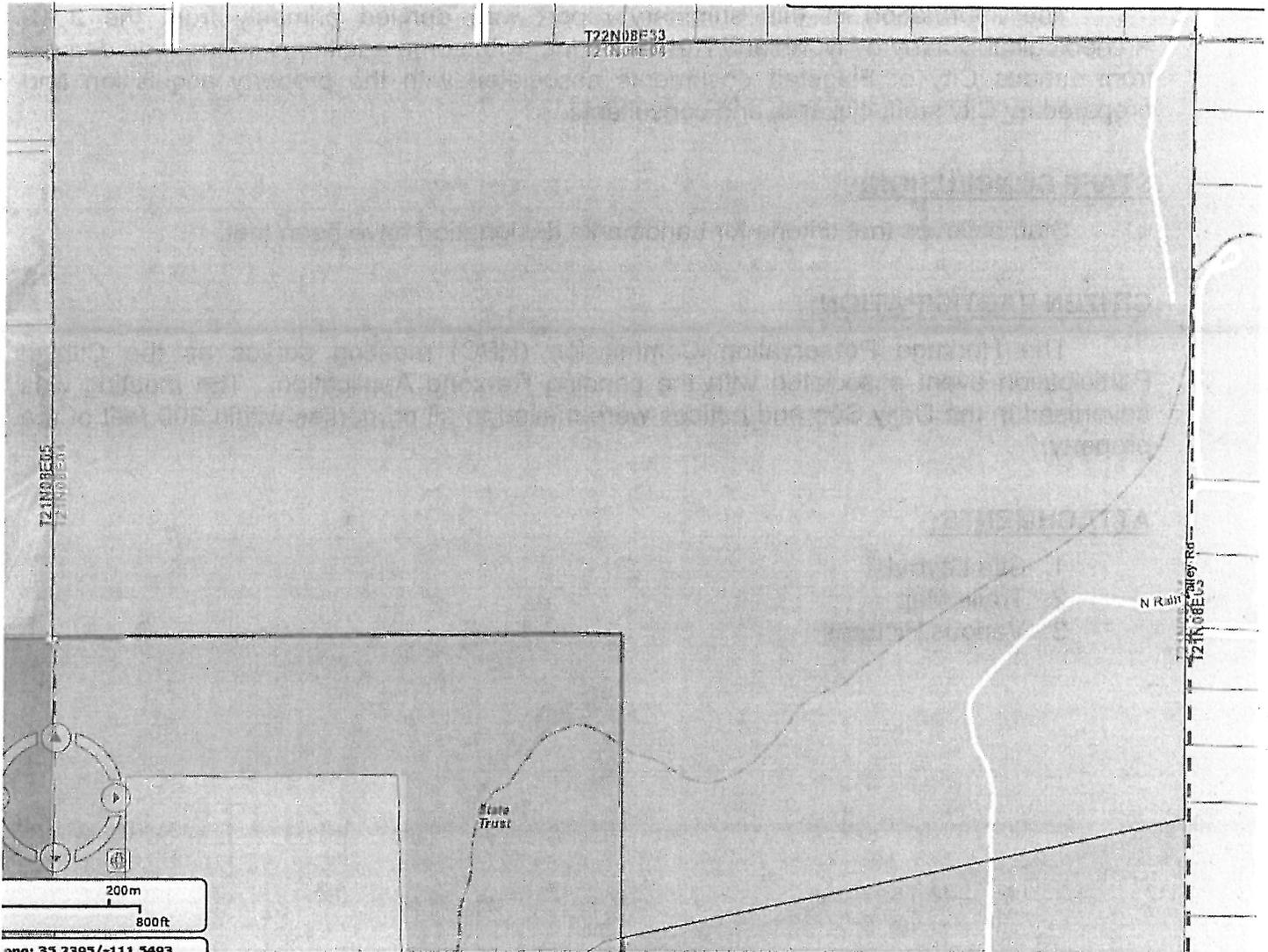
The Heritage Preservation Commission (HPC) meeting serves as the Citizen Participation event associated with the pending Re-zone Application. The meeting was advertised in the Daily Sun and notices were mailed to all properties within 300 feet of the property.

**ATTACHMENTS:**

1. Site Layout
2. Trails Map
3. Various Pictures

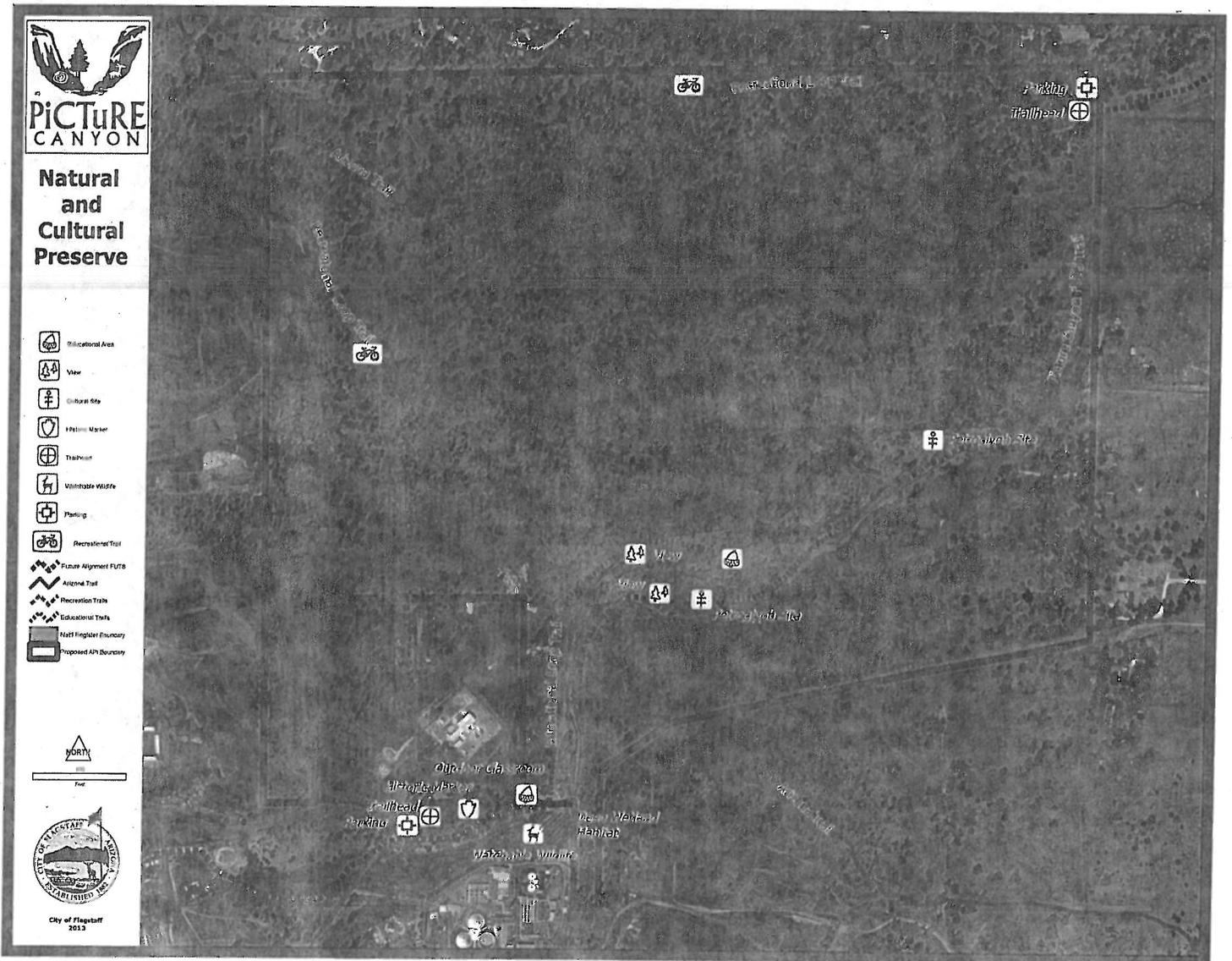
# Attachment 1

## Site Layout



# Attachment 2

## Trails Map



## Attachment 3

### Various Pictures



**3. APPROVAL of MINUTES.**

Regular Meeting of October 16, 2013

**MOTION:**

Commissioner Rummel made a motion to accept the October 16, 2013 regular meeting minutes. Commissioner Corbin seconded the motion; the motion passed unanimously.

**II. OLD BUSINESS**

*(Continued, postponed, and tabled items.)*

**1. Landmark Designation – Picture Canyon**

Address:	None
Assessor's Parcel Number:	113-06-003
Property Owner:	City of Flagstaff
Applicant:	Heritage Preservation Commission
City Staff:	Karl Eberhard, HPO

REQUESTED ACTION: Recommend that the City Council apply the Landmarks Overlay Zone to parcel 113-06-003.

This is a request to rezone parcel 113-06-003 (Picture Canyon) to the Landmarks Overlay Zone. This would make future development on the property subject to the Design Standards and Guidelines of the Landmarks Overlay Zone and subject to approval by the Heritage Preservation Commission. The recommendation of the Heritage Preservation Commission, along with a recommendation from the Planning and Zoning Commission, will be presented to the City Council for use in their review and consideration of the rezoning request. A Staff Report has been prepared for this item; was distributed to the Commission under separate cover; and is available for public review at the Historic Preservation Office (City Hall). This Public Hearing was noticed by mail and newspaper advertisements and serves as the Public Participation Meeting of the re-zoning process.

RECOMMENDED ACTION: Recommend that the City Council apply the Landmarks Overlay Zone to parcel 113-06-003.

*See item 3 for motion.*

**2. Landmark Designation – DeBeau Motel and Sign**

Address:	19 W. Phoenix Avenue
Assessor's Parcel Number:	100-41-014
Property Owner:	Hillside Enterprises, LLC
Applicant:	Heritage Preservation Commission
City Staff:	Karl Eberhard, HPO

REQUESTED ACTION: Recommend that the City Council apply the Landmarks Overlay Zone to parcel 100-41-014.



October 8, 2013

Jim Cronk, Planning Director  
City of Flagstaff  
211 W. Aspen Avenue  
Flagstaff, AZ, 86001

Re: Waiver of Neighborhood Meeting Requirement  
Landmarks Designations – Du Beau Motel, Picture Canyon, and Yaeger Residence

Dear Mr. Cronk,

At the request of the property owners, the Heritage Preservation Commission is proposing Landmarks designation of these historic properties per Zoning Code 10-30.30.040.B. This request is a re-zoning of the properties, adding the LO overlay zone to the existing zoning.

The re-zoning process requires a Neighborhood Meeting which can be waived by the Director "if it can be demonstrated that there are a limited number of property owners adjacent to the subject property and that other techniques of informing them of the application would be more effective, such as direct mailing with information on the application or one-on-one meetings with affected property owners."

The Du Beau Motel has three adjacent properties, one of which is vacant; Picture Canyon has roughly 30 adjacent parcels; and the Yaeger Residence has one adjacent parcel.

In addition to standard processes, notices, and public meetings for re-zoning, prior to the Heritage Preservation Commission, we will prepare a Public Meeting Notice with information on the application that will be direct mailed to more property owners than are adjacent and to nearby HOAs. That notice will be published in the newspaper. And, the Heritage Preservation Commission will conduct a Public Hearing for the purpose of receiving input from adjacent or affected property owners, and other interested parties.

Pursuant to Zoning Code 10-20.30.060.A, the Heritage Preservation Commission respectfully requests a waiver of the Neighborhood Meeting Requirement.

Sincerely,

Karl Eberhard  
Heritage Preservation Commission Staff Liaison

Attached: Public Hearing Notice for HPC Public Hearing

*Approved*  
*10-5-13*  
*James Eberhard*

# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that at the request of the property owners, the City of Flagstaff Heritage Preservation Commission will hold a Public Meeting to consider the designation of the following properties to the Landmarks Overlay District:

- **The Du Beau Motel**  
19 W. Phoenix Avenue (APN 100-41-014)
- **Picture Canyon**  
A portion of Section 4, Township 21 North, Range 8 East (APN 113-06-003)
- **The Yaeger Residence**  
515 N. San Francisco Street (APN 101-09-006B)

Per the Flagstaff Zoning Code, Section 10-30.30.040.B, designation would impose preservation standards and require Heritage Preservation Commission approval for any future development on the designated properties. Interested persons are invited to participate by filing comments in writing or by attending and being heard at the Public Hearing. Heritage Preservation Commission Staff Reports are available with additional information.

## Public Hearing

Regular Meeting of the

### **HISTORIC PRESERVATION COMMISSION**

**NOVEMBER 20, 2013 at 4:00 pm** in the Staff Conference Room at City Hall;

211 West Aspen Avenue, Flagstaff, Arizona

## Further Actions

This application will also be considered by the Planning and Zoning Commission and the City Council, with Public Hearings and noticed separately.

## For further information contact:

Karl Eberhard  
Historic Preservation Officer  
211 West Aspen Avenue, Flagstaff, Arizona  
(928) 213-2969

**Publish Date: Sunday, November 3, 2010**