

November 1, 2005
6:00 p.m.

3. ROLL CALL

On roll call, the following were present:

Mayor Donaldson

Vice-Mayor White
Councilmember Babbott
Councilmember Cooper
Councilmember Haughey
Councilmember Kelty
Councilmember Silva

9. PUBLIC HEARINGS

- A. Consideration of Public Hearing (PC ANX-05-001): Annexation of 11 acres at 3400 North Fort Valley Road for the Schultz Pass Meadows subdivision.**

RECOMMENDED ACTION:

Open the public hearing.
Receive citizen input.
Close the public hearing.

Vice-Mayor White moved to open the public hearing, seconded by Councilmember Cooper. The motion passed on unanimous vote.

Opposed to the annexation were:

Jerry Snow, 3377 W. Lois Lane, Flagstaff

Billie Jane McIntosh, 3281 W. Lois Lane, Flagstaff

Edward Wenzinger, 3372 N. Estates St., Flagstaff

Greg Melikian, 3201 W. Lois Lane, Flagstaff

Robert Booth, 1107 Thelma Way, Flagstaff

Jim McCormick, Cheshire, Flagstaff

The following reasons were given to reject the annexation:

- The nearby neighbors do not want this land developed, destroying its natural beauty.
- A subdivision would block the current homeowners' views.
- Traffic would be increased, causing additional safety concerns for Sechrist School.
- Underground rocks would make the land very expensive to build on, and make the homes built there unaffordable.
- A **shopping center** would be more beneficial to the area than more housing.

Speaking in favor of the annexation was:

Jerry Nabours, 10 E. Dale, Flagstaff, attorney for the applicant

The following reasons were given in support of the annexation:

- The question before the Council is only an annexation, not a development.
- The applicant intends to address the concerns of the neighboring communities at the appropriate time.
- **At least six more public hearings will be held to gather input from the public at different phases of the project.**

Councilmember Haughey moved to close the public hearing, seconded by Councilmember Silva. The vote was unanimous in favor.

**December 13 - 14, 2005
6:00 p.m.**

2. ROLL CALL

On roll call, the following were present:

Mayor Donaldson

**Vice-Mayor White
Councilmember Babbott
Councilmember Cooper
Councilmember Haughey
Councilmember Kelty
Councilmember Silva**

Also present were:

**City Manager, Dave Wilcox
City Attorney, Patricia Boomsma**

- 3. Consideration of Resolution No. 2005-124: A resolution amending the Flagstaff Area Regional Land Use and Transportation Plan by amending the Plan to redesignate a certain parcel of land of approximately 6.78 acres from Rural Open Space to Low Density Residential Designation and a certain parcel of land of approximately 3.06 acres from Neighborhood Commercial to Medium Density Residential Designation at 3400 North Fort Valley Road.**

RECOMMENDED ACTION: Open the public hearing.
Receive citizen input.
Close the public hearing.

Read Resolution No. 2005-124 by title only.
Adopt Resolution No. 2005-124.

Ursula Montaña, Advanced Planning Manager, gave a brief presentation on Resolution No. 2005-124 and 2005-125, both items seeking to amend the Flagstaff Area Regional Land Use and Transportation Plan.

Ms. Montaña reviewed concerns brought forth by citizens through the Planning and Zoning Commission meetings, including (1) increased vehicular traffic, (2) the need for a traffic signal at Highway 180 and Schultz Pass Road, (3) maintaining the area as a gateway to the City, (4) the proximity of two gas lines that bisect the parcels, (5) maintaining the viewshed, (6) increased bicycle and pedestrian traffic on Schultz Pass Road and on private property, (7) a preference for commercial use of the land, (8) a preference for the area to remain open space, and (9) the preference for the northern parcels to be affordable housing.

The Arizona Department of Transportation (ADOT) has determined that a traffic signal at Highway 180 and Schultz Pass Road is not warranted at this time based on the number of houses planned for the subdivision.

Several Councilmembers stated their concern regarding the future safety issues at Highway 180 and Schultz Pass Road, and expressed their desire to have staff work with ADOT in an attempt to persuade ADOT to make an exception in this case.

Councilmember Cooper stated that she is a resident of Valley Crest Estates, which is near the proposed development, however, she does not have any conflict of interest issues with the project.

Neil Gullickson, Development Case Manager, gave a brief presentation on the rezoning aspects of the project and reviewed the ADOT traffic count results in the area of the development.

The developer is proposing private streets in the development, and staff will make sure that all streets have public access. Mr. Gullickson stated he would have the Covenants, Conditions and Restrictions (CC & R's) modified to ensure public access on private streets, and the homeowners association will comply with all laws of the City of Flagstaff. Kent Hottsendieler, a representative of the developer, stated that the developer is open to making the roadways public if that is the Council's desire.

Councilmember Kelty moved to open the public hearing on Resolution No. 2005-124, seconded by Councilmember Haughey. The motion passed on majority vote with Mayor Donaldson, Vice-Mayor White and Councilmembers Babbott, Haughey, Kelty and Silva voting in favor, and Councilmember Cooper opposed.

Councilmember Kelty moved to open the public hearing on Resolution No. 2005-125, seconded by Councilmember Haughey. The motion passed on unanimous vote.

Vice-Mayor White moved to open the public hearing on Ordinance No. 2005-28, seconded by Councilmember Kelty. The motion passed on unanimous vote.

Speaking in favor the two resolutions and ordinance stated above were:

Mitch Buckingham, 3000 W. Foothills Way, Flagstaff

Helen Hudgens-Ferrell, representing BothHands, Flagstaff

Judy Louks, 2473 N. Oakmont Street, Flagstaff

The following argument was made in support of the above listed actions:

- The workforce housing element of the project is desperately needed in Flagstaff.

Speaking in opposition to the two resolutions and ordinance stated above was:

Mike Chambers, 1250 N. Schultz Pass Road, Flagstaff

The following argument was cited in opposition to the above listed actions:

- The intersection at Schultz Pass Road and Fort Valley Road is already a dangerous intersection; the addition of thousands of car trips a day will increase the danger significantly.

Speaking neither in favor nor opposition to the above actions was Sat Best, on behalf of The Museum of Northern Arizona. Mr. Best stated that The Museum of Northern Arizona is very pleased that the area in question is being treated as a gateway to the community.

Vice-Mayor White moved to close all three of the public hearings. The motion was seconded by Councilmember Silva and passed on unanimous vote.

The following issues were discussed during Council dialogue:

- A signal at the intersection of Schultz Pass Road and Fort Valley Road is imperative.
- Good design will be crucial to the viewshed, as well as the gateway concept.
- This project is a good example of a successful public/private partnership.

- The workforce housing element of this project is desperately needed and sets a benchmark for all future developments.
- The project does not sufficiently support the concept of walkability as intended in the Regional Plan.
- Greater densities will be needed in order to support businesses within neighborhoods and thereby achieve walkability.

Because adoption of Resolution Nos. 2005-124 and 2005-125, and Ordinance No. 2005-28 will not occur until after the end of the year, City Attorney Boomsma instructed that two votes should be taken: one to approve the resolutions and ordinance, and one to read the titles of the resolutions and ordinance.

Vice-Mayor White moved to approve Resolution No. 2005-124 amending the Flagstaff Area Regional Land Use and Transportation Plan by amending the Plan to redesignate a certain parcel of land of approximately 6.78 acres from Rural Open Space to Low Density Residential Designation and a certain parcel of land of approximately 3.06 acres from Neighborhood Commercial to Medium Density Residential Designation at 3400 North Fort Valley Road. The motion was seconded by Councilmember Silva and passed on majority roll call vote as follows:

Mayor Donaldson Aye

Vice-Mayor White Aye

Councilmember Babbott Aye

Councilmember Cooper Nay

Councilmember Haughey Aye

Councilmember Kelty Aye

Councilmember Silva Aye

Vice-Mayor White moved to read Resolution No. 2005-124 by title only, seconded by Councilmember Silva. The motion passed on unanimous vote and title was read as follows:

RESOLUTION NO. 2005-124

A resolution amending the Flagstaff Area Regional Land Use and Transportation Plan by amending the Plan to redesignate a certain parcel of land of approximately 6.78 acres from Rural Open Space to Low Density Residential Designation and a certain parcel of land of approximately 3.06 acres from Neighborhood Commercial to Medium Density Residential Designation at 3400 North Fort Valley Road.

Councilmember Kelty moved to table the adoption of Resolution No. 2005-124 until the Council meeting of January 3, 2006, seconded by Vice-Mayor White. The motion passed on unanimous vote.

- 4. Consideration of Resolution No. 2005-125:** A resolution amending the Flagstaff Area Regional Land Use and Transportation Plan ("Regional Plan") to expand the urban growth boundary by amending Map 3 of the Regional Plan and Map 4 of the City of Flagstaff Land Use Plan with respect to approximately 9.84 acres of land at 3400 North Fort Valley Road.

RECOMMENDED ACTION:

Open the public hearing.
Receive citizen input.
Close the public hearing.

Read Resolution No. 2005-125 by title only.
Adopt Resolution No. 2005-125.

Vice-Mayor White moved approve Resolution No. 2005-125 amending the Flagstaff Area Regional Land Use and Transportation Plan ("Regional Plan") to expand the urban growth boundary by amending Map 3 of the Regional Plan and Map 4 of the City of Flagstaff Land Use Plan with respect to approximately 9.84 acres of land at 3400 North Fort Valley Road. The motion was seconded by Councilmember Silva, and passed on unanimous vote.

Vice-Mayor White moved to read Resolution No. 2005-125 by title only. The motion was seconded by Councilmember Kelty and title was read as follows:

RESOLUTION NO. 2005-125

A resolution amending the Flagstaff Area Regional Land Use and Transportation Plan ("Regional Plan") to expand the urban growth boundary by amending Map 3 of the Regional Plan and Map 4 of the City of Flagstaff Land Use Plan with respect to approximately 9.84 acres of land at 3400 North Fort Valley Road.

Councilmember Kelty moved to table the adoption of Resolution No. 2005-125 until the Council meeting of January 3, 2006, seconded by Vice-Mayor White. The motion passed unanimously.

- 5. Consideration of Ordinance No. 2005-28:** An ordinance rezoning two parcel of land totaling approximately 9.84 acres at 3400 North Fort Valley Road from UC, Urban Commercial District, to R1, Residential District for Parcel A (6.78 acres) and to MR, Medium Density Residential for Parcel B (3.06 acres).

RECOMMENDED ACTION:

Open the public hearing.
Receive citizen input.
Close the public hearing.

Read Ordinance No. 2005-28 for the first time by title only.

Councilmember Kelty moved to approve the rezoning of two parcels of land totaling approximately 9.84 acres at 3400 North Fort Valley Road from UC, Urban Commercial District, to R1, Residential District for Parcel A (6.78 acres) and to MR, Medium Density Residential for Parcel B (3.06 acres).

The motion was seconded by Councilmember Silva, and passed on majority vote with Mayor Donaldson, Vice-Mayor White and Councilmembers Babbott, Haughey, Kelty, and Silva in favor, and Councilmember Cooper opposed.

Vice-Mayor White moved to read Ordinance No. 2005-28 for the first time by title only, seconded by Councilmember Kelty. The motion passed on majority vote with Mayor Donaldson, Vice-Mayor White and Councilmembers Babbott, Haughey, Kelty, and Silva in favor, and Councilmember Cooper opposed. Title was read as follows:

ORDINANCE NO. 2005-28

An ordinance rezoning two parcel of land totaling approximately 9.84 acres at 3400 North Fort Valley Road from UC, Urban Commercial District, to R1, Residential District for Parcel A (6.78 acres) and to MR, Medium Density Residential for Parcel B (3.06 acres).

- 6. Consideration of Ordinance No. 2005-27:** An ordinance extending and increasing the corporate limits of the City of Flagstaff, Coconino county, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and amendments thereto, by annexing certain territory totaling approximately 11 acres consisting of 1 acre of roadway, a 6.78 acre parcel of land and a 3.06 acre parcel of land at 3400 North Fort Valley Road, which territory is contiguous to the existing corporate limits of the City of Flagstaff and establishing city zoning for said land as UC, Urban Commercial District.

RECOMMENDED ACTION: Read Ordinance No. 2005-27 for the first time by title only.

Vice-Mayor White moved to read Ordinance No. 2005-27 for the first time by title only, seconded by Councilmember Silva. The motion passed on unanimous vote and title was read as follows:

ORDINANCE NO. 2005-27

An ordinance extending and increasing the corporate limits of the City of Flagstaff, Coconino county, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and amendments thereto, by annexing certain territory totaling approximately 11 acres consisting of 1 acre of roadway, a 6.78 acre parcel of land and a 3.06 acre parcel of land at 3400 North Fort Valley Road, which territory is contiguous to the existing corporate limits of the City of Flagstaff and establishing city zoning for said land as UC, Urban Commercial District.

Mayor Donaldson requested that staff prepare a letter to Governor Napolitano to be signed by the Council requesting a signalized intersection at Schultz Pass Road and Fort Valley Road. Per City Manager Dave Wilcox's request, staff will be allowed time to negotiate further with ADOT before such letter will be drafted.

**January 3, 2006
6:00 p.m.**

3. ROLL CALL

On roll call, the following were present:

Mayor Donaldson

**Vice-Mayor White - Excused
Councilmember Babbott - Excused
Councilmember Cooper
Councilmember Haughey
Councilmember Kelty
Councilmember Silva**

- A. Consideration of Resolution No. 2006-03:** A resolution approving a pre-annexation and development agreement between Big Corner, LLC and the City of Flagstaff, Arizona.

RECOMMENDED Read Resolution No. 2006-03 by title only.
ACTION: Adopt Resolution No. 2006-03.

Councilmember Haughey moved to read Resolution No. 2006-03 by title only, seconded by Councilmember Silva.

Neil Gullickson, Development Services Division, stated he would like to review 10A, 10B, 10C, 10D, and 10E all at the same time since they all deal with Schultz Pass Meadows subdivision.

Mr. Gullickson explained that Resolution No. 2006-03 addresses the pre-annexation and development agreement between Big Corner, LLC and the City of Flagstaff. In response to Council's request for language identifying public access to the interior roadways, language was added to Section 8.1 of the development agreement. The language reads as follows:

8.1 All interior roads within the subdivision shall be open to the public without restriction or condition. Gates, guardhouses, or other devices or structures may not be used on any street within the subdivision to impede public access in contravention of this provision.

At the Special Council meeting of December 13, 2005, Council encouraged language requiring a deed restricting Parcel B to permanent affordability. Staff believes that the language in the third paragraph of Ordinance No. 2005-28 ensures permanent affordability and does not limit staff to one tool in the affordable housing toolbox. Staff requests that Council consider that language acceptable.

Jerry Nabours, attorney representing the applicant, stated that the developer has agreed that the interior streets in the development will be dedicated public streets, meeting all the City's requirements for public streets, rather than the originally planned private streets.

Mr. Nabours explained some changes made to the preliminary plat, which address concerns regarding a dead-end with garbage and recycling truck accessibility issues. One lot was lost as a result of the reconfiguration

The motion to read Resolution No. 2006-03 passed on unanimous vote.

A discussion ensued as to whether the development agreement was presented in its final form or needed additional adjustments.

Councilmember Haughey withdrew his motion to read, seconded by Councilmember Silva.

Return to Regular Agenda Order

- A. Consideration of Resolution No. 2006-03:** A resolution approving a pre-annexation and development agreement between Big Corner, LLC and the City of Flagstaff, Arizona.

RECOMMENDED ACTION:	Read Resolution No. 2006-03 by title only. Adopt Resolution No. 2006-03.
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Councilmember Haughey moved to read Resolution No. 2006-03 by title only, seconded by Councilmember Kelty.

Harry Lane, Assistant City Attorney, proposed the following amendments to the pre-annexation and development agreement as follows:

- B.** The Developer desires and intends to develop Parcel A as a single family detached subdivision containing ~~a maximum of twenty-five (25)~~ twenty-two (22) lots (the "Project") pursuant to the terms and conditions of this Agreement and subject to all applicable City ordinances, regulations, and resolutions, as provided in this Agreement. The Developer intends to sell Parcel B to the City for purposes of creating work force housing, all as further set forth below.
- G.** The City and the Developer are entering into this Agreement pursuant to the provisions of Arizona Revised Statutes ("A.R.S") § 9-471 (pertaining to annexation) and A.R.S. § 9-500.05 (pertaining to development agreements) in order to facilitate the annexation, proper municipal zoning designation, and development of the Property by providing for, among other things: (1) conditions, terms, restrictions, and requirements for annexation of the Annexation Parcels into the City; (2) the permitted uses for the Property; (3) the density and intensity of such uses; and (4) other matters related to development of the Property as depicted in the concept plan for the Schultz Pass Meadows Subdivision ("Concept Plan"). A copy of the Concept Plan for Parcel A is attached to this Agreement as Exhibit C.

- 4.1 The current Coconino County zoning for both Parcel A and Parcel B is CG 10,000 (General Commercial). The City has previously held public meetings on the Zoning Amendment and has fully complied with all other requirements of A.R.S. § 9-462.04 and Section 10-10-004-0007 of the Land Development Code necessary to adopt municipal zoning for the Property, upon annexation as provided in the Zoning Ordinance. The City and the Developer acknowledge that A.R.S. § 9-471(L) requires that the City initially zone annexed lands for densities and land uses no greater than the previously existing county zoning for such lands, and the City has determined that the zoning designation under the Land Development Code most comparable to the CG 10,000 designation is UC, Urban Commercial. After the Zoning Annexation Ordinance has become final, Parcel A and Parcel B shall be zoned UC, Urban Commercial. However, upon adoption of the Zoning Ordinance, the zoning for Parcel A shall change to R1, Residential District and **Parcel B shall change to MR, Medium Density Residential District.**
7. Project Description. The Project as contemplated by this Agreement with respect to Parcel A and as illustrated or referenced in the Concept Plan shall consist of a single family detached subdivision containing ~~a maximum of twenty-five (25)~~ twenty-two (22) lots. Lots 7-~~15~~ 16 to be developed on Parcel A shall be limited to single storey structures, and this limitation shall appear both as a notation on the final plat for the Project and as restrictions recorded against each individual lot with the recording of the final plat.
- 8.1 Street and Roads. Schultz Pass Road adjacent to Parcel B shall be built to City standards with 5' sidewalks, curb and gutter and 5' parkways ~~adjacent to Parcel B~~. ~~The Developer shall dedicate Schultz Road to the City upon recordation of the final plat.~~ All interior roads ~~within the subdivision~~ shall be built to City standards ~~for vertical/horizontal street width design~~. The Developer's Highway 180 improvements shall include curb and gutter, 10' parkway and sidewalks a minimum of 5', where such improvements do not already exist. ~~All interior roads within the subdivision shall be open to the public without restriction or condition. Gates, guardhouses, or other devices or structures may not be used on any street within the subdivision to impede access in contravention of this provision.~~

- 8.2.1** Offsite Water Requirements. The Developer shall construct a looped water system for the Project by extending the existing 8" line in Fort Valley Road (as shown in the appendix of the Water and Sewer Impact Analysis) west to the northwestern edge of the development. To complete the loop the Developer shall bore under Fort Valley road to connect to the existing 8" PVC main in Lois Lane. As an alternative, the Developer may bore under Fort Valley road to connect to the existing 12" main in Fremont Boulevard. The Developer shall construct ~~a public utility easement and~~ a second tie in to the water system in the Cheshire Subdivision prior to any building permits being issued to the Developer.
- 8.2.3** ~~The Developer shall dedicate a tract of land (20' wide minimum) along the northern boundary of the Property to the City of Flagstaff to allow for a public utility easement and future accessibility to the proposed water and sewer lines running within this Project.~~
- 8.2.4** 3 The Developer shall abandon and seal the existing water well on Parcel B per Arizona Department of Health Services Bulletin Number 10, or other applicable regulations. The well shall be sealed by restoring the controlling geological conditions, which existed before the well was drilled. An acceptable alternative is to completely fill the existing well with concrete.
- 8.2.5** 4 The onsite sewer line to be constructed by the Developer that runs from the north edge of the Property to Fort Valley Road shall be an 8" line. The proposed public sewer system shall be designed for gravity flow, except where impossible due to the EPNG transmission line.
- 8.3** Screen Wall and Landscape Plan. The Developer shall construct a screen wall along the west side of Lot 47 22 and ~~between the backsides of~~ along lots 47-25 16-22 to screen the backs of these lots from view from Ft. Valley Road. The wall shall be 6' tall, veneered with native malapai rock and will be modulated approximately as depicted on the "Conceptual Landscape Plan for Shultz Pass meadows Parcel A" dated 5-23-05 and prepared by Linda Henden, ASLA, Landscape Consultant. The Developer shall prepare a colored elevation and landscaping plan for Parcel A designed by an Arizona registered landscape architect to be submitted with the Developer's tentative plat.

10. Sale of Parcel B to City. The Developer agrees to sell and convey and the City agrees to purchase Parcel B, as set forth herein. Parcel B is also referred to as APN 111-02-001C and consists of an area of 133,516.59 square feet. The purchase price for Parcel B shall be \$140,200.00, payable within six (6) months after the effective date of this Agreement. This price includes an easement for the benefit of El Paso Natural Gas that may not be built upon.

Public improvements adjacent to the El Paso Natural Gas Transmission main Parcel B along Shultz Pass Road and State Highway 180 will be provided by the Developer and reimbursed by the City at cost. This includes curb, gutter and five (5) foot sidewalk with a ten (10) foot parkway along Highway 180 and a five (5) foot sidewalk along Schultz Pass Road with a five (5) foot parkway. Public improvements internal to Parcel B will be provided by the Developer and reimbursed by the City at cost. These internal improvements will include public sewer and water along with telephone, power and natural gas. The Developer shall be responsible to properly abandon the existing well at Shultz Pass and Highway 180, as further described in **Section 8.2.4 3.** The City shall reimburse the Developer for engineering, surveying and testing expenses particular to the improvements on or adjacent to Parcel B.

The City will reimburse the Developer for one-half the cost of bringing the water lines under Highway 180 and under Schultz Pass Road.

The City and the Developer shall open an escrow account at a mutually agreeable title company promptly after the Developer has (i) public improvement construction drawings approved by the City, (ii) a signed contract with a licensed contractor and (iii) the final plat is recorded. ~~Prior to closing, the~~ The City shall fund the escrow account for the amount of the City's share of public improvements. ~~Funds will be released when construction of the Project is completed.~~ The City shall authorize release of ninety percent (90%) of the escrowed funds when construction of the improvements is completed, and the City shall authorize release of the remainder of the funds upon acceptance of the construction by the City.

Councilmember Kelty moved to amend the development agreement with the changes read into the record by Assistant City Attorney Harry Lane, as well as to accept the new concept plan. The motion was seconded by Councilmember Haughey and passed on unanimous vote. Title was read as follows:

RESOLUTION NO. 2006-03

A resolution approving a pre-annexation and development agreement between Big Corner, LLC and the City of Flagstaff, Arizona.

Councilmember Kelty moved to adopt Resolution No. 2006-03, seconded by Councilmember Haughey. **The motion passed on unanimous vote.**

- B. Consideration of Ordinance No. 2005-27:** An ordinance extending and increasing the corporate limits of the City of Flagstaff, Coconino County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and amendments thereto, by annexing certain territory totaling approximately 11 acres consisting of 1 acre of roadway, a 6.78 acre parcel of land and a 3.06 acre parcel of land at 3400 North Fort Valley Road, which territory is contiguous to the existing corporate limits of the City of Flagstaff and establishing city zoning for said land as UC, Urban Commercial District.

RECOMMENDED ACTION: Read Ordinance No. 2005-27 for the final time by title only.
 Adopt Ordinance No. 2005-27.

Councilmember Haughey moved to read Ordinance No. 2005-27 for the final time by title only. The motion was seconded by Councilmember Silva and **passed on unanimous vote.** Title was read as follows:

ORDINANCE NO. 2005-27

An ordinance extending and increasing the corporate limits of the City of Flagstaff, Coconino County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and amendments thereto, by annexing certain territory totaling approximately 11 acres consisting of 1 acre of roadway, a 6.78 acre parcel of land and a 3.06 acre parcel of land at 3400 North Fort Valley Road, which territory is contiguous to the existing corporate limits of the City of Flagstaff and establishing city zoning for said land as UC, Urban Commercial District.

Councilmember Haughey moved to adopt Ordinance No. 2005-27, seconded by Councilmember Silva. **The vote was unanimous in favor.**

Consideration of Resolution No. 2005-125: A resolution amending the Flagstaff Area Regional Land Use and Transportation Plan ("Regional Plan") to expand the Urban Growth Boundary by amending Map 3 of the Regional Plan and Map 4 of the City of Flagstaff Land Use Plan with respect to approximately 9.84 acres of land at 3400 North Fort Valley Road.

RECOMMENDED ACTION:

Adopt Resolution No. 2005-125.

Councilmember Silva moved to adopt Resolution No. 2005-125, seconded by Councilmember Haughey. **The motion passed on unanimous vote.**

- D. **Consideration of Resolution No. 2005-124:** A resolution amending the Flagstaff Area Regional Land Use and Transportation Plan by amending the Plan to redesignate a certain parcel of land of approximately 6.78 acres from Rural Open Space to Low Density Residential Designation and a certain parcel of land of approximately 3.06 acres from Neighborhood Commercial to medium Density Residential Designation at 3400 North Fort Valley Road.

RECOMMENDED ACTION:

Adopt Resolution No. 2005-124.

Councilmember Silva moved to adopt Resolution No. 2005-124, seconded by Councilmember Haughey. The motion passed on majority vote with Mayor Donaldson and Councilmembers Haughey, Kelty and Silva voting in favor, and Councilmember Cooper opposed.

- E. Consideration of Ordinance No. 2005-28:** An ordinance rezoning two parcels of land totaling approximately 9.84 acres at 3400 North Fort Valley Road from UC, Urban Commercial District, to R1, Residential District for Parcel A (6.78 acre) and to MR, Medium Density Residential District for Parcel B (3.06 acres).

RECOMMENDED ACTION:

Read Ordinance No. 2005-28 for the final time by title only.
Adopt Ordinance No. 2005-28.

Councilmember Silva moved to read Ordinance No. 2005-28 for the final time by title only, seconded by Councilmember Haughey.

Staff was instructed to conform the language in the ordinances to be consistent with the changes made earlier in the evening to the development agreement.

Councilmember Haughey moved to amend the ordinance to be consistent with the development agreement amended earlier.

Councilmember Kelty moved to table the item until January 17, 2006, seconded by Councilmember Silva. The vote was unanimous in favor.

**March 7, 2006
6:00 p.m.**

3. ROLL CALL

On roll call, the following were present:

Mayor Donaldson

Vice-Mayor White

Councilmember Babbott

Councilmember Cooper

Councilmember Haughey

Councilmember Kelty - Excused

Councilmember Silva

- C. **Consideration of Ordinance No. 2006-05:** An ordinance authorizing the acquisition of real property for housing and public utilities in Schultz Pass Meadows.

RECOMMENDED ACTION:

Read Ordinance No. 2006-05
for the final time by title only.
Adopt Ordinance No. 2006-
05.

Councilmember Cooper moved to read Ordinance No. 2006-05 for the final time by title only, seconded by Councilmember Haughey. The motion passed on unanimous vote and title was read as follows:

ORDINANCE NO. 2006-05

An ordinance authorizing the acquisition of real property for housing and public utilities in Schultz Pass Meadows.

Vice-Mayor White moved to adopt Ordinance No. 2006-05. The motion was seconded by Councilmember Silva and passed on unanimous vote.