

Tammy Bishop

Subject: FW: #1

From: Michelle McCrea <michellemarie_1000@yahoo.com>

Sent: Thursday, October 22, 2020 3:29 PM

To: Tiffany Antol <TAntol@flagstaffaz.gov>

Subject: Sky Cottages at Timber Sky

Dear Tiffany,

I am writing to express my concern regarding the proposal by Vintage Partners to rezone the property on the northwest corner of Woody Mountain Road and the McAllister Ranch Road alignment, from its existing zoning of rural residential to high density residential. As you know, the developer is looking to build apartments on the lot. My husband and I own a home and live full time in the Presidio in the Pines neighborhood. Our main concern with this proposal is the increase of high speed traffic going through our neighborhood, especially with hundreds more cars shortcutting their way to NAU. We live right off the new road that opened between Presidio and Boulder Point, and we already have major problems with high speed traffic flying around that corner. I know the City has gotten numerous complaints since that road opened because police are often monitoring roads in Boulder Point and temporary speed monitoring signs have been put out since that road opened.

We listened to the developer's Zoom meeting, and felt the developer was misleading on at least a couple main points. First, the developer did not readily acknowledge that the existing zoning was rural residential. In contrast, the developer told neighbors to 'not get confused by the zoning change' as if it was too complex us to think about (it was condescending). The developer also has clever talking points – like the apartments will be “transitional housing” that will ‘help those poor millennials’ - that make it seem like the apartments won't become student housing. All of us who know the housing issues in Flagstaff know that these apartments will indeed become student housing, and those students will be zipping through Presidio and Boulder Point on their way to NAU. Many of the townhomes in Presidio are being rented to students, as are the townhomes in Boulder Point, the same will happen with these apartments. My husband and I happen to be millennials – its easy to see right through those empty talking points. We oppose this proposed zoning change. Its also important to note that despite claiming these apartments will help meet needs for affordable housing (even though they really won't, they will just become majority off campus student housing because it's an easy straight shot to speed through Presidio and Boulder Point to NAU), the developer could not commit to any price point at which the apartments would be rented.

Thank you and please let me know if you have any questions.

Michelle Kuzdas
2338 W. Mission Timber Cir
Flagstaff, AZ 86001

Tammy Bishop

Subject: FW: #2

From: John Prentice <jtprentice@aol.com>

Sent: Tuesday, October 13, 2020 3:27 PM

To: Tiffany Antol <TAntol@flagstaffaz.gov>

Subject: rezone property from RR RPO-Rural Residential to HR RPO-High Density

Dear Ms. Antol,

My husband and I attended a Virtual Neighborhood Meeting regarding the rezoning of property near Woody Mountain Road and MC Allister Ranch Road. The rezoning being necessary for Vintage Partners to develop their Sky Cottages rental development.

We are both AGAINST this rezoning request. We are very concerned that the traffic on Woody Mountain Road would increase exponentially with the addition of 199 cottage units with each cottage owner adding 1 - 2+ cars per unit. There is no provision for garages on the development, with carports for some of the three bedroom units. This will present the appearance of a "used car lot" with most residents having to park on the street. A review of the proposed development also shows that few of the existing trees on this property will survive after construction. This will only exacerbate the poor optics of this project. We feel that this type of development does not belong on this parcel of land and should be moved out onto Old Route 66, closer to town and public transportation. We are also concerned that over time these rental units will fall into disrepair and will adversely affect property values in Presido and Timber Sky.

Regards,

Therese Prentice, John Prentice
2920 S Pais Del Norte
Flagstaff, AZ 86001

847 226 2885

Tammy Bishop

Subject: FW: #3

From: Scott Summers <sdsummers2@hotmail.com>

Sent: Wednesday, October 7, 2020 5:16 PM

To: Tiffany Antol <TAntol@flagstaffaz.gov>

Cc: lschube@gblaw.com

Subject: Sky Cottages development

Dear Ms. Antol,

I am a full-time resident of the Presidio in the Pines development in Flagstaff and live at 2918 S. Pepita Dr. I recently heard about the Sky Cottages Virtual meeting that was held on Monday, and was not able to attend. I understand that you are the City Planner assigned to this case and I wanted to pass along my comments regarding the proposal to develop Sky Cottages. The increase in potential traffic is, of course, a concern with such high density housing. It looks like one of the main inlet/outlet roads to this development is located directly across from the main inlet/outlet road into Presidio in the Pines. Also, I would hate to see most of the trees in the forested part of the proposed property cut down. It seems like a way to address both of these concerns would be to move the location of the new develop farther to the north and closer to the Route 66 roadway. This would, likely, involve a re-zoning of some of that property, but a re-zoning is needed for the current proposed location. Moving the development closer to Route 66 would spread out some of the traffic – there would not be a bottle-neck at Woody Mountain road and the entrances to Sky Cottage and Presidio – and would allow for more of the forested area to be left in-tact.

Thank you for your work on this project and for your consideration. If possible, I would like to be informed of the next steps in this process.

Cordially, Scott Summers

Tammy Bishop

Subject: FW: #5
Attachments: Presidio Future Project.pptx

From: Marvin Kissinger <californiamarvin@comcast.net>

Sent: Tuesday, October 6, 2020 10:34 AM

To: lschube@gblaw.com

Cc: Ileana Kissinger <luquillotropical@comcast.net>; Michelle Marie Kissinger <michellekissinger88@gmail.com>; Tiffany Antol <TAntol@flagstaffaz.gov>

Subject: FW: Re: Questions Concerning the Virtual Neighborhood Meeting on October 5, 2020 (Resending to correct email address)

Lindsay & Tiffany

My name is Marvin Kissinger, myself and my wife Ileana moved to this area in January 2019 from Sacramento, California. My daughter, Michelle Kissinger also moved out here and purchased a townhouse in Presidio. We enjoy the Flagstaff area and one of the attractions is the pine forest and the surrounding natural beauty. So are major concerns with this project are removing this natural setting and increased traffic and possible crime.

I did not participate in the first virtual meeting you had, but I was on the second meeting on October 5th. Thank you for providing the information you presented in the virtual presentation and I apologize if some of my questions were already answered. However, we do have some concerns that I have listed below:

1. Concerning Woody Mountain Road, I know you mentioned that there will be a traffic light at the intersection of Route 66 and Woody Mountain Road, but I am not sure if Woody Mountain Road will be 2 lanes each way or one lane each way? My concern is still traffic congestion and if there is a traffic delay, will emergency vehicles still be able to come or leave the complex, using Woody Mountain Road?
2. I know you have indicated you are going to leave a large portion of the trees intact, what does that mean? Can you provide a percentage of trees that will remain, taking into account the current number of trees there? As we stated before, removal of the pine trees in this area is a major concern.
3. What is the minimal time periods for renting the units? Our concern is people coming here to rent the units, for short periods of time to have parties and celebrations that would cause excessive noise and traffic problems. This is a college town and events like this do happen.
4. I know you mentioned the number of parking spaces you have in the Sky Cottages complex. Can we be certain that there are sufficient spaces for your complex, as we already have a serious parking issue in the Presidio complex.
5. What will be the impact on the shrinking water resources here? Coming from Sacramento, we are always concerned about droughts and water shortages. Is Flagstaff prepared to provide water resources to the continual increase we have in adding more housing and accommodating more people?
6. Do you have any plans for developing the land behind our home at 2597 W Josselyn Drive? We continue to be concerned about losing the pine forest behind us? Refer to attached map.

Thank you for keeping us informed and we hope this project will have a positive impact on our community, if it is approved.

Marvin & Ileana Kissinger
2597 West Josselyn Drive
Flagstaff, AZ 86001

H.P.: (928) 774-1716
Cell: (916) 799-2605

Tammy Bishop

Subject: FW: #6

From: Lauri Budzinski <lauribud@gmail.com>

Sent: Monday, October 5, 2020 3:15 PM

To: Tiffany Antol <TAntol@flagstaffaz.gov>

Subject: Vintage Partners ReZoning Proposal - "Sky Cottages"

Dear Tiffany

Thank you for returning my call last week. I really appreciate all the information you shared with me regarding the rezoning process in Flagstaff.

I am sending this email to voice through you my concern about the Vintage Partners Sky Cottages rental units development proposal and application to rezone the property location from RR RPO-Rural Residential to HR RPO-High Density Residential. I attended the first neighborhood meeting for this project and was able to ask some questions. I will not be able to attend the 2nd meeting scheduled for this evening due to a prior commitment.

My main points of concern, in no special order, are:

- Flagstaff overall growth and water resources. When I moved to Flagstaff in 1996, the city's master plan indicated slow, restricted growth mostly due to natural environmental boundaries and very much the concern for limited/finite water resources. The incredible residential housing growth the past few years is surprising to me as I do not know how the regional water supply has changed so drastically. If Flagstaff truly does have infinite water supply and infrastructure, that's great and would put my mind at ease for this concern.
- Traffic on old Route 66 and Woody Mountain - The build out of Presidio, where I live, has proven that these roads are barely going to handle the additional TimberSky build out of 1100 homes, much less 200 more Sky Cottage rental homes (minimum of 2500 more vehicles on these roads). Route 66 is one lane at the intersection with Woody Mountain; the traffic coming off of I40 is going 50+mph and they are driving in freeway mode; the backups all the way to Woodlands Boulevard, and then on to Milton are already becoming a nightmare. (Furthermore, the backups at Woodlands and Route 66 from all directions indicates the traffic studies were lacking thus far). It is often difficult to traverse the Woody Mountain-Route 66 intersection safely. Woody Mountain traffic is now heavy at times, especially during WLGore and Arboretum work and event traffic times. With all the homes going in at Timber Sky, Woody Mountain will become more over-loaded and unsafe, exacerbated by visual terrain barriers, no stop signs, narrow roads and limited sidewalks - the only sidewalk is along Presidio's boundary adjacent to Woody Mountain.
- I do not support a 200 unit rental development in this area. Maintaining the rural residential (low density) zoning is much more appropriate to the entire area -

including the current neighborhoods of Presidio, TimberSky, RR Springs, Flagstaff Ranch, Equestrian Estates and others.

- No matter what people say or report - all the building of new housing and rental units the past few years is not bringing rent or home ownership costs down; I only see those numbers continue to climb. My children (and others expressed this) can't afford to stay in Flagstaff whether they rent or try to own.
- There are so many people buying 2nd homes in our neighborhoods and renting them out; this is certainly true in Presidio. This causes disparity with home owners living in their one home who live next to people that rent from long distance or otherwise not highly emotionally invested landlords. There are all kinds of examples of what that disparity looks and feels like, including renters/landlords lack of property exterior maintenance, renters disinterest in CC&Rs, and unfriendly/uncaring neighbors because they don't have a vested interest in the neighborhood. This magnifies for me the reality that 200 rental units across the street would have a negative impact on the surrounding neighborhoods who are paying HOA fees to minimize these types of impacts where we live and pay property taxes.
- I have lived and worked and paid property taxes in Flagstaff for 25 years. I would like to see the zoning stay low density for this area for affordable thoughtful home lots and sizes. I didn't understand just how hi density Presidio was going to be when I purchased in 2015. Miramonte did not share good information and actually flat out lied about the development - that's another story.
- Mr. Crutchfield indicated, several times at the 1st neighborhood meeting, a 10-year plan for himself with Sky Cottages - build out will take several years of that 10-year plan. This is simply a money making endeavor for him/Vintage Partners - beyond the Timber Sky project. The Sky Cottages rental development looks like a nice enough project on paper illustration - perhaps better suited for an already hi-density zoned location.

Thank you and city staff for your consideration. I will watch for any progress on this application and will attend open meetings to continue to voice my concerns.

Please let me know you received this email - just a quick 'yes, I received your email' would be very much appreciated.

Sincerely,

Lauri Budzinski
Camel Drive
Presidio in the Pines

Tammy Bishop

Subject: FW: #7

From: Robert Davis <radavis15@mac.com>

Sent: Monday, October 5, 2020 2:01 PM

To: Tiffany Antol <TAntol@flagstaffaz.gov>

Cc: lschube@gblaw.com; Robert A. Davis <radavis15@mac.com>

Subject: Neighborhood Meeting - Proposed Rezoning for Sky Cottages on Woody Mountain

Hi Ms. Tiffany Antol,

I'm a current resident of Presidio in the Pines since May 2014. I attended the first neighborhood meeting on the proposed Sky Cottages and raised four areas of concern:

- **A build to rent community is not consistent with the surrounding communities (Presidio, Timber Sky, Equestrian Estates)** - The surrounding areas are single family / duplex homes that are intended as owner resident, owner investment or second home. The current residents have raised serious concerns and objections to the rental properties where the owner is not residing. This relates to parking, students not following rules, etc. and the construction of additional rental properties could make the situation worse in the area. Vintage Partners responded that they would control this by retaining ownership of the properties and enforcing rules. While this alleviated some concern, there is no guarantee that Vintage would retain ownership in several years and the problems are allowed to occur.
- **Environmental** - The area requested to be rezoned is a forested area that should be retained as a landscape buffer for the surrounding communities. As I read the County Community Plan leaving this area as forest would be consistent with the goals of the plan. Several of the attendees expressed this concern and the provided architectural drawing indicated a substantial number of trees would be removed.
- **Traffic** - While Vintage claimed a traffic study was done when Timber Sky was approved, there was no plan for Sky Cottages at that time and only one of the exits on Woody Mountain would have been considered. The proposal adds 199 homes which would generate 350 - 600 more vehicles to Woody Mountain. Vehicles would not use the Timber Sky exit because of inconvenience and would go primarily down Woody Mountain to US 66 when going to I-40 or Flagstaff.
- **Quality of Home** - The homes have no garages (just carports) and a new design (modular ?) for ease of construction. Their comment that construction personnel with less experience can build these does not lend assurances that they will be well built. It is being lower cost focused.

It has not been explained why the "build to rent" structures must be built here other than the builders of Timber Sky want to do it.

Today I plan on raising two more concerns:

- **If near Timber Sky why not at the corner of US 66 and Woody Mountain** - Less trees, Exit to US 66 can be used and retains most of the forested area intact. It may result in less home because of a smaller area, but reduced several concerns.
- **Width of roadways** - The width has not been indicated, but the roadways in Presidio allows parking on both sides of the street resulting being too narrow for fire engines. The roadways should be wide enough to accommodate this.

In summary, the proposed rezoning does not appear consistent with the existing communities. The concerns on placement, environments, being consistent with the County Plan, and traffic raise issues that make the location impractical.

Thank you for your consideration on these matters,

Robert A. Davis
2912 W Paz de Avenida
Flagstaff, AZ 86001

414-807-3306
radavis15@mac.com

Tammy Bishop

Subject: FW: #8

From: Ara Lynn N <anowack@gmail.com>
Sent: Tuesday, September 22, 2020 10:54 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Sky Cottages on Woody Mountain Road

Hello Tiffany,
I listened to the neighborhood meeting for Sky Cottages last night.
I am in shock that we would allow an entirely rental community to be built among new beautiful homes.

I would like to express that I am not in approval of this. As a homeowner in Presidio it is hard enough with the rentals to college students and houses owned by Phoenicians where the sidewalks are not clear of snow and the parking is a huge issue.

Presidio and this area is for homeowners, not rentals.

I also work at Gore, the traffic at 8am, noon, 3:30pm is horrific and clogged on Woody Mountain now, I cant even think about having 1100 new homes for Timber Sky and now another 200 homes with cars on Woody Mountain road. Additionally, the round-about is such a joke as there needs to be widespread "training" as to how to drive in these. So many times I enter the circle and have been honked at or flipped off for "stopping the flow on Woody Mountain Rd". I can't believe I have problems now, I can't imagine what the traffic congestion will be like in the future.

I love Flagstaff and love my home in Presidio please help preserve this land and keep building to a minimum.

If possible, could I please stay informed of the future of this project - Sky Cottages?

Best Regards,
Ara Lynn Nowack
2341 W. Mission Timber Circle
Flagstaff, AZ 86001

Tammy Bishop

Subject: FW: #9

From: Lisa Harris <lisaharris@frontiernet.net>

Sent: Monday, September 21, 2020 7:38 PM

To: Tiffany Antol <TAntol@flagstaffaz.gov>

Subject: Sky Cottages/ Vintage Partners

Good evening, I live in Presidio in the Pines. I am in the zoom meeting. I am very against this project, most of the people in our community are voicing their concerns as well. I would like to know what are the steps for us to fight this community?

Thank you for your help,

Lisa Harris
2737 W Jaclyn Dr
Flag, AZ 86001
9282098486

Tammy Bishop

From: Tiffany Antol
Sent: Monday, January 4, 2021 1:11 PM
To: Tammy Bishop
Subject: #10

Tiffany Antol, AICP

Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2605 | F: (928) 213-2089

From: Donna Morgan <morganj556@gmail.com>
Sent: Monday, September 21, 2020 12:02 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Re: Vintage Partners in Woody Mountain

Thank you for your prompt reply. While I wasn't aware of the Urban Activity Center designation for the corner of Woody Mountain and Route 66, this particular section is further south on Woody Mountain. I'm curious as to the specifics of the "build to rent" concept. I'm not sure how that helps locals to purchase a first or affordable home in Flagstaff. Until recently, I owned what was referred to as a quad lot in Presidio that was originally designed for a more affordable, smaller home. There were several of these types of lots until the developer had most of them replotted for larger (and more expensive) homes. No affordable housing there! I can see many of these rentals (especially the 1, 1.5 and 2 bedroom units) as just more student and Airbnb money makers with lots of transient and noisy traffic. I will be attending the virtual meeting tonight and hopefully will get some questions answered. Thank you again, Donna

[Sent from Yahoo Mail for iPad](#)

On Monday, September 21, 2020, 8:54 AM, Tiffany Antol <TAntol@flagstaffaz.gov> wrote:

Good Morning Donna,

Yes there will be several opportunities for public input. In fact the applicant is holding a virtual neighborhood meeting tonight. There will be two of these meetings held by the applicant prior to the case moving forward to public hearing. There will eventually be a public hearing before the Planning & Zoning Commission as well as before the City Council.

Meeting: Sky Cottages Virtual Neighborhood Meeting

Location: Meeting to be held virtually in Zoom.

Link: gblaw.zoom.us/webinar/register/WN_2K4UdPLyQjiyXhgmijqsQ

Date and Time: Monday, September 21, 2020 at 6:00 PM

I am not aware of what Vintage showed for this property back in 2017 as I have never reviewed it. While the project Vintage is proposing is multi-family it has the appearance of detached single-family units. A Traffic Impact Analysis will need to be completed as part of this review. We can share the findings of that analysis once it is complete.

Regardless of what happens with this case, it is important to note that the voter approved Flagstaff Regional Plan identifies an Urban Activity Center at the intersection of Woody Mountain Road and W Route 66. The density called for in an urban activity center is high – over 13 units an acre. Our growth model has assumed density at this location for some time.

Please let me know if you should have any additional questions in regards to this application.

Tiffany Antol, AICP

Planning Director

City of Flagstaff | Community Development

211 West Aspen Avenue | Flagstaff, AZ | 86001

P: (928) 213-2605 | F: (928) 213-2089

From: Donna Morgan <morganj556@gmail.com>

Sent: Sunday, September 20, 2020 3:32 PM

To: Tiffany Antol <TAntol@flagstaffaz.gov>

Subject: Vintage Partners in Woody Mountain

Dear Tiffany,

The plot of land that Vintage is planning to build high density rental housing on Woody Mountain Road and McAllister Ranch Road was not in the original plan they presented to our community in Presidio back in 2017. This is an awful place for that type of housing. We were under the assumption that type of housing was planned more for out on Route 66. The traffic on Woody Mountain Road will be bad enough with the single family homes they have planned as it is. Ingress and egress will be a nightmare and a safety issue. Will there be any more public input in this before a decision is made?

Thank you, Donna Morgan

2919 S Pepita Dr

Flagstaff AZ 86001

928 607-8952

[Sent from Yahoo Mail for iPhone](#)