



Shephard ▲ Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

Engineering an environment of excellence.

CITIZEN PARTICIPATION REPORT For FLAGSTAFF REHAB CAMPUS

SWI Project #20136
C.O.F. #PZ-20-00164

Northwest Quarter of Section 5 and South Half of Section 32,
T 21 N, R 8 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
Flagland LLC
7144 E. Stetson, C-200
Scottsdale, AZ 85251
(602) 882-7451

Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

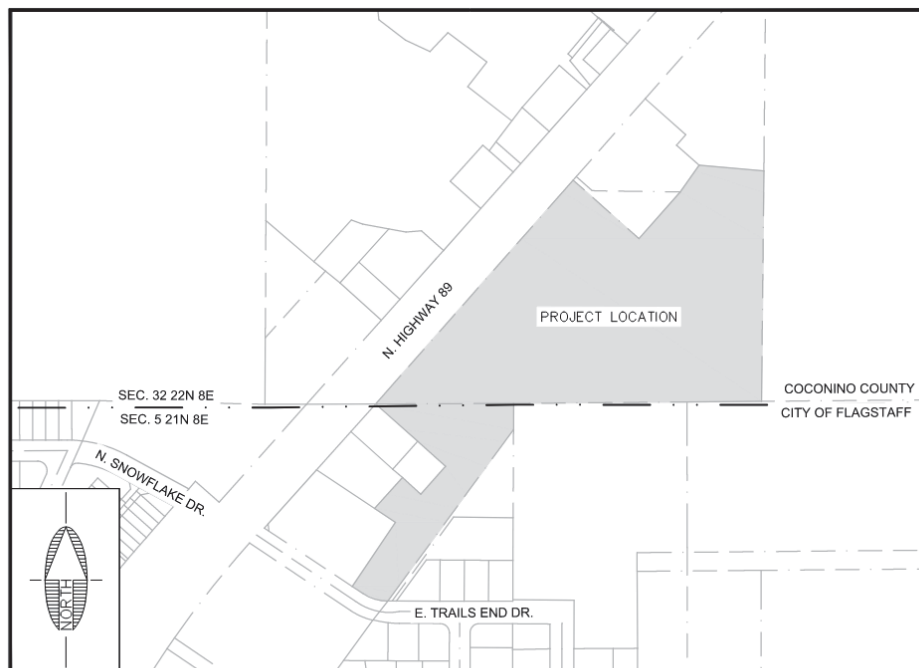
Original Prepared Date: June 8, 2021
Revised Date: July 22, 2021

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.

The annexation application is specifically for APN 301-50-005G (± 10.06 acres). Flagland has the intention of building their facility on the subject property, which is currently located within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits in order to construct the campus as part of an overall development that is already within City limits. The parcel will have split zoning that consists of the proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

The rezoning application is only for the northeast corner of APN 301-50-005G (± 1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The proposed City zoning district is Rural Residential (RR).



VICINITY MAP
N.T.S.

PROJECT LOCATION

The project is located near the intersection of N. Highway 89 and E. Trails End Drive at 7000 N. Highway 89 in Flagstaff, Arizona. The project is within two parcels APNs 113-17-011A and 301-50-005G. The parcel requested to be annexed is APN 301-50-005G. The northeast corner of this parcel is requested to be rezoned. The project is positioned in the Northwest Quarter of Section 5 and South Half of Section 32, Township 21 North, Range 8 East, of the Gila and Salt River Base Meridian, City of Flagstaff, Coconino County, Arizona.

NEIGHBORHOOD MEETING PLAN

As part of the annexation and rezoning applications, a “Citizen Participation Plan” is required in accordance with the Zoning Code. The main component of the plan is to hold at least one neighborhood meeting to introduce the project to surrounding property owners. Per the direction from City staff, the neighborhood meeting will be held virtually on Zoom due to the COVID-19 pandemic. The Zoning Code requires two neighborhood meetings, but gives City staff the authority to waive the requirement for the second meeting. After the first neighborhood meeting, the applicant will have the opportunity to submit a written request for Staff review and determination of whether or not a second meeting is needed.

The first neighborhood meeting will begin with a presentation from the applicant’s team that will be followed by a question and answer session. The applicant’s proposed concept plan and other exhibits will be displayed during the presentation. The applicant’s representative and engineer, Guillermo Cortes, will lead the meeting, and the applicant, Mike Zipprich, will make the presentation. The meeting will begin with establishing communication guidelines for the virtual meeting, which will be reiterated throughout as needed. Before the presentation, the applicant’s representative will ask all attendees to provide their name and address in the chat box to record their attendance to the meeting. Attendees will be informed that they have the ability to use the chat function to respectfully ask question and make comments. Attendees will be reminded to remain muted during the presentation, raise their hand in the Zoom chat function to speak, and respect the opinions of all other attendees. Any questions or comments will be addressed during the question and answer session following the presentation. The attendees will be also be informed that they have the opportunity to verbally provide questions and input during the question and answer session. Attendees will have up to three minutes to speak and will be notified when their time is up. Only one person will be allowed to talk at a time during any portion of this meeting. Attendees will also be notified that if participants in the meeting continue to interrupt other attendees or presenters, they may be removed from the meeting.

Mike Zipprich will give a presentation to the attendees describing the annexation and rezoning requests, the area to be annexed and rezoned, the current and proposed use of this area, the current and proposed zoning, reasons behind the annexation and rezoning requests, the improvements that will be made to accommodate development, and any other relevant information. Guillermo Cortes will assist with the presentation

and provide input and comments as necessary. Stephen Irwin will monitor the chat and screen share during the presentation. Cassandra Pham will document the meeting minutes. The proposed concept plan and supporting exhibits will be shared on the screen during the presentation so that the attendees can visually see the proposed site layout.

The attendees will be muted during the presentation. Once the presentation is made, the applicant and his representative will open the meeting to the question and answer session. The session will begin with answering any questions or responding to comments that attendees wrote in the chat box during the presentation. The session will then transition to verbal discussion. The intent of this portion of the meeting is for the applicant and his representative to engage in dialogue in attempt to address any concerns the attendees may have. Once this discussion is completed, the meeting will be called to an end.

There will be additional opportunities for the potentially affected parties to discuss and provide input on the applicant's proposal. The applicant and his representatives will inform attendees that they will continue to make themselves available throughout the annexation and rezoning process to answer and address any questions or concerns. It is noted that the applicant and the project team's contact information is clearly stated on the proposed meeting notice for ongoing communication with the community. The applicant and his team will work to address and attempt to resolve any concerns expressed by members of the community throughout the annexation and rezone process either through email or by phone.

Following the neighborhood meeting and efforts described above, the applicant will submit to the City Planning Development Manager assigned to this annexation and rezoning case, Genevieve Pearthree, a Neighborhood Meeting Record of Proceedings and the Neighborhood Meeting Certification in accordance with Section 10-20.20-060 of the City's Zoning Ordinance. These are the methods that will be used to keep City Planning Staff and the City Planning Director informed of the public outreach status.

NOTICE OF PUBLIC HEARINGS

After coordination with City staff, it was determined that the applicant should reach out to neighboring properties within a 600-foot radius and homeowner's associations (HOA) within a 1,000-foot radius of the project site. Notifications should also be sent to the City's "Registry of Persons and Groups" as provided by the City. A copy of the 600-foot Mailing Buffer Exhibit and mailing list is included in Appendix A.

The applicant proposes to mail the neighborhood meeting letter to all parties described above. The letter will notify the neighbors of the upcoming request for the annexation and rezoning, invite parties to the first neighborhood meeting, and allow time for feedback. A copy of the neighborhood meeting letter is included in Appendix B. The letter will include the Zoom meeting link for the first neighborhood meeting to be held on

June 30, 2021. The letter was mailed on June 14, 2021 via first-class mail of the United States Post Office, which complies with the requirement of notification at least 15 days prior to the meeting date.

In addition to the public outreach letters, two 4'x4' signs were posted at the property's public right-of-way entrances on N. Highway 89 on June 18, 2021, which complies with the requirement of notification at least 10 days prior to the meeting date. The sign included the purpose, time, date, and location of the meeting. The sign conformed to the City's public hearing sign design standards and included a tube containing copies of the neighborhood meeting notice. An image of the posted sign is included in Appendix C.

FIRST NEIGHBORHOOD MEETING RECORD OF PROCEEDINGS

The first virtual neighborhood meeting was held on June 30, 2021 via Zoom and consisted of a total of 13 participants, not including the project team. Appendix D includes the Zoom meeting registration list of the participants. At this time, we have received three phone calls from neighbors asking for additional project information, which has been provided via email. The questions and answers from the meeting are documented and included in Appendix E. Additional information including a copy of the exhibits that were shared during the meeting and written documentation regarding staffing information was emailed to all meeting participants. These email attachments are also included in Appendix E.

SECOND NEIGHBORHOOD MEETING WAIVER

Due to the additional information provided during and after the meeting and overall positive feedback at the first neighborhood meeting, the City of Flagstaff has granted our request to waive the requirement for the second neighborhood meeting.

PLANNING AND ZONING & CITY COUNCIL MEETINGS

The public hearings before the City of Flagstaff Planning and Zoning Commission and City Council have not been scheduled yet. Once the meeting dates have been determined, the public hearing letters will be sent to the same mailing list used for the neighborhood meetings and include information on how to access the virtual meetings. In addition to the public hearing letters, appropriate signage will be posted at least 15 days prior to the meetings per City requirements.

APPENDIX A

APPENDIX B



Shephard ▲ Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

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June 14, 2021

Dear Neighbor,

Flagland LLC would like to invite the surrounding neighbors to a Neighborhood Meeting to discuss the annexation and rezoning applications (COF PZ-21-00087-003 & PZ-21-00087-004) that will be submitted for a parcel of land that is currently located within Coconino County. The subject parcel is located at 7000 N. Highway 89. The meeting and presentation will be held virtually on **Wednesday, June 30, 2021 at 6 pm** through Zoom to discuss the annexation and rezoning of this property. See below for the Zoom meeting instructions.

Join Zoom Meeting:

<https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09>

Meeting ID: 891 8212 4001

Passcode: 714021

The annexation application is specifically for APN 301-50-005G (\pm 10.06 acres). Flagland LLC has the intention of building a Rehabilitation Substance Treatment Campus on the subject property, which is currently an allowed use within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits and designate this Campus to have the comparable City zoning district of Highway Commercial (HC), which also allows this use.

The rezoning application is only for the northeast corner of APN 301-50-005G (\pm 1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The parcel to be annexed is a part of an overall project that is called Flagstaff Rehab Campus and will consist of four proposed parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be used for future development. Access to the site will be provided by two new full access driveways on N. Highway 89.

Project material will be available for review starting at 6:00 pm with a presentation starting shortly after followed by a question and answer session. This will allow any

neighborhood comment and questions to be identified and addressed prior to the project's public hearing before the City Planning and Zoning Commission. Comments will be included in the meeting summary and provided to the City Planning Department.

We hope to see you there. If you are unable to attend, please provide comments in the space below and mail to the developer's representative:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

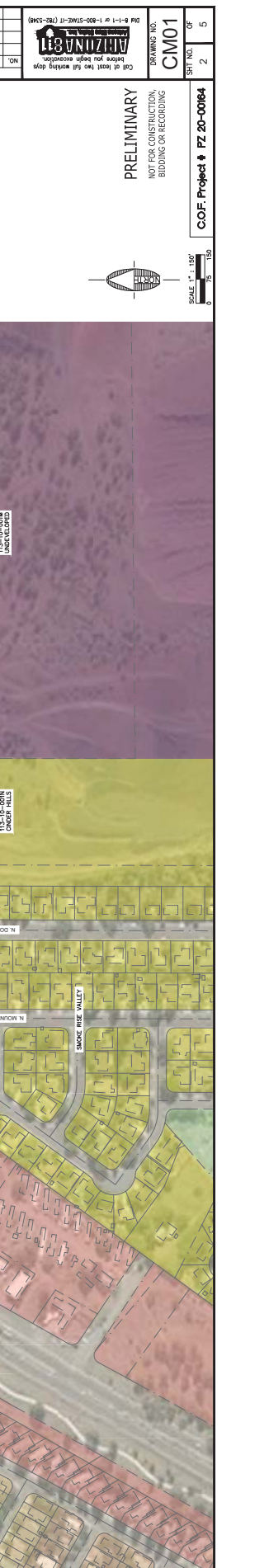
Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Planning Development Manager
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
~~gpearthree@flagstaff.gov~~
gpearthree@flagstaffaz.gov

Sincerely,
Shephard – Wesnitzer, Inc.



Stephen C. Irwin, P.E.
Project Engineer



APPENDIX C

ANNEXATION & REZONING NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm

LOCATION OF MEETING: Zoom

<https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09>

REQUESTS: An Annexation for Flagland LLC to allow annexation of a property located on a 10.06-acre parcel at 7000 North Highway 89 within Coconino County Commercial Heavy (CH-10,000) zone. The parcel will have split zoning, which include proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

A Rezoning for Flagland LLC to allow for an equestrian area located on 1.10-acre of the northeast corner of the site. The proposed City zoning district is and Rural Residential (RR).

AREA TO BE ANNEXED & REZONED: 7000 North Highway 89, Flagstaff, Arizona 86004 (APN 301-50-005G)

SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)

COF PZ-21-00087-003 & PZ-21-00087-004

CONTACT: Stephen Irwin, Shephard-Wesnitzer, Inc., 928-773-0354

Or Genevieve Pearthree, City of Flagstaff, 928-213-2603



APPENDIX D

Flagstaff Rehab Campus

SWI Project #20136

Virtual Neighborhood Meeting – Zoom Registration

Wednesday, June 30, 2021

Registrants	Email Address	Registration Date
Barbara Chadwick	barbara@flagstaffconcoergerge.com	Jun 30, 2021 06:09 PM
Gillian and Clint Bleeker	gillian@landscapeconnection.biz	Jun 30, 2021 06:09 PM
Gillian Bleeker	gillian@bleekersboxes.com	Jun 30, 2021 06:05 PM
Paul bustamante, architect	Paul@pdbarchitect.com	Jun 30, 2021 06:00 PM
Jenny McRoy	jenlmcroy@gmail.com	Jun 30, 2021 05:57 PM
Stephen Irwin	sirwin@swiaz.com	Jun 30, 2021 05:57 PM
Guillermo Cortes	gcortes71@gmail.com	Jun 30, 2021 05:57 PM
Valeria Chase	valeria.chase@nau.edu	Jun 30, 2021 05:57 PM
JD Huyser	johnhuyser@icloud.com	Jun 30, 2021 05:57 PM
Shawn Johnson	shawn.johnson@flagstaffaz.gov	Jun 30, 2021 05:56 PM
Jessica Truettner	Truettner4@yahoo.com	Jun 30, 2021 05:54 PM
Genevieve Pearthree	gpearthree@flagstaffaz.gov	Jun 30, 2021 05:54 PM
Sheila Harris	sheila@harrisconsult.com	Jun 30, 2021 05:53 PM
Shannon Anderson	sanderson@flagstaffaz.gov	Jun 30, 2021 05:53 PM
Dan Musselman	dmusselman@coconino.az.gov	Jun 30, 2021 05:53 PM

Registrants	Email Address	Registration Date
Judy	judyshelton513@gmail.com	Jun 30, 2021 05:52 PM
Cassandra Pham	cpham@swiaz.com	Jun 30, 2021 05:50 PM
michael zipprich	mzipprich@arc-america.com	Jun 30, 2021 05:49 PM
Carla McCord	cmccord@lovencontracting.com	Jun 30, 2021 05:40 PM
Michelle Shetler-Carrasco	mcarrasco@arc-america.com	Jun 30, 2021 05:34 PM
michael zipprich	mzipprich@enrpi.com	Jun 28, 2021 02:52 PM

APPENDIX E

Flagstaff Rehab Campus

PZ-21-00087



Virtual Neighborhood Meeting

June 30, 2021

Meeting Outline

- Team Introduction
- Meeting Information
- Project Overview
- Proposed Annexation and Rezone
- Next Steps
- Question & Answer Session

Team Introduction

Developer: America's Rehab Campuses

- Mike Zipprich, CEO
- Michelle Shetler-Carrasco, COO/Executive VP

Architect: Paul Bustamante

- Paul Bustamante

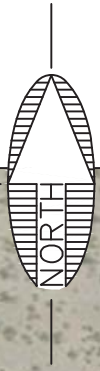
Engineer: Shephard-Wesnitzer, Inc.

- Guillermo Cortes / Stephen Irwin, PE
- Cassandra Pham, EIT

Meeting Information

- This meeting is scheduled for one hour duration
- Remain muted throughout presentation
- Please be advised that this meeting is being recorded

PLOTTED: Jun 07, 2021--11:05am



LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - VICINITY MAP.DWG CPHAM



Shephard Wesnitzer, Inc.

110 W. Dale Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swiaz.com

JOB NO.	20136
DATE	JUN 21
SCALE	1"=500'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

FLAGSTAFF REHAB CAMPUS	FLAGSTAFF ARIZONA
VICINITY MAP	

SHEET	1
OF	1

NO.	DESCRIPTION	DATE	BY
REVISIONS			
SHEPARD WENZEL, INC. 110 W. Dale Avenue Flagstaff, AZ 86001 928.774.8934 fax www.swiwz.com			
CHECKED:	SO		
DRAWN:	CHP		
SCALE:	AS SHOWN		
DATE:	JUN 21		
JOB NO.:	20136		
FLAGSTAFF REHAB CAMPUS			
600 FOOT BUFFER MAP			
FLAGSTAFF ANZONA			


 DIB 8-1-1 & 1-800-514-1171 (Toll-Free)

DRAWING NO. **BM01**
 SHEET NO. 1 OF 2

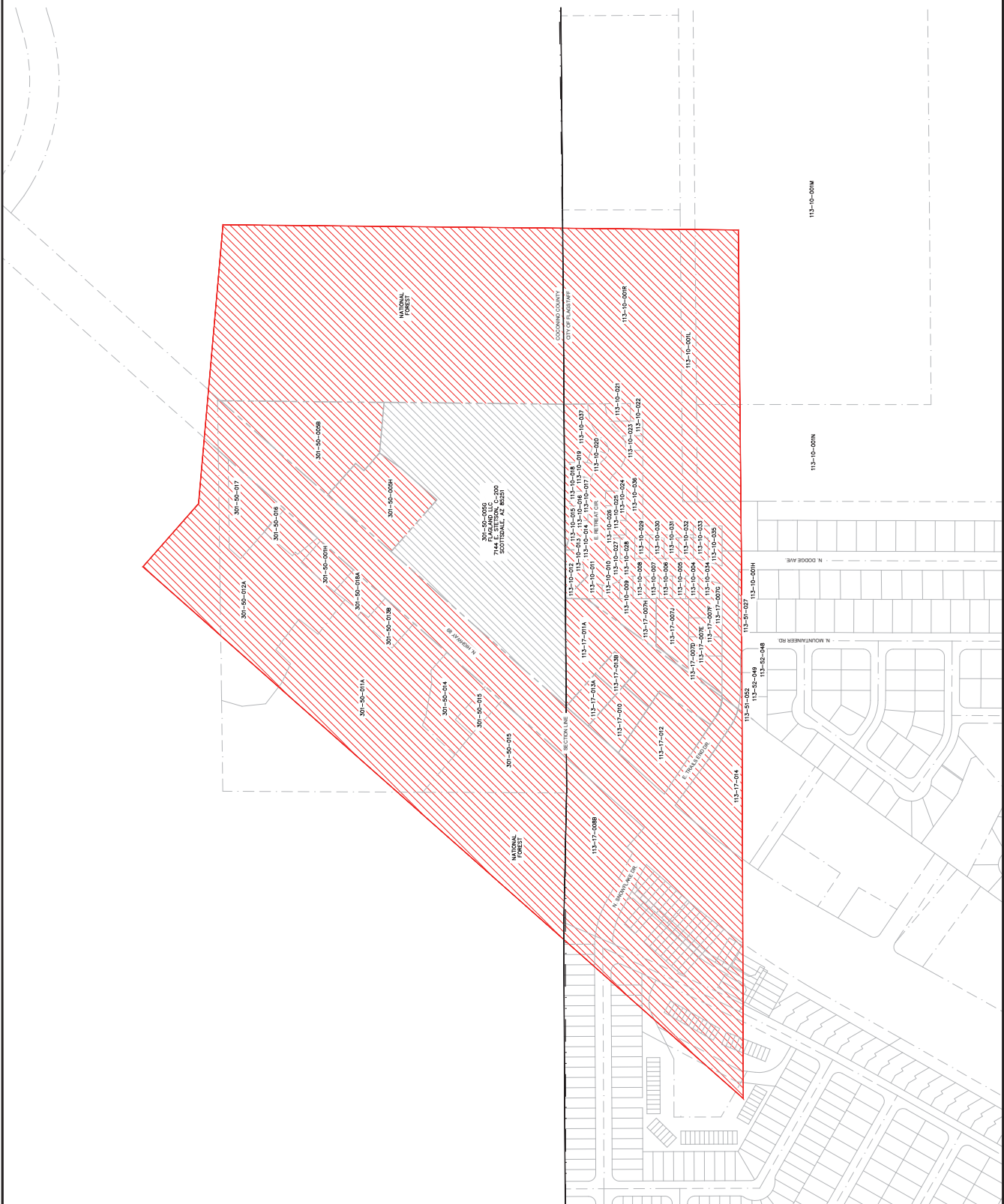
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 BIDDING OR RECORDING

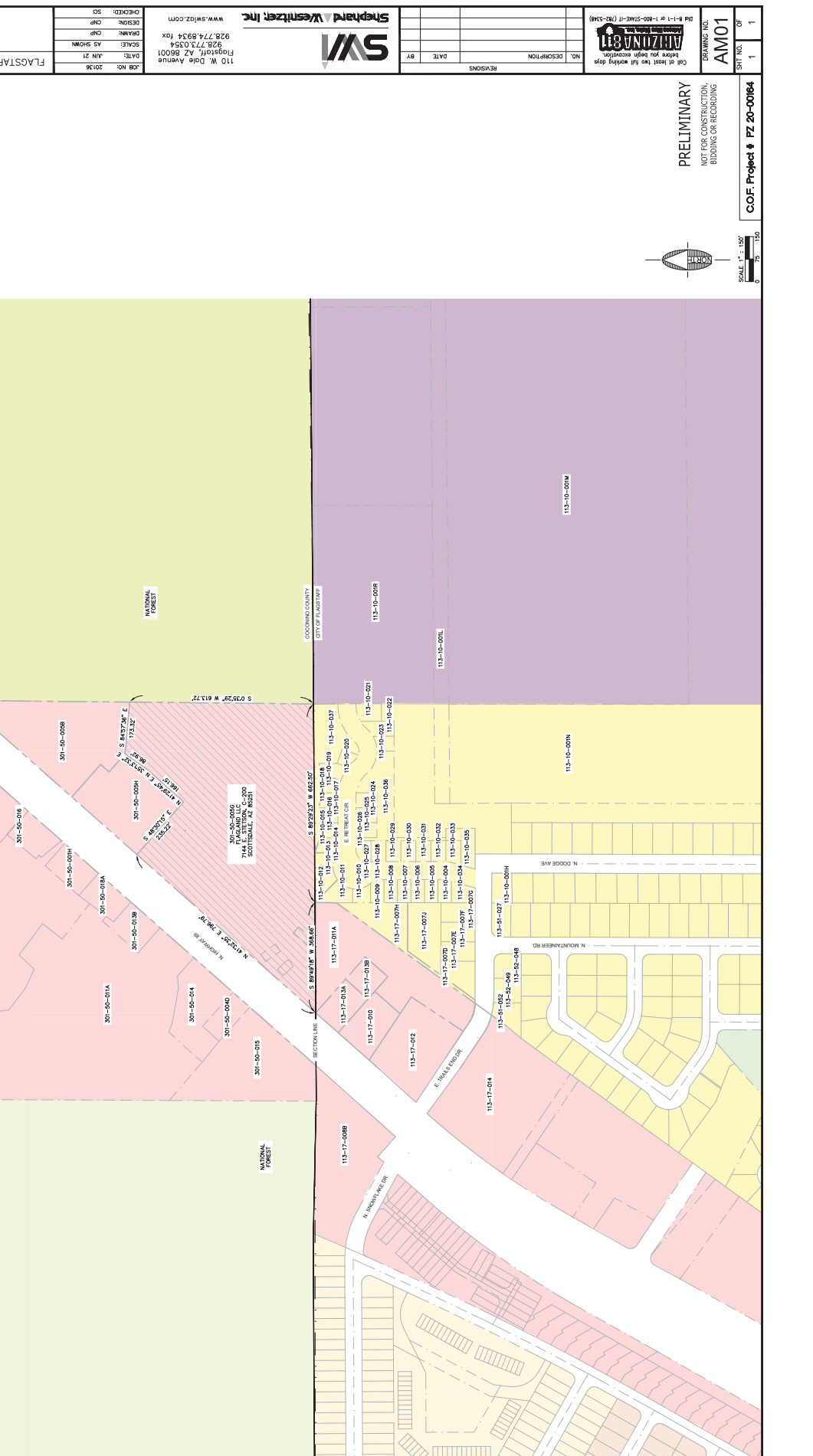
C.O.F. Project # PZ 20-00164

LEGEND

- PROPERTY TO BE ANNEKED
- 600 FT BUFFER
- EXISTING PROPERTY LINE
- CITY LIMITS


 SCALE: 1" = 150'
 0 75 150





PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

Call of Heart Inc. 480-514-1111
Shepherd Westzetter, Inc.
110 W. Dine Avenue
Flagstaff, AZ 86001
928.774.8934 fax
www.swi102.com

NO.	DESCRIPTION	DATE	BY

Shepherd Westzetter, Inc.
SWI

CONCEPT ZONING PLAN

FLAGSTAFF
ARIZONA

- LEGEND**
- FLAGSTAFF REHAB CAMPUS
 - SOBER LIVING
 - FUTURE COMMERCIAL PAD 1
 - FUTURE COMMERCIAL PAD 2



Flagstaff Location



Khaki Brown >



Timber Bark >



Aged Pewter >



Ledgestone Series
(Click to view all ledgestone textures)



Stone Combinations
(Click to view all stone combinations)

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

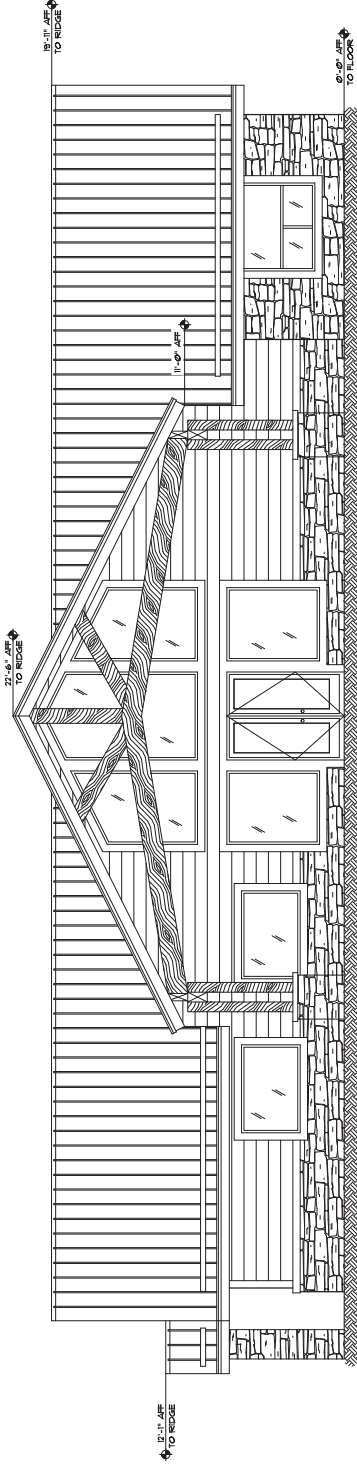
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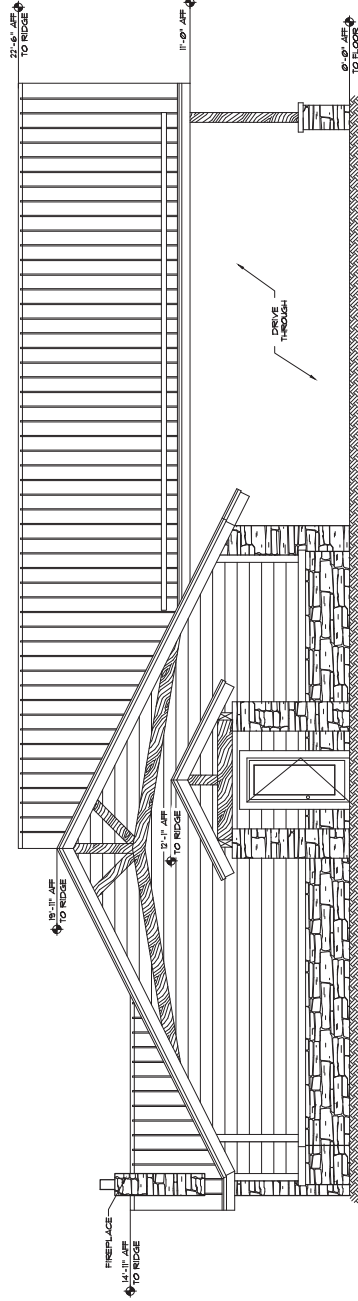
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 Date: January 19, 2021
 Job No:

SHEET
A-AD20

EXTERIOR ELEVS
 ADMIN
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1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

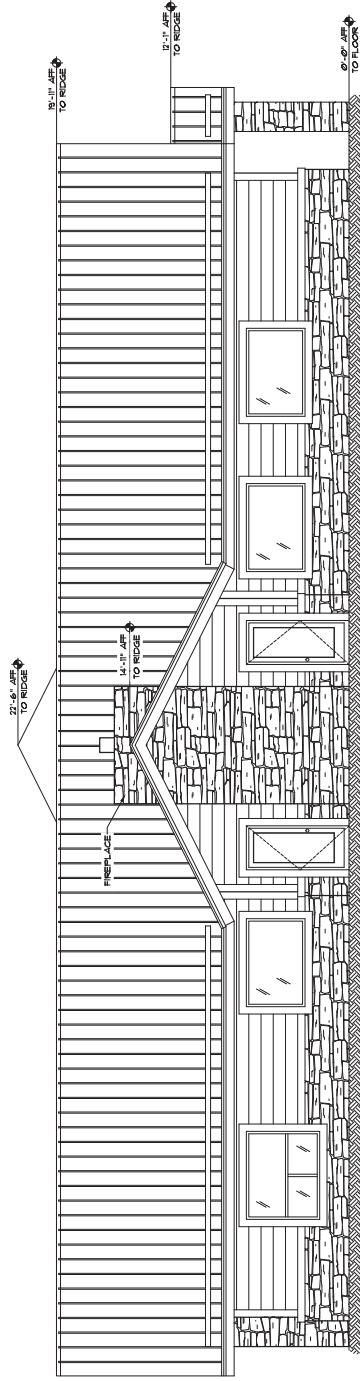
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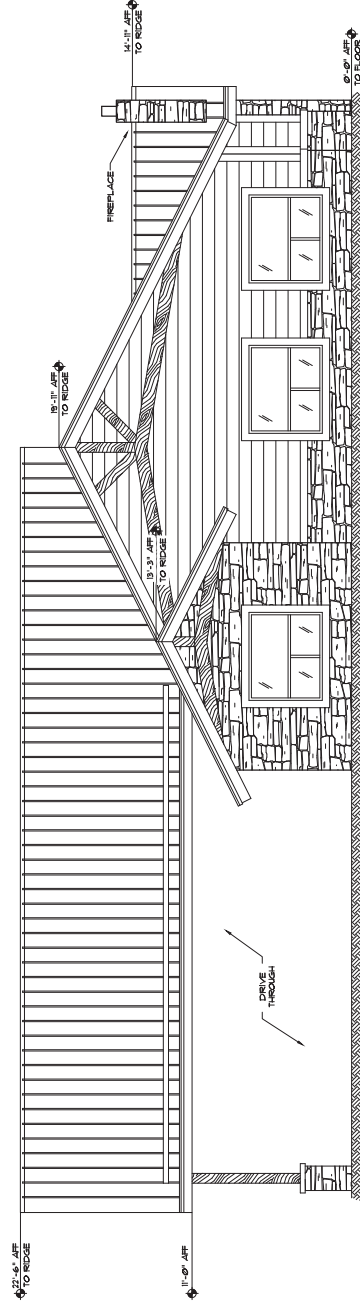
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 Date: January 19, 2021
 Job No:

SHEET
A-AD2.1

EXTERIOR ELEVS
 ADMIN
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1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

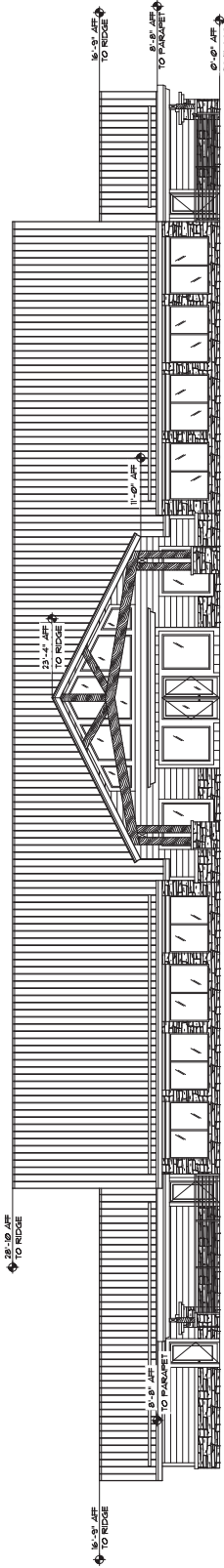
Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
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CONSTRUCTION

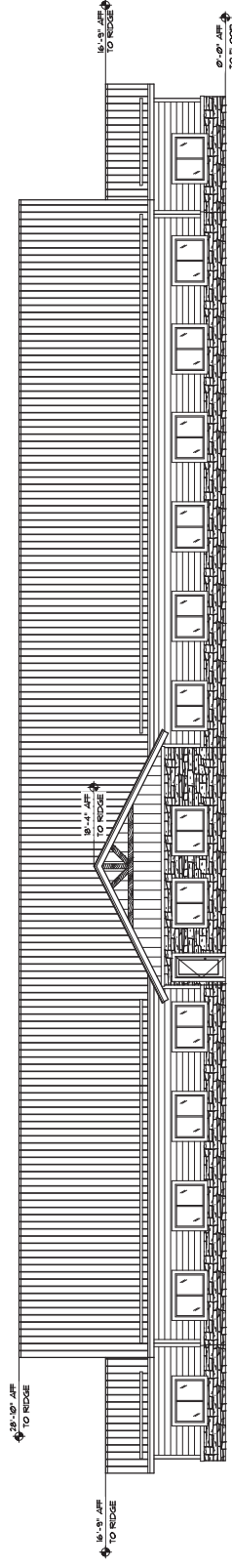
Revisions	By

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 Date: February 9, 2021
 Job No:

SHEET
A-DT2.0
 EXTERIOR ELEVATIONS
 DETOX BUILDING
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1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

Health Facility - Detox Building

 Highway 89-A

 Flagstaff, AZ

PRELIMINARY

NOT FOR

CONSTRUCTION

Revisions By

Drawn: L

Date: February 9, 2021

Job No:

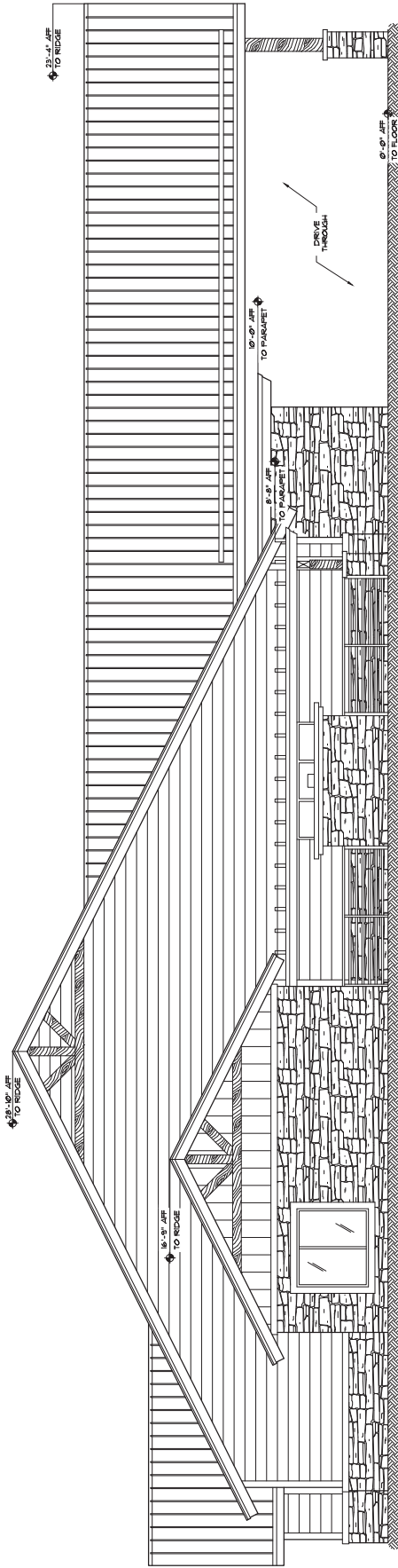
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A-DT2.1

EXTERIOR ELEVS

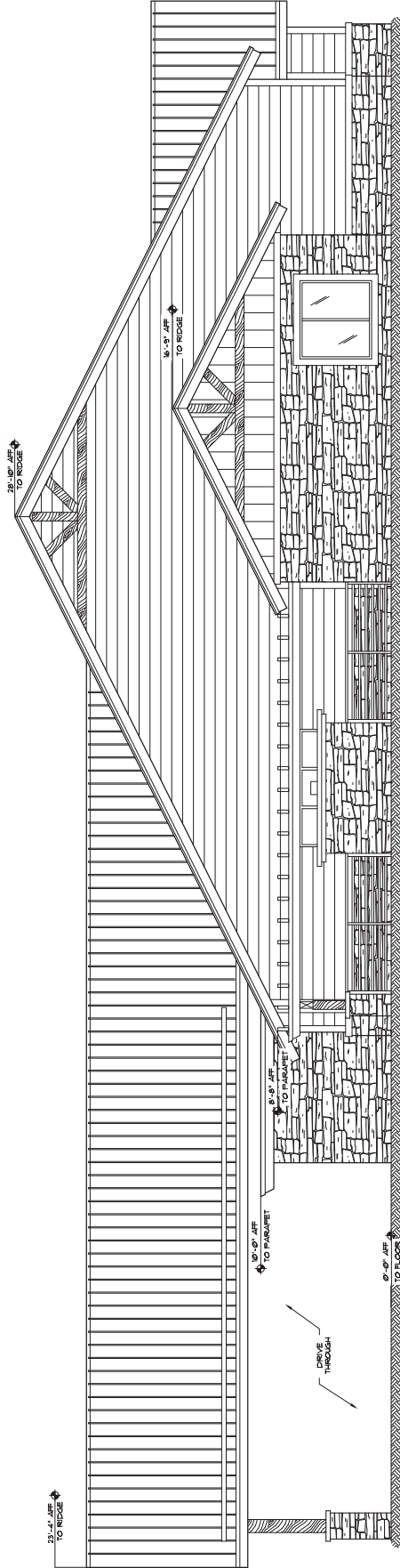
 DETOX

 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION

 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

 SCALE: 1/4" = 1'-0"

Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
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CONSTRUCTION

Revisions By

Drawn: L

Date: January 19, 2021

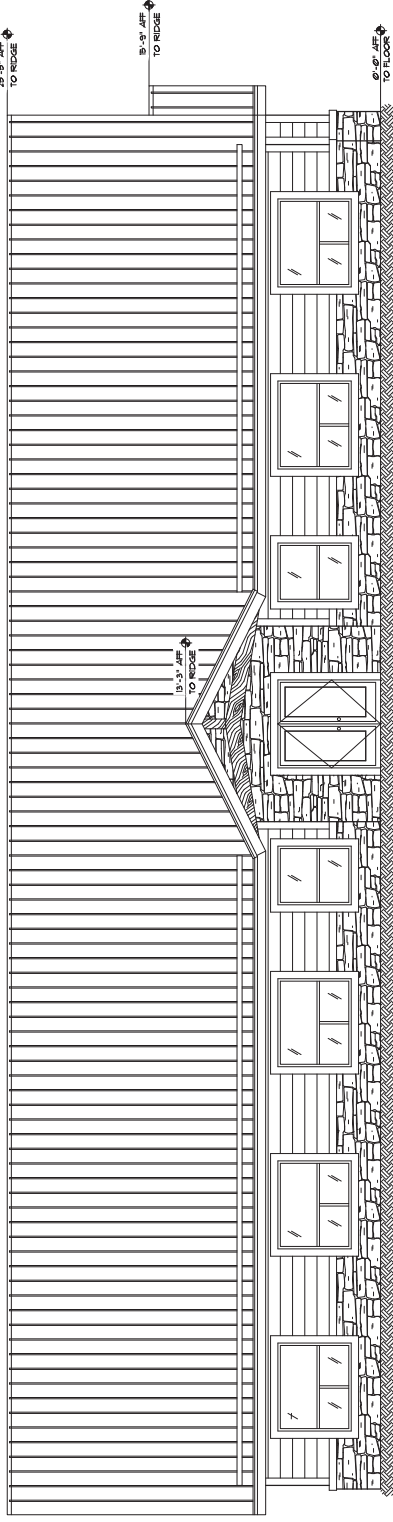
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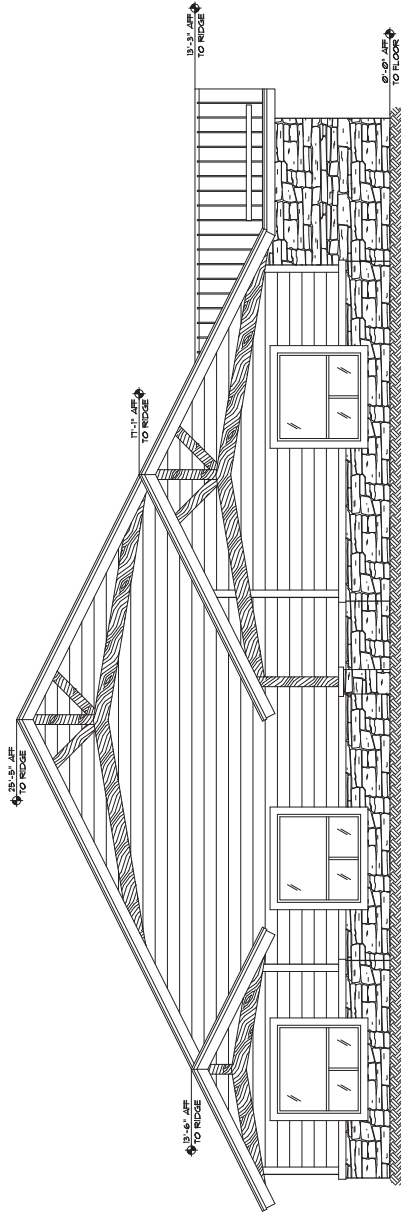
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EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

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Revisions By

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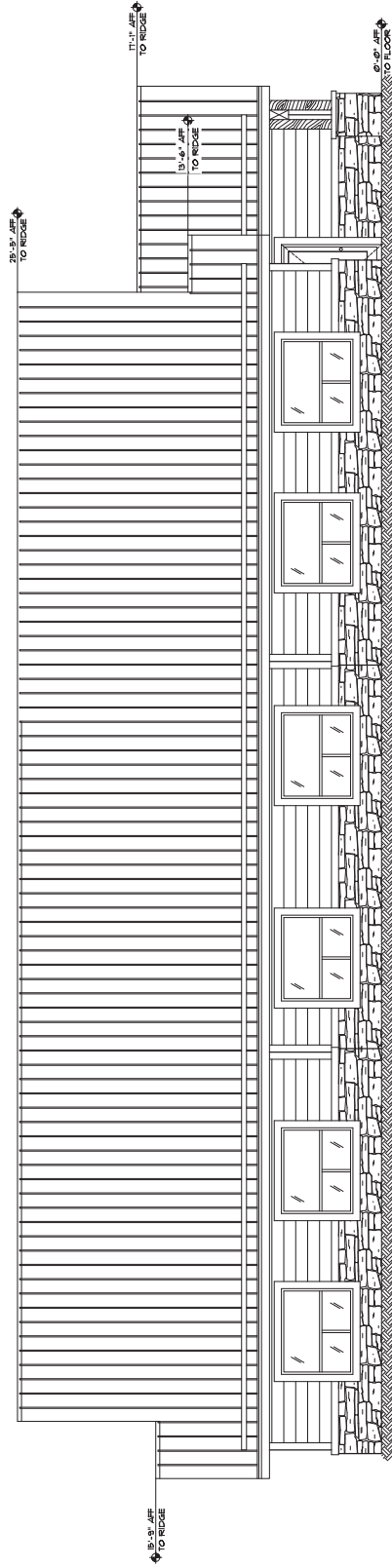
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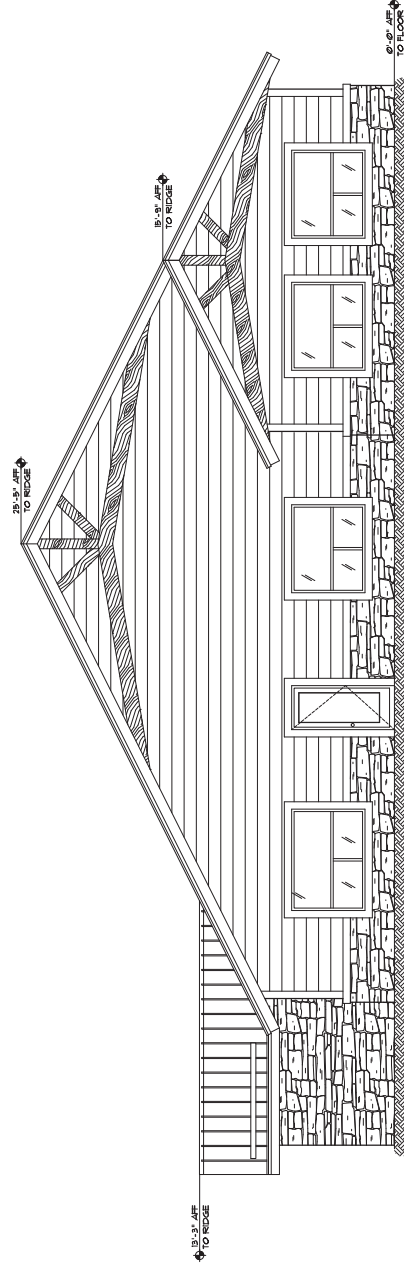
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EXTERIOR ELEVATIONS
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1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

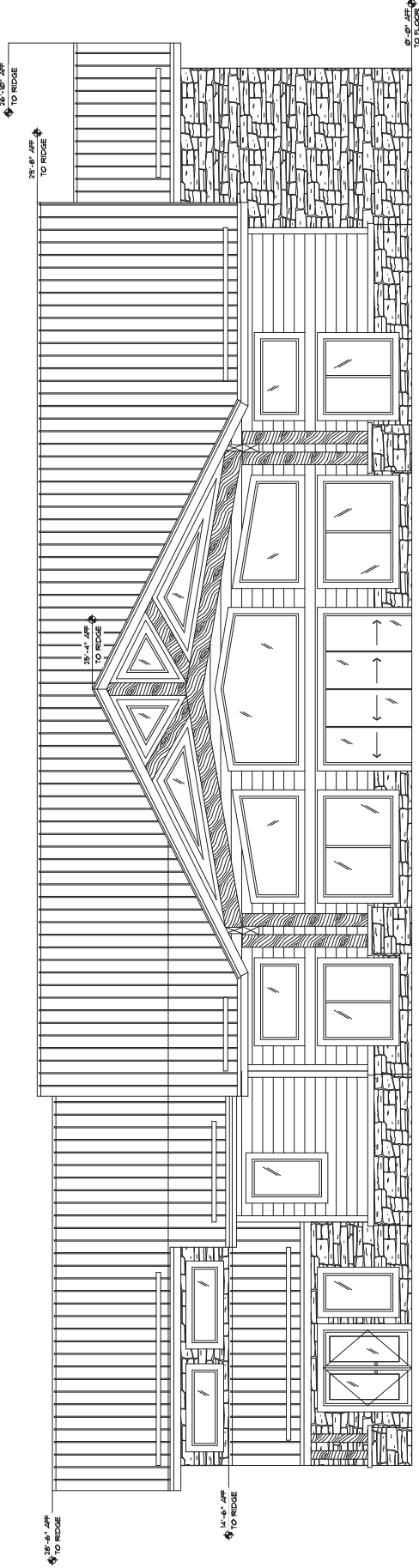
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CONSTRUCTION

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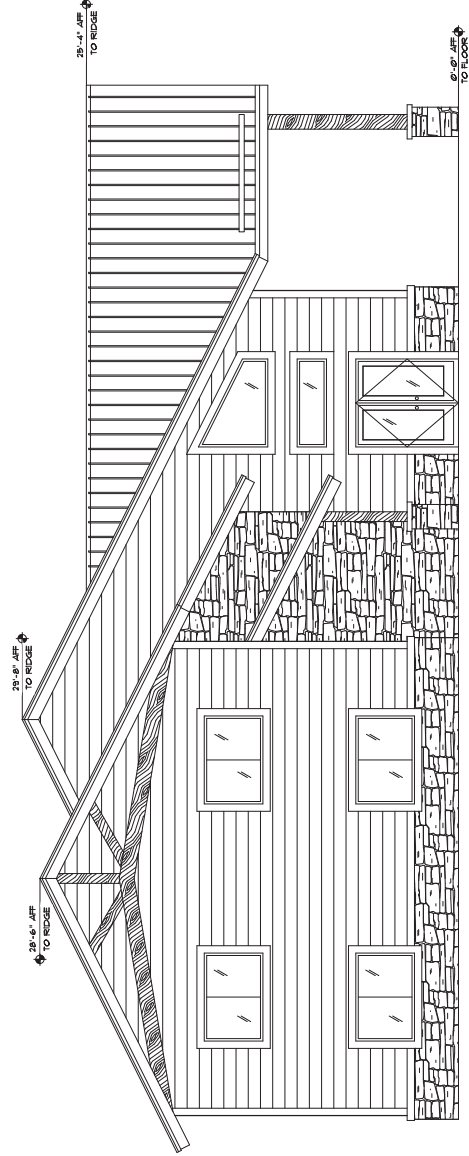
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 Date: January 19, 2021
 Job No:

SHEET
A-KD20

EXTERIOR ELEVATIONS
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions By

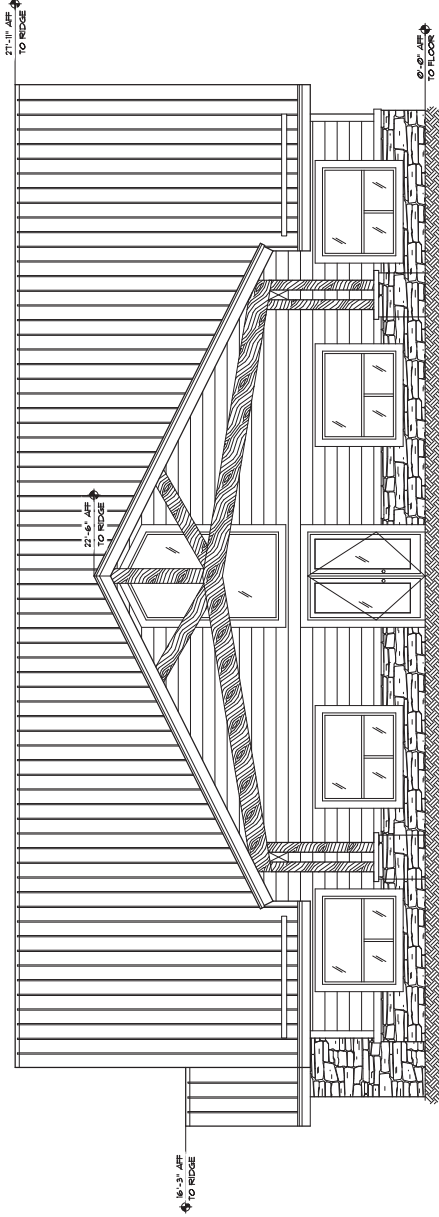
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Date: February 4, 2021

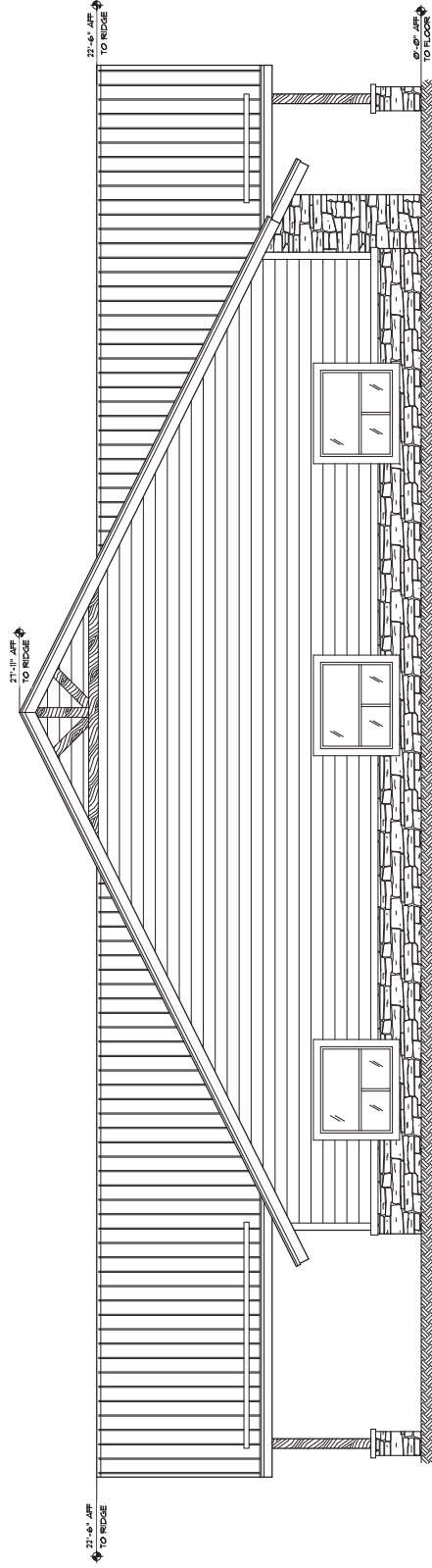
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A-OP2.0

EXTERIOR ELEVS
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

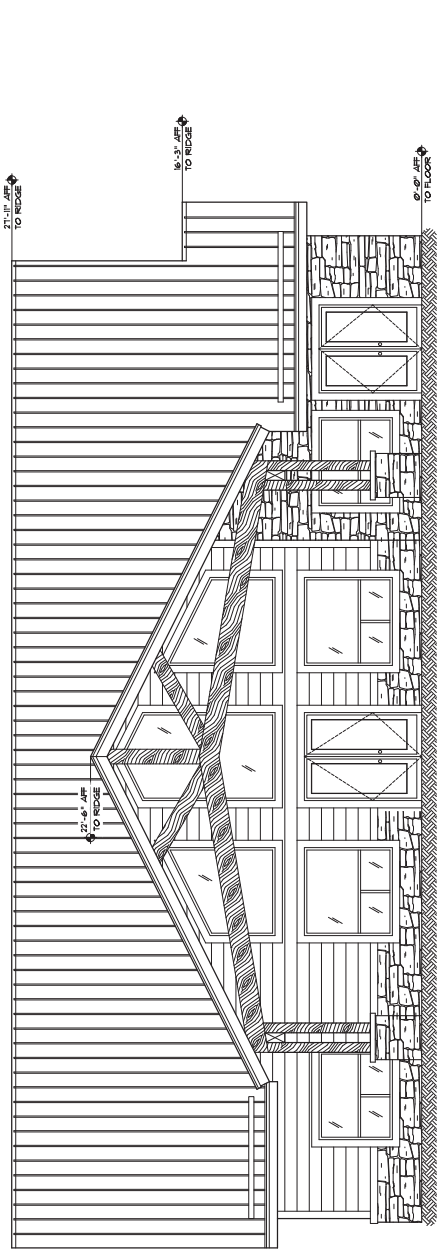
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

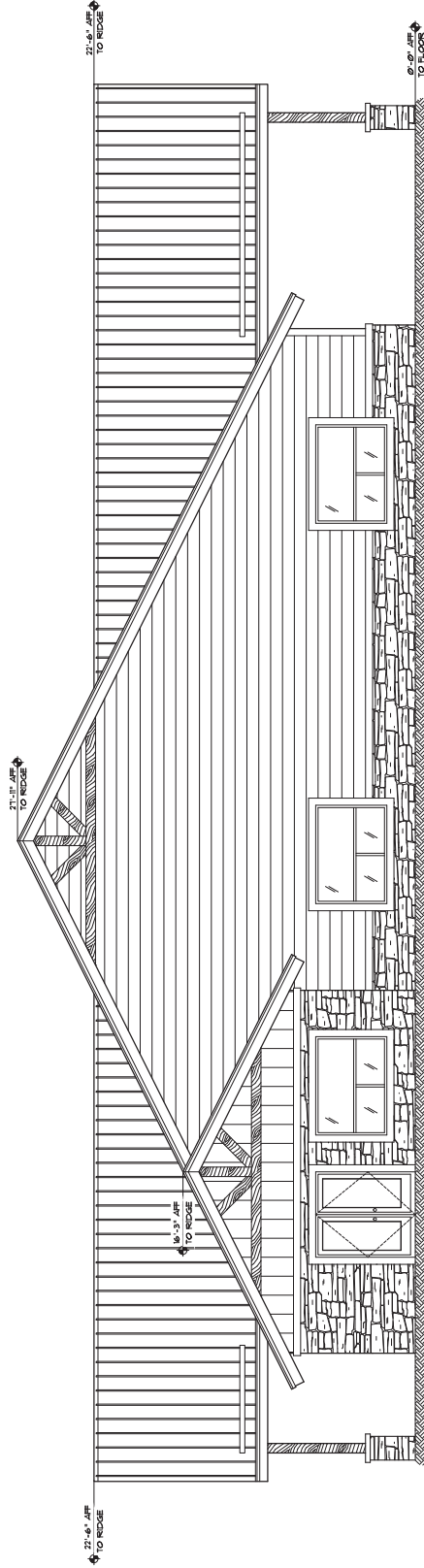
Drawn: L
 Date: February 9, 2021
 Job No:

SHEET
A-OP2.1

EXTERIOR ELEVS
 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION (BACK)
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

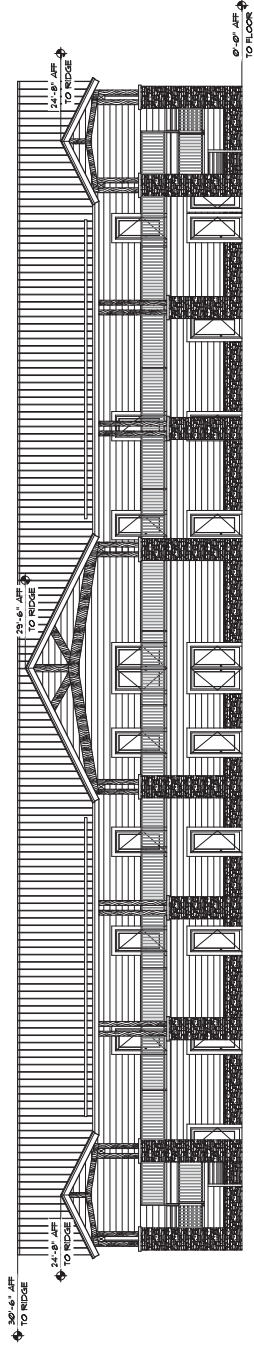
Health Facility - RTC Men & Women
 12425 N 19TH AVE
 Phoenix, AZ 85029

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

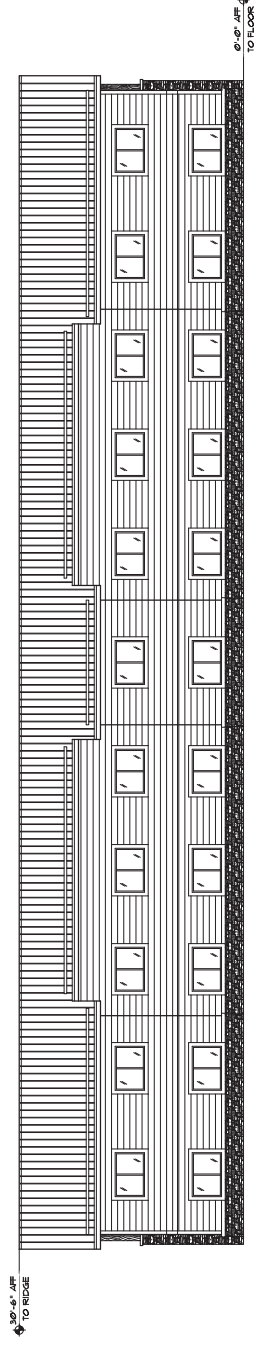
Revisions	By

Drawn: J
 Date: April 6, 2021
 Job No:

SHEET
A-RTC2.0
 EXTERIOR ELEVATIONS
 PHENIX, AZ
 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

Health Facility - RTC Men & Women

 12425 N 19TH AVE

 Phoenix, AZ 85029

PRELIMINARY

NOT FOR

CONSTRUCTION

Revisions	By

Drawn: L

 Date: April 6, 2021

 Job No:

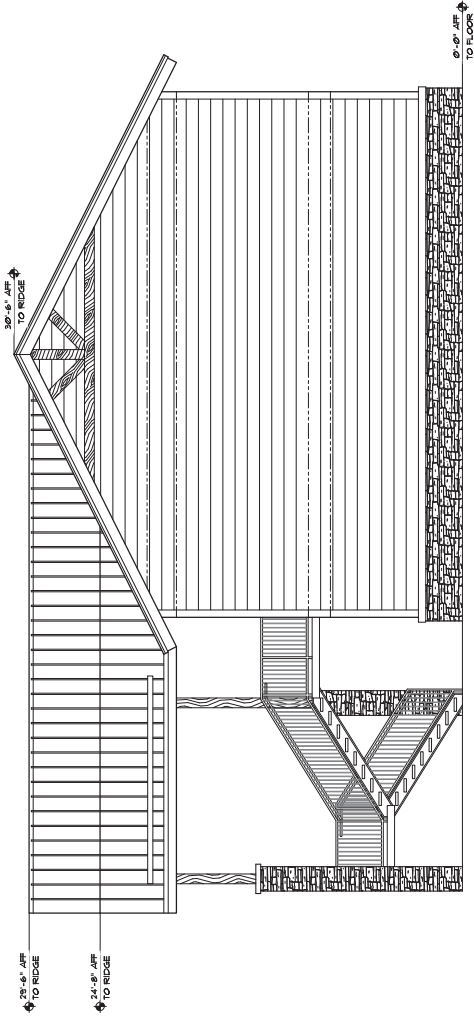
SHEET

RTC2.1

EXTERIOR ELEVATIONS

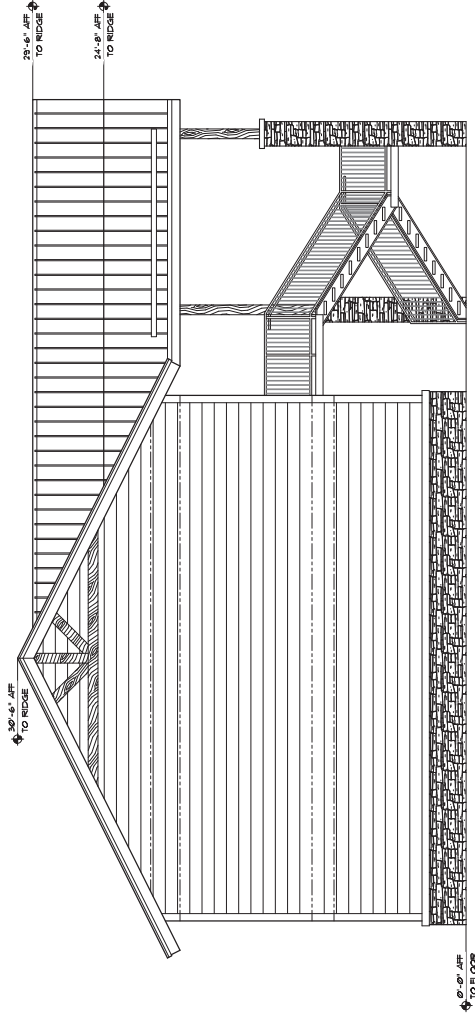
 EXTERIOR WALLS

 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION

 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

 SCALE: 1/4" = 1'-0"

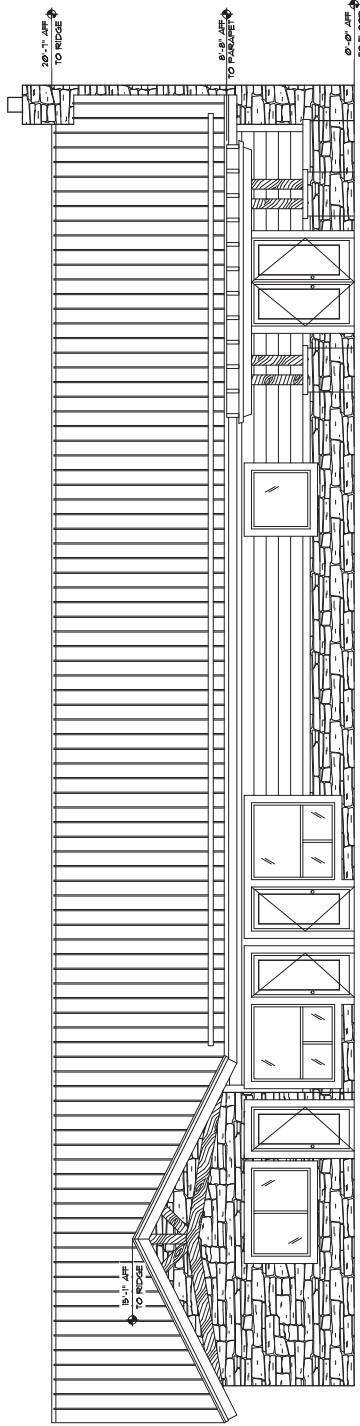
Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

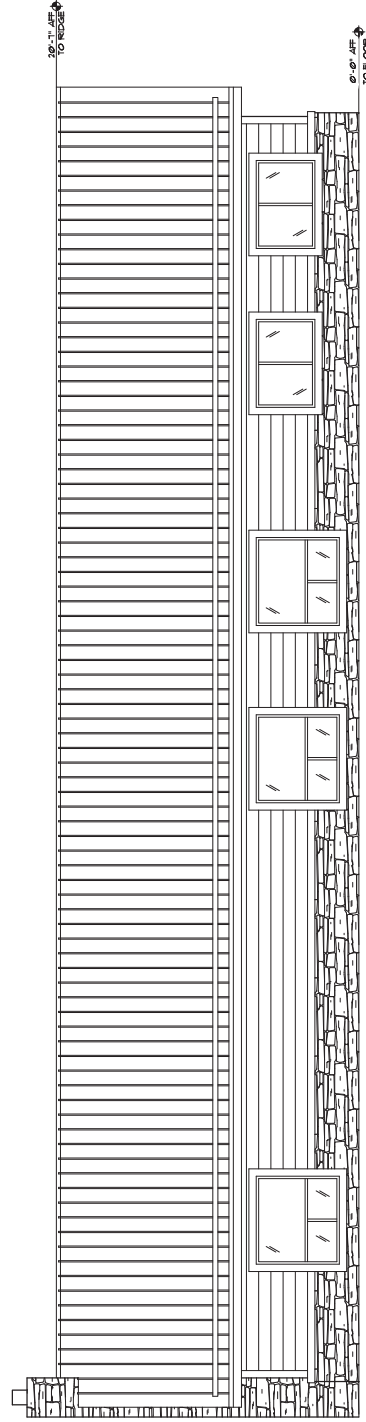
Revisions	By

Drawn: L
 Date: January 21, 2021
 Job No:

SHEET
A-SM20
 EXTERIOR ELEVS
 MANAGEMENT
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

Sober Living - Management
Highway 89-A
Flagstaff, AZ

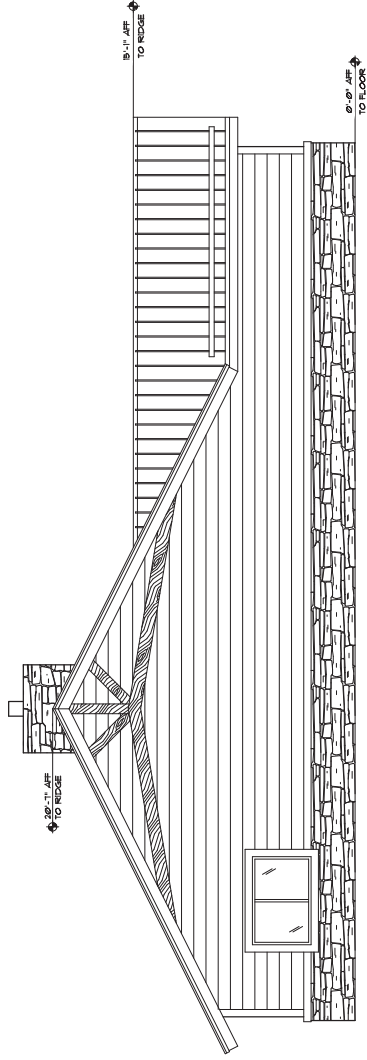
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

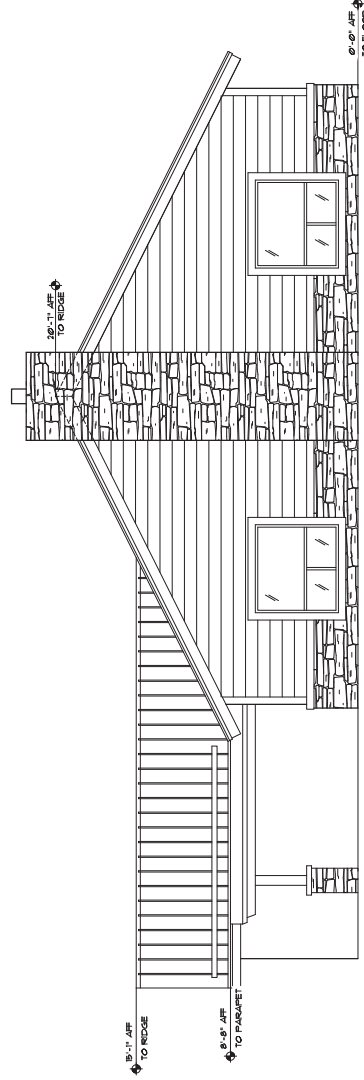
Drawn: L
 Date: January 19, 2021
 Job No:

SHEET
A-SM2.1

EXTERIOR ELEVS
 MANAGEMENT
 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

Sober Living - Residential

Highway 89-A

Flagstaff, AZ

PRELIMINARY

NOT FOR

CONSTRUCTION

Revisions	By

Drawn: L

 Date: January 19, 2021

 Job No:

SHEET

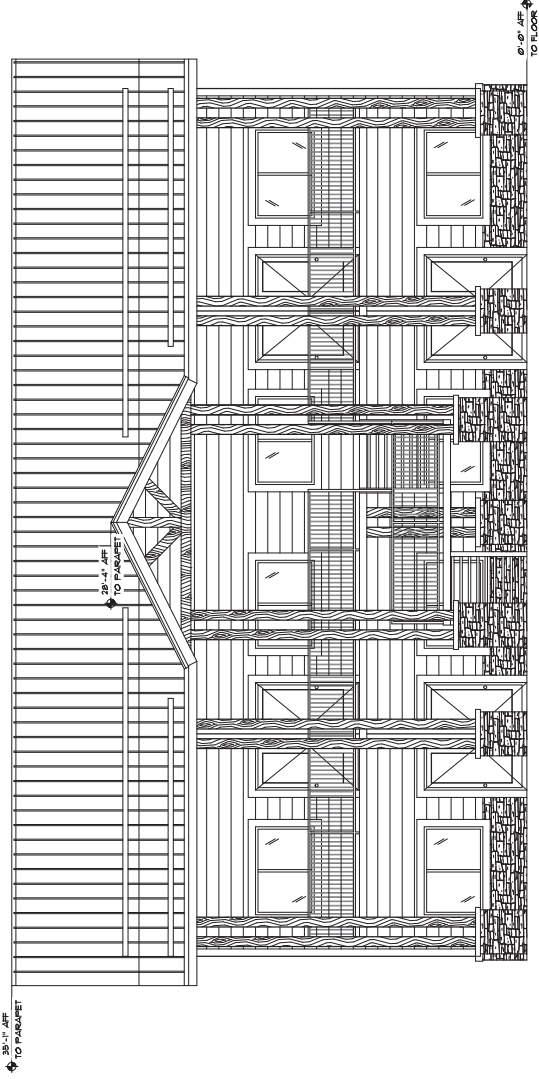
A-SLR2.0

SOBER LIVING

 EXTERIOR ELEVATIONS

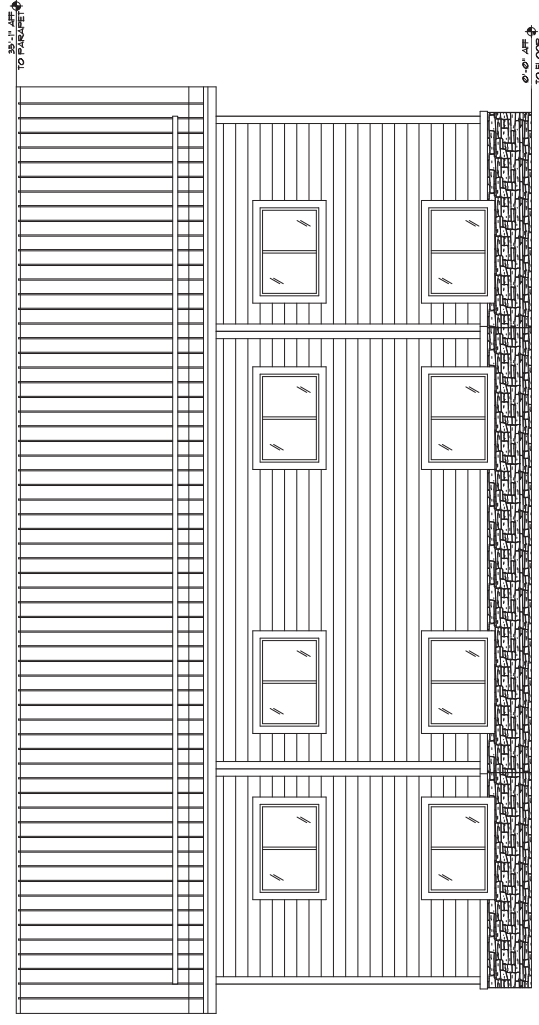
 SHEET 2 OF 2

 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION

 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

 SCALE: 1/8" = 1'-0"

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

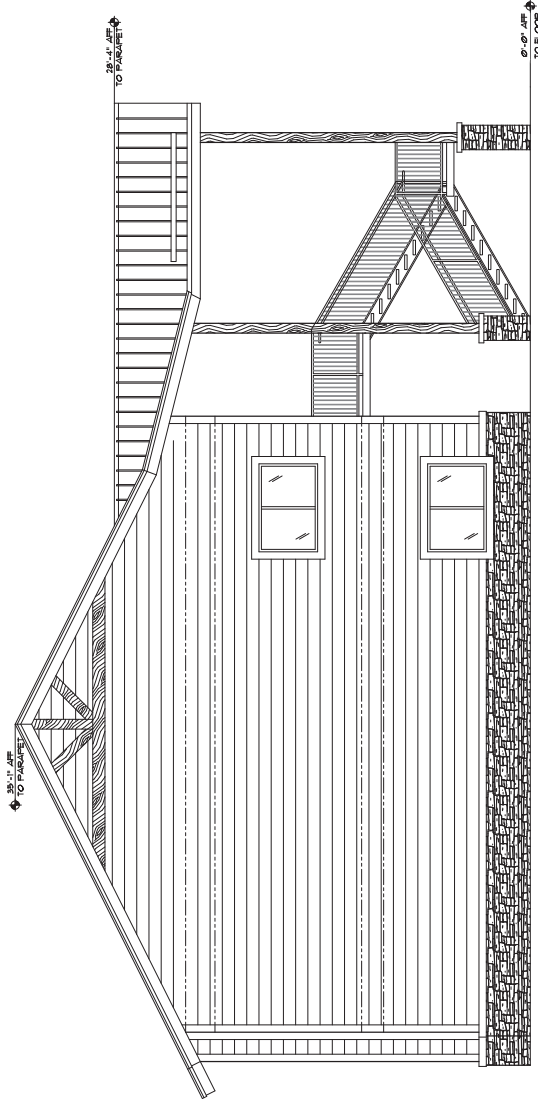
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

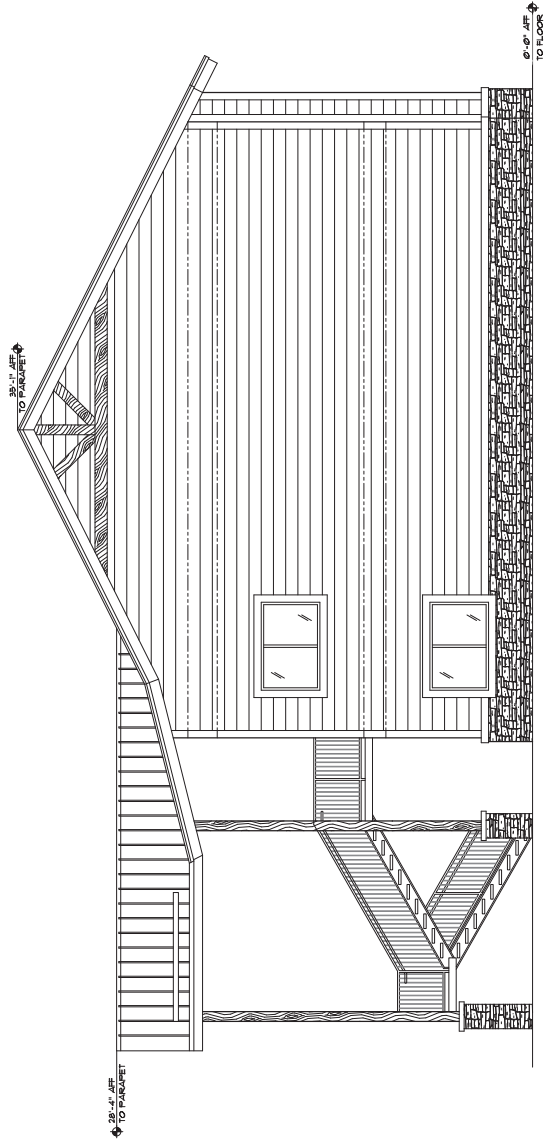
Drawn: L
 Date: January 19, 2021
 Job No:

SHEET
A-SLR2.1

SOBER LIVING
 EXTERIOR ELEVATIONS
 REPORT
 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

Next Steps

June 30, 2021 – First Virtual Neighborhood Meeting

TBD – Second Virtual Neighborhood Meeting

TBD – Planning & Zoning Commission

For Recommendation

TBD – City Council Introduction

TBD – City Council Adoption

Question & Answer Session

- Raise hand to ask question
- 3 minute time limit
- In the event we are not able to take your question during this meeting or if you have questions or comments after the meeting, please contact Stephen Irwin at sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree, Planning Development Manager at gpearthree@flagstaffaz.gov or (928) 213-2603

Flagstaff Rehab Campus

SWI Project #20136

Virtual Neighborhood Meeting – Questions & Answers

Wednesday, June 30, 2021

QUESTION/COMMENT	ANSWER
Presentation officially started at 6:00pm.	
Please put the website in the chat. Audio broke up and could not hear the website info.	https://www.americasrehabcampuses.com/
Will you be accepting those who are court ordered for treatment in Flagstaff?	Yes, provided that there are not any violent or crime issues that they are dealing with.
Please define the term "Continuum of Care" you used previously.	In most treatment centers, they do not have this continuum of care option that clients can be routed to outside of an outpatient program. These programs often fail. ARC transports patients that are outpatient.
How many full time residents?	The campus will not have full-time residents and will have a limited stay that is approved by their insurance.
You stated that you had people living there during detox and apartments. And you stated that it's full time care. So, how aren't there full time residents?	Full-time residents is defined as year-round. The average stay is approximately 60 days.
Also what are the staffing patterns? What is the patient to employee ratio? How many staff will provide direct service to clients?	Staff will be present 24 hours a day, seven days a week. The staffing patters will include: three-12 hour shifts for RNs and techs, and therapists have shifts five days a week. The staff to client ratio will include: 1 nurse and 1 tech to every 10 clients for detox, 1 nurse and 1 tech for every 20 patients for residential. One caseload will consist of approximately 12-15 patients.
Are people in sober living allowed to roam the neighborhood?	No, this is not allowed. Staff is present 24/7 around the clock to monitor the campus.
Can you repeat the height of the building?	Max building height is 35'-1" to the parapet and two-stories.
Michael stated that this property is not adjacent to homes. It is right next to homes.	Trails End is a recently constructed subdivision that will be located southeast of the proposed project site.
Will you please send the color slides out to all participants? They describe the land use much better.	Yes, these will be sent via email.
The traffic numbers seem very heavy for this area, with no traffic light. Please remember	Thank you for this comment. SWI is a local civil engineering firm and is aware that this

<p>that there have been two pedestrian deaths in this area.</p>	<p>section of the highway has higher speeds. A traffic analysis is currently being performed for the project.</p>
<p>I am in parcel 9 at Trails End, backing up to the campus. If I look out my second floor window, what should I expect to see? Activity? People? Vehicles?</p>	<p>We are mostly building on the flatter areas of the site. The sober living building are two-story and the sober living maintenance building is one-story. It is anticipated that the second floor elevations would be similar; however, you should be able to maintain your views to the north. The detention basin will be located in the southern end of the site, between sober living and Trails End. The project is also required to have a landscape buffer and will preserve as many trees as possible to provide a buffer around the campus and adjacent properties.</p>
<p>Will you be incorporating cultural healing practices that many of our indigenous neighbors follow?</p>	<p>Yes, that is the project's plan and coordination has already begun. We will be reaching out to NACA and Rose Toehe.</p>
<p>How many apartments for sober living? I missed that. And didn't you say that they can live there up until a year?</p>	<p>Sober living will include 16 apartments. Typically, three to four people share a room setup. Staff supervision is present 24/7. Clients can live on the campus up to six months. On average, people stay 60 days before leaving the campus.</p>
<p>In your experience from facilities in other communities, does the center attract transients to the area? If so, how are they handled?</p>	<p>The campus acts as a watch dog for the community and doesn't normally attract transients. The campus allows, but rarely has walk-ins. Most clients arrive to the campus with appointments.</p>
<p>Please provide staffing info in written form I am interested in ratios - not just numbers. What is the difference between the roles of nurses, therapists, techs, etc? Lots of terminology - not a lot of explanation</p>	<p>A behavioral health tech is similar to CNA that monitor patients and make rounds. Case managers work with doctors' offices and organize continuum of care outside of campus. A separate written response of the campus staffing information will be sent out to the neighbors.</p>
<p>So on an average, what would you say the number of people/cars would be accessing this property?</p>	<p>A traffic study is currently being prepared for the project. The average traffic patterns are similar to a nursing home. Traffic counts are being collected at the existing Tucson campus in order perform a more accurate traffic analysis.</p>
<p>In addition to the cameras, what other safety/security measures do you envision? Will the campus be fully fenced, or will there</p>	<p>Staff will be present 24/7 to provide security. The campus may potentially hire security in</p>

<p>be security on site? This may put the surrounding neighborhood at ease.</p>	<p>the evenings. The campus perimeter will be fenced and landscaped as much as possible.</p>
<p>There are homes along the green section, as well.</p>	<p>The panhandle of the site that is adjacent to Trails End Drive will be the utility corridor and is considered open space. This area will include an access road and water and sewer mains.</p>
<p>You keep referring to it as Mary's Café. It is also Stockman's Bar. There are rules regarding alcohol sales near schools. It seems that alcohol and marijuana should not be adjacent to a detox center.</p>	<p>The existing Tucson campus is located near liquor and drug stores and this has not been an issue.</p>
<p>Why does the usage of horses on the property necessitate the zoning change to residential?</p>	<p>The northern portion of the site is currently located within Coconino County and is zoning CH-10,000, equivalent to the City zoning Highway Commercial (HC). HC does not allow for horses in this zone.</p>
<p>Have any of you spent a day at this property. Watching traffic, etc.?</p>	<p>SWI is a local civil engineering firm is familiar with the traffic in this area. The project team has also performed multiple site visits and observed traffic.</p>
<p>Will you be putting in a right turn lane? What are the numbers of emergency vehicles that access your Tucson facilities? Will there be an additional bus stop or will they walk to the one by Maverick? If one is added, will it be on the facility property or right on 89?</p>	<p>Right-turn lanes to the site are currently shown on the concept plan. This will be confirmed with the traffic analysis that is currently being performed. Emergency vehicles do not normally travel to the campus. If they do come, they arrive few and far between without lights or sirens. There is an existing bus stop that is north of the site, closer than the Maverick bus stop location. Coordination has begun with NAIPTA to provide bus passes to staff.</p>
<p>Will local first responders (Police, Fire, Ambulance,) be able to drop off community residents who are in need and requesting detox services?</p>	<p>Yes, they will be allowed to drop off clients in need and will be assessed.</p>
<p>If you could please share the written numbers with all of us.</p>	<p>Yes, this will be set via email.</p>
<p>How big is this equestrian area? It looks pretty small compared to the rest of property. And the City doesn't allow horses that I know, so how are you going to make this equestrian? There is a limit to the number of horses per acre in the county, I am assuming that you will not exceed that number and you will</p>	<p>That is correct. The City has the limit on the number of horses per acre. The horses will be used for therapy purposes only and will not be ridden. It is anticipated that the campus will have 60-70% occupancy. This is hard to predict with the scarcity of treatment centers in the proposed property site.</p>

<p>maintain the corrals so that it will mitigate any issues for the neighboring café. What did you say the average number of residents are in your facility per month? That would be great information to have, please share the businesses in Tucson that you share property boundaries with.</p>	<p>The total beds proposed is 172 beds. Detox – 16 beds male, 16 beds female Residential – 40 beds male, 40 beds female Sober living - 30 beds male, 30 beds female Additional information regarding the Tucson campus can be found at this website: https://www.americasrehabcampuses.com/</p>
<p>The busses turn into Christmas Tree because there aren't any busses in the County. Any other bus stops are heading back into town.</p>	<p>Correct, the northbound busses turn left on Christmas Tree before the project site. People would walk northbound on Highway 89 to reach the campus.</p>
<p>2 horses per acre + 1 per property</p>	<p>The project will follow City regulations. City horse limitations are regulated by the police code. City code states that 40,000-80,000 square feet will allow up to four horses maximum.</p>
<p>Do you intend to communicate with nearby residents after you open?</p>	<p>Absolutely, an open house will be scheduled once the campus opens.</p>
<p>Are you an extension of Sacred Peaks? The blue lines that Stephen drew as "your clinic" across from the bus stop was Sacred Peaks at Trails End</p>	<p>No, this project is not an extension of Sacred Peaks.</p>
<p>Flagstaff has a really good recovery community. The concern is the location. Thank you. Would love to speak to the businesses in Tucson. The AA, NA, Al-anon Programs in this town are outstanding. I'm not saying this won't be a good addition to Flagstaff. As I said before, it's the location. I'm very familiar with the recovery programs. I think that the location to businesses and the highway traffic are a problem. That's why it would be great to speak to the Tucson businesses! Highway 89 is so dangerous.</p>	<p>The programs are great as far as outpatient programs to continue best practices during sobriety. Detox is one of the most challenging and severe recoveries.</p>
<p>Who do we contact if we have questions in the future?</p>	<p>Stephen Irwin sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree gpearthree@flagstaffaz.gov or (928) 213-2603</p>
<p>Will you guarantee that more housing units and more persons will not be expanded in the future? There is a lot of purple area that has nothing on it. That could also be used for more units?</p>	<p>There are two pads located along Highway 89 available for future developments. The eastern and southern areas of the site are maximized for open space and detention. The site has been designed to maximize the density of the development.</p>

After the zoning approval, will there be another meeting to approve the project? When will this be presented to city council?	Yes, you will be notified when the next public meeting will occur.
Meeting adjourned at 7:30pm.	

Job Description	Job Duties	Detox Ratio	Residential R	Outpatient Ratio
Therapist	complete and develop treatment plans, and provide therapy services (individual, group and family). Therapists are also responsible for discharge documentation	1:10	1:15	1:20
Residential Case Manager	completing the assessments, action plan, discharge planning and criteria, ART meetings, continuation of care that includes medications, legal issues, EBT funds, ect.	N/A	1:20	N/A
Detox Case Manager	assessments, treatment plans, discharge planning and *ART meetings, continuation of care	1:20	N/A	N/A
Behavioral Health Technician	provides basic nursing care, aids with activities of daily living, and assists in the maintenance of a safe and clean environment. Some of the duties include, intake	1:10	1:25	1:35
Recovery Support Specialist	conducting IOP groups and documentation, assisting at equine, driving, store trips, regular BHT Duties.	N/A	1:20	1:25
Intensive Outpatient Coordinator	intakes, assessments, treatment plans, property, driving.	N/A	N/A	1:25
Nurses (Registered Nurse, Licensed Practical Nurse)	provide safe and effective nursing care. Intakes, medications, cws, ciwas, discharge documentation	1:10	1:20	N/A

*ART- Meeting with patient/Client's Health Home to plan for the best wrap around services while at the campus and after discharge from campus.

NEIGHBORHOOD MEETING CERTIFICATION

I, Michelle Shetter-Chenasco, the authorized representative of Flagland LLC, do hereby attest that the neighborhood meeting for Project No. PZ-20-00164 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code, including the following:

- A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 06/17/2021 and accepted by the City of Flagstaff on 06/17/2021.
- A list of property owners within 600 feet of the subject properties boundaries and all Home Owners Associations (HOAs) within 1,000 feet of the subject property were prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan.
- Notices of the neighborhood meeting were sent via first class mail on 06/14/2021 to all property owners within 600 feet of the subject properties boundaries, to all tenants residing on the subject property, to all Home Owners Associations (HOAs) within 600 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- A total of 2 neighborhood meeting notification sign(s) were installed on 06/18/2021 at the following location(s):
 - o South entrance to Property on N. Highway 89
 - o North entrance to Property on N. Highway 89
- A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 07/12/2021.
- Copies of the Citizen Participation Report were sent via first class mail on 08/02/2021 to all person who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant

Michelle Shetter-Chenasco

Signature:





Shephard  Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

City of Flagstaff
Attention: Alaxandra Pucciarelli
211 West Aspen Avenue
Flagstaff, AZ 86001

July 9, 2021
SWI # 20136

Re: Flagstaff Rehab Campus – Annexation Rezone
Request to Waive Second Neighborhood Meeting

Dear Ms. Pucciarelli,

The purpose of this letter is to request a waiver from the requirement of a second neighborhood meeting for the Flagstaff Rehab Campus project with the annexation and rezone process. The subject parcel requested to be annexed is located on parcel APN 301-50-005G, which is currently located within Coconino County and zoned CH-10,000.

The first neighborhood meeting was held virutally on June 30, 2021 via Zoom. There were 13 people in attendance, not including the project team, who provided overall positive feedback for the project. As of July 6, 2021, we have received three phone call in response to the public outreach letter. The neighbors that have reached out directly to either us or Genevieve Pearthree only requested additional information, which has been provided via email. The virtual Zoom meeting included a question and answer session that lasted approximately 45 minutes where the project team addressed comments and questions. An email with the supporting meeting exhibits and documentation on staffing information will be sent to all participants per their request and to provide more information about the project. Due to the overall positive feedback and additional information that will be provided to the neighbors, we request to waive the requirement for the second neighborhood meeting.

Please let us know if you have any questions, comments, or need any additional information.

Sincerely,
Shephard-Wesnitzer, Inc.

A handwritten signature in black ink that reads "Stephen C. Irwin".

Stephen Irwin, P.E.
Project Engineer

From: [Alaxandra Pucciarelli](#)
To: [Cassandra Pham](#)
Cc: [Genevieve Pearthree](#); [Guillermo Cortes](#); [Stephen Irwin](#)
Subject: RE: FRC - 2nd Neighborhood Meeting Waiver Request
Date: Tuesday, July 13, 2021 2:41:03 PM
Attachments: [image001.png](#)

Hi Cassandra-

Genevieve and I discussed this and agreed that the second neighborhood meeting may be waived. It is my understanding that there are neighbors who have requested additional information regarding staffing at the facility that you will be providing to them.

Thanks,

Alaxandra Pucciarelli

Current Planning Manager
Acting Planning Director
Community Development
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2640
Email: apucciarelli@flagstaffaz.gov

From: Cassandra Pham <CPham@swiaz.com>
Sent: Friday, July 9, 2021 9:06 AM
To: Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>
Cc: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>; Guillermo Cortes <gcortes@swiaz.com>; Stephen Irwin <sirwin@swiaz.com>
Subject: FRC - 2nd Neighborhood Meeting Waiver Request

Alax,

I am emailing you to request a waiver from the requirement of a second neighborhood meeting for the annexation and rezoning of the Flagstaff Rehab Center project. Please see the attached letter. Let me know if you have any questions or concerns

Regards,
Cassandra N. Pham, EIT
Engineer-in-Training



Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue

Affidavit of Sign Posting

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

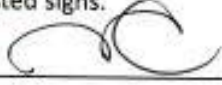
Applicant Name: Flagland LLC

Location: 7000 N. Highway 89


In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.**

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above, and that the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

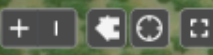
Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 30th day of November, 2021 by:
Michelle Shetler-Carrasco


Notary Public
February 12, 2023
My Commission Expires:



APN, Address, Account, On



COCONINO COUNTY ARIZONA
PARCEL INFORMATION
APN: 30150005G

Account #: R0015454

911 Address: 7000 N HIGHWAY
89 FLAGSTAFF, AZ 86004

Owner Name: GREER, ROBERT H III

Owner Address: PO BOX 1913 SEDONA,
AZ 86339

[Link to Plat/Survey:](#)
Zondata

Mailing List

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

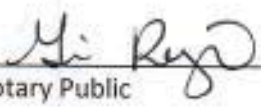
Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.08 of the City of Flagstaff Zoning Code to the attached mailing list at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 30 day of November, 2021 by: Gina Ramirez


Notary Public

June 30, 2025
My Commission Expires:



APN	OWNER NAME	PARCEL ADDRESS	PARCEL CITY	PARCEL STATE	PARCEL OFFICER
	COCOON NATIONAL FOREST SUPERVISOR'S OFFICE	1824 S THOMPSON ST	FLAGSTAFF	AZ	8601
	TRAILS END RETREAT HOA	4850 E TRAILS END DR	FLAGSTAFF	AZ	8604
	CHRISTMAS TREE ESTATES HOA	3243 RIVER RUN RD	FLAGSTAFF	AZ	8604
	MOUNTAIN SPRINGS TOWNHOMES HOA	3235 RIVER RUN #1	FLAGSTAFF	AZ	8604
11310004	SHEILA HARRIS	4840 E RETREAT CR	FLAGSTAFF	AZ	8604
11310005	BARBARA TOOMER	12309 DANIEL WAY	FLAGSTAFF	AZ	8604
11310006	BIGWUP CHATTARAJ	4321 S BEVERLY CT	CHANDLER	AZ	8604
11310007	JAY AND ANGELA ST JOHN	1391 W MAPLEWOOD ST	CHANDLER	AZ	8604
11310008	JOHN HUYER	3443 E MAPLE DR	CHANDLER	AZ	8604
11310009	JOHN AND JONI SADLE	8658 N 4TH AVE	PHOENIX	AZ	8604
11310010	YVAN AND LAURHA PATE	3692 S SUNSET DR	CHANDLER	AZ	8604
11310011	MICHAEL SMITH	3033 W LAKEVIEW DR	GAINES	AZ	8604
11310012	OLEM AND LORRAINE SCHIRM	6548 CAMINO VENTUROSO	GOLTA	CA	93117
11310013	ROY & HAILEA CHASE	5000 E RETREAT CR	FLAGSTAFF	AZ	8604
11310014	LAM KELLY & JASON EDENGS	30 VANTS DRIVE, UNIT 4004	AURORA VIEJO	CA	94606
11310015	LISA THOMPSON	PO BOX 1594	FLAGSTAFF	AZ	8602
11310016	BRENTLY KLONZ	825 E SOLANA DR	TEMPE	AZ	85281
11310017	OPS AND STEVEN VALDEZ	8843 N CENTRAL AVE	PHOENIX	AZ	85023
11310018	AKHANNAYU OMOSE	4174 S PEARLE SAGE DRIVE	CHANDLER	AZ	85248
11310019	ROMAN WEBER	3675 W COMSTOCK CT	WIM CITY	AZ	85312
11310020	GREGORY ROUSSEAU	8753 S MONTE ROSA AVE	SCOTTSDALE	AZ	85251
11310021	CARLOS AND YAREN MARTINEZ	7120 N CENTRAL AVE	PHOENIX	AZ	85003
11310022	WILLIAM DECKER & AMANDA MAESTAS	6065 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
11310023	LARALENIS	5061 E RETREAT CR	FLAGSTAFF	AZ	86004
11310024	FRAN COLOMETH	304 N GILA SPRING BLVD #124	CHANDLER	AZ	85226
11310025	SAM AND IRENE SWILING	5641 E RETREAT CR	FLAGSTAFF	AZ	86004
11310026	JOSEPH TRO	3137 N KYLE LOOP	FLAGSTAFF	AZ	86004
11310027	JOSEPH BARBE	28312 S WASHINGTON ST	CHANDLER	AZ	85249
11310028	DAVID AND KAY ORTEGA	3096 N 4TH WAY	CAVE CREEK	AZ	85331
11310029	KYLE AND TRANG NGUYEN	2007 N OAK ST	TUBA CITY	AZ	86045
11310030	GREGG & AMY WOODRILL	4540 E ROCK WREN DR	PHOENIX	AZ	85044
11310031	ROY MESNER	4871 E RETREAT CIRCLE	FLAGSTAFF	AZ	86004
11310032	HAROLD-FULLERTON FAMILY LIVING TRUST DTD 07-25-12	13602 W SOLIARD DR	UTCHFIELD PARK	AZ	85140
11310033	DELRID JOHN G & KELLY E REVOCABLE TRUST DTD 02-17-83	PO BOX 606	MEDINA	WA	98049
11310034	I & B ON THE ROCKS LLC	80 CHASEMOORE DR	LANGHORNE	PA	19053
11310035	CURRENT HOMEOWNER	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004
11310036, 11310036 & 10310037	TRALENO RETREAT LLC	2410 E ROUTE 46	FLAGSTAFF	AZ	86004
11317000	MAY 89 CAR WASH LLC	2452 S CURVIEW ST	FLAGSTAFF	AZ	86004
11317001	ALLEN JONATHAN T & JON E	4999 N PRINCE OF OR	FLAGSTAFF	AZ	86001
11317002	MAVAD FOR HEALTH FOUNDATION INC	PO BOX 600	TUBA CITY	AZ	86045
11317003	LORRAINE JOHN A	6380 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
11317004	RONALD RICHARD C & CELIA M	4485 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317005	SAUCEO ALEXANDRA MARINO	4846 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317006	BELMONT CHRISTOPHER S	4845 E TRAILS END DR	FLAGSTAFF	AZ	86004
30150004	STUMP RONALD E & CRISTALA CPWANG	7809 WINTERWOOD DR	FLAGSTAFF	AZ	86004
30150005	DOBELL ERAN D	6080 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
30150006	STANLEY GAYLORD I & JON I REVOCABLE TRUST DTD 12-20-19	1117 E MAPLE LN	FLAGSTAFF	AZ	86004
30150007	STANLEY GAYLORD	PO BOX 2047	FLAGSTAFF	AZ	86004
11310001H	WIRTH JACQUE L LIVING TRUST DTD 12-03-20	8275 N DODGE AVE	FLAGSTAFF	AZ	86004
11310001I	FOREST PINE LLC	PO BOX 47838	PHOENIX	AZ	85068
11310001H, 11310001H	C & G HOLDINGS LLC	5400 E IMPERIAL AVE	FLAGSTAFF	AZ	86004
11310001H	FOREST PINE LLC	PO BOX 47838	PHOENIX	AZ	85068
11317001D	GOLDPOOTH JOHNNY	4910 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317001E	ADSON HERMAN BRIAN R & MARCELA BUSH	PO BOX 1785	TUBA CITY	AZ	86045
11317001F	CASTRO LOUIS & NICOLE	4946 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317001G	WOODMAN DEREK T & ELISABETH	4946 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317001H	HARDENY KEVIN L	4906 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317001I	FRENETTE EDWARD F	4904 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317006H	LIVING CHRIST COMMUNITY CHURCH INC	6400 HIGHWAY 89	FLAGSTAFF	AZ	86004
11317013A, 11317013B	PAVLES INVESTMENTS LLC	2517 N ORISSO DR	FLAGSTAFF	AZ	86001
30150001H	ONE MOUNTAIN PROPERTIES LLC	7143 HIGHWAY 89	FLAGSTAFF	AZ	86004
30150004D	AT INVESTMENTS	7609 WINTERWOOD HWY	FLAGSTAFF	AZ	86004
30150005H	HARTS SAS & FOOD LLC	3200-2ND 4TH ST SW	CALGARY	ALBERTA	T2P 4H4
30150005D	ORLER ROBERT H II	PO BOX 1915	SEDONA	AZ	86349
30150005H	XPRESS OBT LLC	8123 DONEY PARK LN	FLAGSTAFF	AZ	86004
30150012A, 30150012B	MASSEY MATTHEW SEAN	560 PANORAMA BLVD	SEDONA	AZ	86336
30150012A	DOBELL ERAN D	6080 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
30150018A	COFFEE BEANERY LLC	PO BOX 1596	FLAGSTAFF	AZ	86004
	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002
MICHELLE A. JAMES	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002
	NORTHERN ARIZONA BUILDING ASSOCIATION	1500 EAST CEDAR AVENUE, SUITE 30	FLAGSTAFF	AZ	86004
JEFFREY WARD	NORTHERN ARIZONA ASSOCIATION OF REALTORS	1515 EAST CEDAR AVENUE, SUITE C-4	FLAGSTAFF	AZ	86004
	TOM BOSMAN-OSBORN	5171 MT. PLEASANT DRIVE	FLAGSTAFF	AZ	86004
MAUREY HERMAN	MARILYN WEISSMAN	1029 EAST APPLE WAY	FLAGSTAFF	AZ	86001
	COAST AND MOUNTAIN PROPERTIES	3 NORTH LEGGERS STREET	FLAGSTAFF	AZ	86001
	NAT WHITE	1120 NORTH ROCKLEDGE ROAD	FLAGSTAFF	AZ	86001
	CHARLIE SILVER	720 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001
	BETSY MCCELLAR	842 S ASH LANE	FLAGSTAFF	AZ	86004
	DAVID CARPENTER	405 S RIVER RUN SUITE 100	FLAGSTAFF	AZ	86001
DORRISA COLEMAN	ARIZONA ARMY NATIONAL GUARD, 424A-FWD	3830 E McDowell Rd, MS200	PHOENIX	AZ	85006
MARY BETH BRUNSWICK	US NAVY, INTERGOVERNMENTAL BRANCH	864 PACIFIC HIGHWAY, BUILDING 1 - 5TH FLOOR, SUITE 518	SAN DIEGO	CA	92131
	CELIA BARTZ	3354 N CREST STREET	FLAGSTAFF	AZ	86001
	NORM WALLER	3735 N GRANDVIEW	FLAGSTAFF	AZ	86004
	COCOON COUNTY COMMUNITY DEVELOPMENT DIRECTOR	1900 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001
	TYLER DEBBAM	288 W FOREST MEADOWS ST, APT 119	FLAGSTAFF	AZ	86001
JESS MCNEELY	COCOON COUNTY COMMUNITY DEVELOPMENT	2500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001
STEVE FINCH	FLAGSTAFF LODGING, RESTAURANT & TOURISM ASSOCIATION	PO BOX 30622	FLAGSTAFF	AZ	86005
	ADRIAN SEAGLEND	819 WEST GRAND CANYON AVENUE	FLAGSTAFF	AZ	86001
	RACHEL BASS	3083 W ESTERDAY LANE	FLAGSTAFF	AZ	86001
GENEVIEVE PEARTREE	CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DIVISION	211 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001
MATT RYAN	COCOON COUNTY CHAIRMAN OF THE BOARD OF SUPERVISORS	219 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001
ARMANDO RUIZ	COCOON COUNTY ASSISTANT	130 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001
KATY RAMSIN	COCOON COUNTY RECORDER	130 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

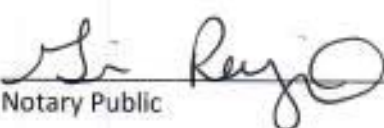
Location: 7000 N. Highway 89

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in Sections 10-20.30.060.A, 10-20.30.060.B, and 10-20.30.060.C of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Planning Director prior to the fifteenth day before the public hearing date.

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 30 day of November, 2021 by: Gina Ramirez


Notary Public



My Commission Expires:
June 30, 2025



Shephard ▲ Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

November 16, 2021

Dear Neighbor,

Flagland LLC would like to invite you to the public hearings to consider the annexation and Zoning Map Amendment applications (COF PZ-20-00164-03 & PZ-20-00164-04) for a parcel of land that is currently located within Coconino County. The subject parcel is located at 7000 N. Highway 89. The Planning & Zoning meeting is scheduled on **Wednesday, December 8, 2021 at 4 pm**. The City Council Annexation Public Hearing will be on **Tuesday, January 4, 2022 at 3pm**. The City Council Meeting (1st read) will be on **Tuesday, January 18, 2022 at 3pm** and the 2nd read will be on **Tuesday, February 1, 2022 at 3pm**.

The Planning & Zoning Commission serves as an advisory board to the City Council on matters relating to the growth and physical development of the City. The Planning & Zoning Commission will conduct a public hearing for the Applications and may forward a recommendation on for the City Council's consideration. Upon receipt of a recommendation from the Planning & Zoning Commission, the City Council will conduct a public hearing and take action on the Applications. Any interested person or authorized agent may appear and be heard.

Planning and Zoning meetings are currently being held virtually. For instruction on the how to attend the virtual meetings visit the following link: <https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>. Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below, please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: <https://www.flagstaff.az.gov/328/Meetings>. The meetings will continue to be live streamed on the City's website: <https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland LLC has the intention of building a Rehabilitation Substance Treatment Campus on the subject property, which is currently an allowed use within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC requests to annex this County parcel into the City limits and designate this Campus to have the comparable City zoning district of Highway Commercial (HC) with a Resource Protection Overlay (RPO), which also allows this use.

The Concept Zoning Map Amendment application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The request is to change the zoning from Highway

Commercial (HC) with a Resource Protection Overlay (RPO) to Rural Residential (RR) with a Resource Protection Overlay (RPO) after the parcel is annexed into the City limits.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The parcel to be annexed is a part of an overall project that is called Flagstaff Rehab Campus and will consist of four proposed parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be used for future development. Access to the site will be provided by two new full access driveways on N. Highway 89. Please contact Genevieve Pearthree, the City Planner assigned to this case, with questions about the City review and public hearing process. She can also provide copies of the application and development file.

We hope to see you there. If you are unable to attend, please provide comments in the space below. Written comments may be submitted to CDPandZCommission@flagstaffaz.gov or Genevieve.pearthree@flagstaffaz.gov.

Sincerely,
Shephard – Wesnitzer, Inc.



Stephen C. Irwin, P.E.
Project Engineer

Please see below for the developer's representative contact information:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Senior Planner
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
Genevieve.pearthree@flagstaffaz.gov



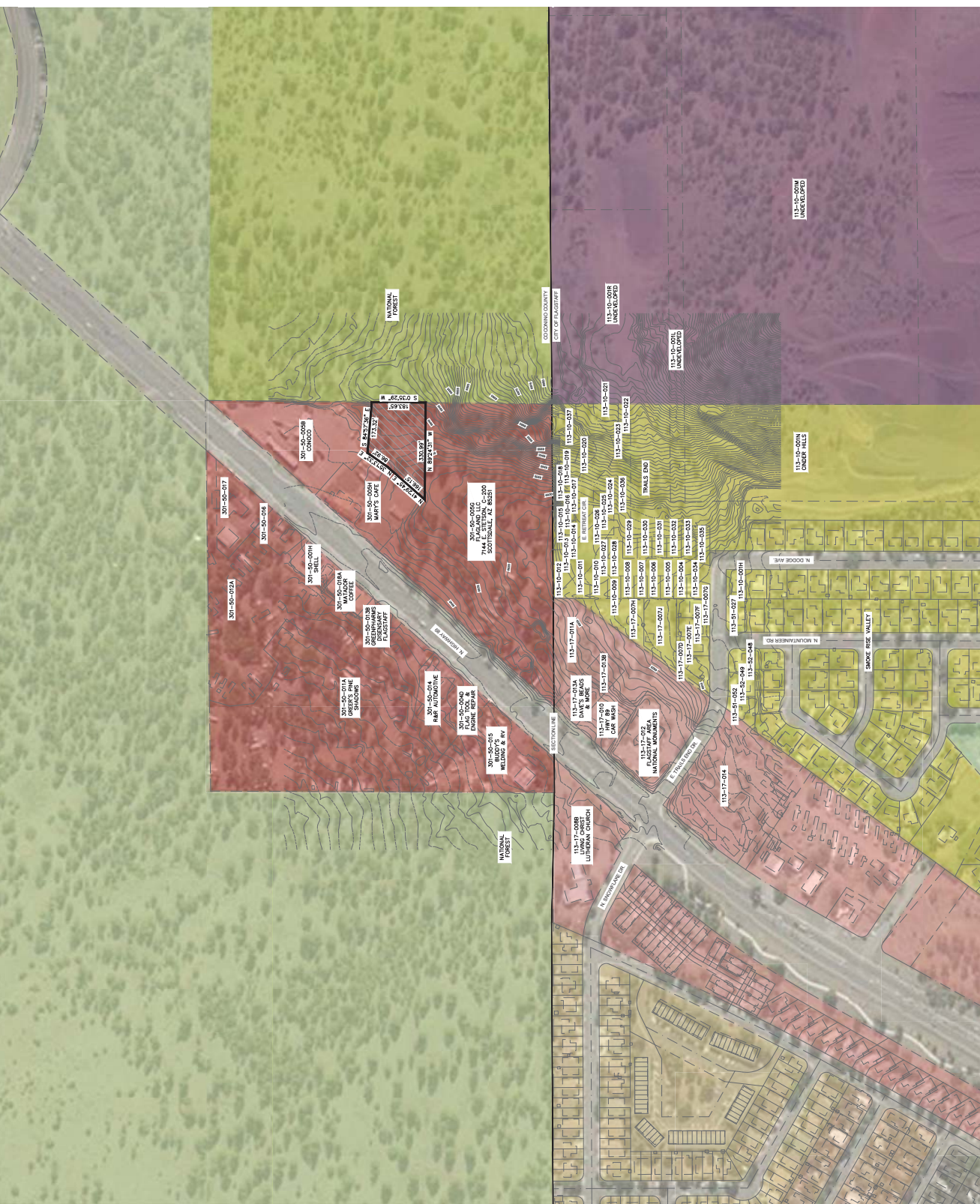
110 West Dale Avenue
Flagstaff, Arizona 86001

928.773.0354 ph
928.774.8934 fx

info@swiaz.com
www.swiaz.com

LEGEND

- PROPERTY TO BE REZONED
- EXISTING PROPERTY LINE
- CITY LIMITS
- CITY OF FLAGSTAFF ZONING
 - UR SINGLE-FAMILY RESIDENTIAL
 - MS MANUFACTURED HOUSING
 - HC HIGHWAY COMMERCIAL
 - IND INDUSTRIAL
 - PF PUBLIC FACILITY
 - OFF OFFICE
 - CC CITY OF FLAGSTAFF
- COCONINO COUNTY ZONING
 - AR-5 AGRICULTURAL RESIDENTIAL (5 AC)
 - AR-2 1/2 AGRICULTURAL RESIDENTIAL (2.5 AC)
 - CC COCONINO COUNTY
 - CO COCONINO COUNTY



SHEPHERD WESITZER, INC. 110 W. DORA AVENUE FLAGSTAFF, AZ 86001 928.774.8934 FAX 928.772.0284 WWW.SWIWZ.COM
 JOB NO. 20136 DATE: JUL 21 SCALE: AS SHOWN SHEET NO. 08 OF 5
 CHECKED: SOI DRAWN: CMF
 FLAGSTAFF ARIZONA CONTEXT ANALYSIS MAP

