



City of Flagstaff

January 12, 2012

Mr. Mike Zipprich
Flagland, LLC
7114 E. Stetson Rd., Suite 350
Scottsdale, AZ 86251

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-20-00164-08

Dear Mr. Zipprich:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Flagland, LLC for a Conditional Use Permit on the properties at 7000 N. Highway 89 (APNs 301-50-005G and 113-17-011A) in the Rural Residential (RR) and Highway Commercial (HC) Zoning Districts for an Equestrian Recreational Facility consisting of an approximately 1,824 square-foot barn and a 30,000 square-foot minimum fenced pasture area to be used as an Equestrian Recreational Facility as provided in Section 10-40.30.030.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on January 11, 2023 in regards to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated December 29, 2022, and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify granting the Conditional Use Permit.

Based upon the aforementioned findings, the Commission approved a Conditional Use Permit by a vote of **(VOTE)** for the use and location described above subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application, and with the Site Plan as approved by the Inter-Division Staff on September 13, 2022. Substantive modifications to the approved Site Plan (PZ-20-00164-06) shall require additional review by the IDS team. Anything greater than a minor modification as determined by staff will require a modification to the CUP approved by the Planning and Zoning Commission.
2. The Equestrian Recreational Facility may house no more than one horse per 10,000 square feet of fenced pasture area in compliance with City Code, up to four horses maximum on the 1.09 acre site.

The above condition(s) is deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on January 21, 2023 unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

City of Flagstaff

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

Genevieve Pearthree, Senior Planner
City of Flagstaff, Current Planning Section
P. 928-213-2603
gpearthree@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council