



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 CONDITIONAL USE PERMIT

SWI Project #20136
C.O.F. #PZ-20-00164-07

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

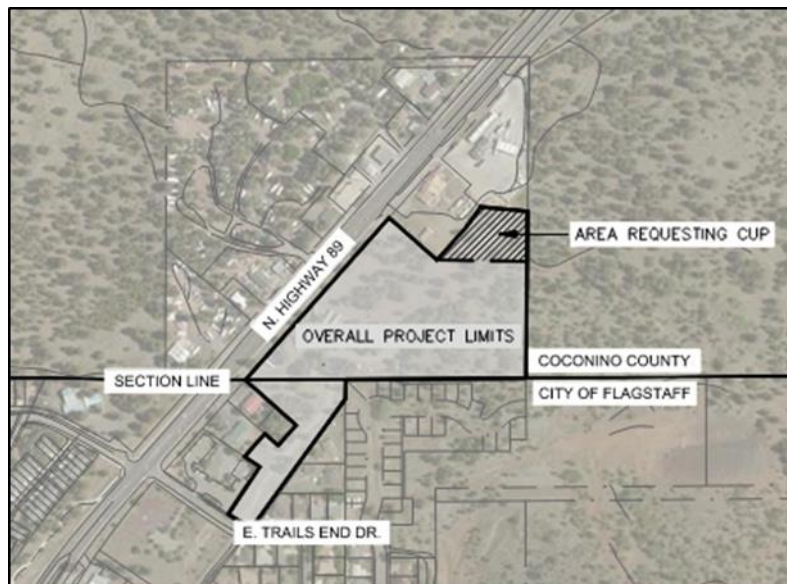
Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

Originally Prepared Date: October 24, 2022
Revised Date: November 30, 2022

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 and rezone of County parcel APN 301-30-005G was approved on May 17, 2022. The campus parcel has split zoning with the northeast corner of the site zoned Rural Residential (RR) and the rest of the campus zoned Highway Commercial (HC).

The CUP application is for the northeastern 1.10 acres of the site, which will be used as an equestrian area with a stable and four horses that is accessible to patients and staff. Equine Services incorporates equine interactions and/or the equine environment, mounted or ground-based, including horsemanship instruction adapted to the ability/disability of those receiving services aimed at contributing positively to their cognitive, physical, emotional and social well-being, aimed at achieving goals set forth by the clinical team and the client, that utilize equine movement, and experiential learning approaches that promote the development of life skills to achieve educational, professional and personal goals.



VICINITY MAP
N.T.S.

PROJECT LOCATION

The project is positioned in the Northwest Quarter of Section 5 and South Half of Section 32, Township 21 North and 22 North, Range 08 East, of the Gila and Salt River Base Meridian, City of Flagstaff, Coconino County, Arizona. The overall project is within two parcels with existing APNs 113-17-011A (approximately 2.15 gross/net acres) and 301-30-005G (approximately 10.05 gross/net acres). The equestrian barn is located in the northeastern 1.10 acres of the parcel that consists of the campus.

NEIGHBORHOOD MEETING PLAN

As part of the CUP application, 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 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 site 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 at the meeting. Attendees will be informed that they have the ability to use the chat function to respectfully ask questions 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 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 CUP request, the subject area, the current and proposed use of this area, the current zoning, reasons behind the CUP, 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 site 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 an 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 CUP 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 CUP 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 CUP 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 is included in Appendix A.

The applicant mailed the neighborhood meeting letter to all parties described above. The letter notified the neighbors of the upcoming request for the CUP, invited parties to the first neighborhood meeting and allowed time for feedback. A copy of the neighborhood meeting letter is included in Appendix B. The letter included the Zoom meeting link for the first neighborhood meeting to be held on November 16, 2022. The letters were mailed via first-class mail of the United States Post Office and complied with the requirement of notification at least 15 days prior to the meeting date.

In addition to the public outreach letters, one 4'x4' sign was posted at the property's public right-of-way entrance on N. Highway 89 and complied 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. A photo of the posted sign and map is included in Appendix C.

FIRST NEIGHBORHOOD MEETING RECORD OF PROCEEDINGS

The first virtual neighborhood meeting was held on November 16, 2022, via Zoom and consisted of a total of three participants, not including the project team. Appendix D includes the Zoom meeting registration list of the participants. The questions and answers from the meeting are documented and included in Appendix E. A copy of the neighborhood meeting letter was emailed to a couple of participants per their request. A few neighbors expressed concerns regarding the notification timeline, and the project team informed them that mailed letters and posted signs met City of Flagstaff requirements. During the meeting, Donna and Dave, owners of Mary's Café, expressed concerns that the barn was located too close to their outdoor patio. The applicant, Mike Zipprich, met Donna and Dave onsite on November 19, 2022. The in-person meeting went well, and Donna and Dave were satisfied with the suggested revisions to the barn floor plan. From discussions during the virtual and in-person meetings, the equestrian barn will be revised to have all four horse stalls situated on the east side of the barn and furthest from the café. Refer to Appendix F for the revised barn floorplan. The property line between the barn and the café will also be heavily landscaped to provide a buffer.

SECOND NEIGHBORHOOD MEETING

Due to the additional information provided during and after the first neighborhood meeting, the applicant has submitted to the City of Flagstaff a request to waive the requirement for the second neighborhood meeting.

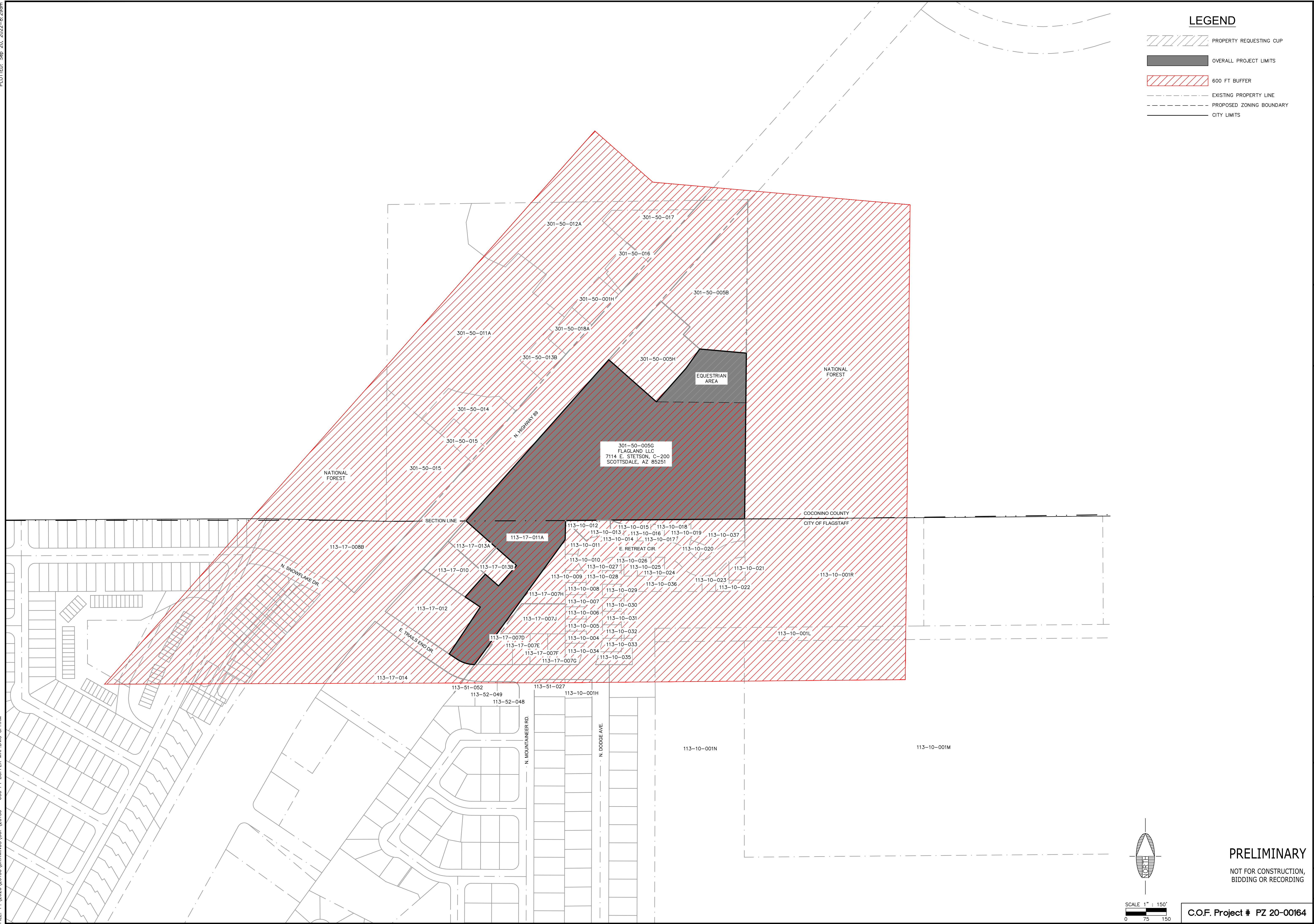
PLANNING AND ZONING MEETING

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




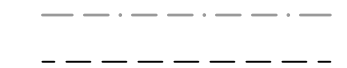
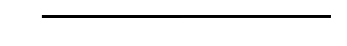

APPENDIX A

PLOTTED: Sep 20, 2022 - 8:29am

FILE: P:\2020\20136 DRAWINGS\CUP\20136 - 600 FT BUFFER MAP.DWG CPHAM



LEGEND

-  PROPERTY REQUESTING CUP
-  OVERALL PROJECT LIMITS
-  600 FT BUFFER
-  EXISTING PROPERTY LINE
-  PROPOSED ZONING BOUNDARY
-  CITY LIMITS

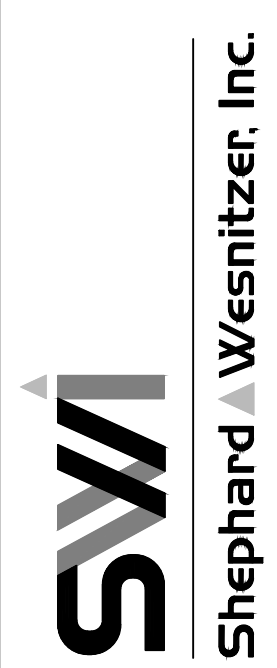
FLAGSTAFF
ARIZONA

FLAGSTAFF REHAB CAMPUS

600 FOOT BUFFER MAP

JOB NO:	20136
DATE:	SEP 22
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	CNP
CHECKED:	SCI

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



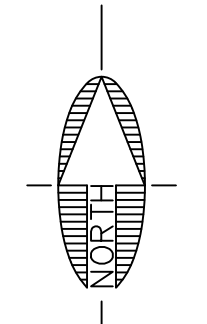
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)
Dial 8-1-1 or 1-800-541-1111 (928-5348)

DRAWING NO.
BM01

SHT NO. OF
1 2



SCALE 1" = 150'
0 75 150

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

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

FILE: P:\2020\20136 DRAWINGS\CUP\20136 - 600 FT BUFFER MAP.DWG CPHAM
 PLOTTED: Sep 20, 2022 - 8:29am

MAILING LIST

APN	OWNER NAME	PARCEL ADDRESS	PARCEL CITY	PARCEL STATE	PARCEL ZIPCODE
	COCONINO NATIONAL FOREST SUPERVISOR'S OFFICE	1824 S THOMPSON ST	FLAGSTAFF	AZ	86001
	TRAILS END RETREAT HOA	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004
	CHRISTMAS TREE ESTATES HOA	323 S RIVER RUN #1	FLAGSTAFF	AZ	86004
	MOUNTAIN SPRINGS TOWNHOMES HOA	323 S RIVER RUN #1	FLAGSTAFF	AZ	86004
11310004	BARBARA TOOMER	12320 DANIEL WAY	FLAGSTAFF	AZ	86004
11310005	BISWASUP CHATTARAJ	4131 S BEVERLY CT	CHANDLER	AZ	85248
11310006	JAY AND ANGELA ST LOUIS	1391 W MAPLEWOOD ST	CHANDLER	AZ	85286
11310007	JOHN HUYSER	1645 E EARL DR	PHOENIX	AZ	85016
11310008	JOHN AND PRITI SADLE	6858 N 4TH AVE	PHOENIX	AZ	85013
11310009	VILAS AND LALITHA PATIL	1692 S SUNSET DR	CHANDLER	AZ	85286
11310010	ALLEN GLUNTZ	42424 GAVILAN PEAK PKWY #33104	ANTHEM	AZ	85086
11310011	GLENN AND LORRAINE SCHIFERL	6549 CAMINO VENTUROSO	GOLETA	CA	93117
11310012	KEVIN & VALERIA KOENIG	3013 N LOMA VISTA DR	FLAGSTAFF	AZ	86004
11310013	LANI KELLY & JASON KOENIGS	90 VANTIS DRIVE, UNIT 6004	ALISO VIEJO	CA	92656
11310014	LISA THOMPSON	PO BOX 1504	FLAGSTAFF	AZ	86002
11310015	BRENTLY KLONTZ	323 E SOLANA DR	TEMPE	AZ	85281
11310016	KRIS AND STEVEN VALDEZ	9841 N CENTRAL AVE	PHOENIX	AZ	85020
11310017	ABHIMANYU GHOSE	4171 S PURPLE SAGE DRIVE	CHANDLER	AZ	85248
11310018	ROMAN WEBER	9875 W COMSTOCK CT	SUN CITY	AZ	85373
11310019	GREGORY ROUSSEAU	8753 E MONTEROSA AVE	SCOTTSDALE	AZ	85251
11310020	CARLOS AND KAREN MARTINOT	7320 N CENTRAL AVE	PHOENIX	AZ	85020
11310021	WILLIAM DECKER & AMANDA MAESTAS	6085 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
11310022	LAREA LEWIS	5951 W KILLDEER DR	TUCSON	AZ	85743
11310023	RYAN GOLDSMITH	300 N GILA SPRINGS BLVD #134	CHANDLER	AZ	85226
11310024	SAM AND IRENE SHILING	17765 N SUNDOWN CT	SURPRISE	AZ	85374
11310025	JOSEPH TRIS	3137 N KYLE LOOP	FLAGSTAFF	AZ	86004
11310026	JOSEPH BARBEE	26312 S WASHINGTON ST	CHANDLER	AZ	85249
11310027	DAVID AND KAY ORTEGA	31066 N 44TH WAY	CAVE CREEK	AZ	85331
11310028	KYLE AND TRANG NGUYEN	2007 N OAK ST.	TUBA CITY	AZ	86045
11310029	GREGG & AMY GOODSSELL	4549 E ROCK WREN RD	PHOENIX	AZ	85044
11310030	ROY MESSNER	4971 E RETREAT CIRCLE	FLAGSTAFF	AZ	86004
11310031	HARRIS-FULLERTON FAMILY LIVING TRUST DTD 07-25-12	4965 E RETREAT CIR	FLAGSTAFF	AZ	86004
11310032	OLERUD JOHN G & KELLY E REVOCABLE TRUST DTD 02-17-93	PO BOX 606	MEDINA	WA	98039
11310033	JAY AND ANGELA ST LOUIS	4953 E RETREAT CIR	FLAGSTAFF	AZ	86004
11310034	CURRENT HOMEOWNER	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004
11310035, 11310036 & 11310037	TRAILSEND RETREAT LLC	2410 E ROUTE 66	FLAGSTAFF	AZ	86004
11317010	HWY 89 CAR WASH LLC	2452 S CLIFFVIEW ST	FLAGSTAFF	AZ	86004
11317012	ALLEN JONATHAN T & JOSIE	4999 N PRIMROSE CIR	FLAGSTAFF	AZ	86001
11317014	NAVAJO HOPI HEALTH FOUNDATION INC	PO BOX 600	TUBA CITY	AZ	86045
11351027	FLORES JOHN A	6380 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
11351048	BENALLY RICHARD C & CECILIA M	4485 E TRAILS END DR	FLAGSTAFF	AZ	86004
11351049	SAUCEDO ALEJANDRA MARRUFO	4865 E TRAILS END DR	FLAGSTAFF	AZ	86004
11351052	BELLMORE CHRISTOPHER S	4845 E TRAILS END DR	FLAGSTAFF	AZ	86004
30150014	STUMP RONALD E & CHRISTAL A CPWROS	7609 WHITEWOOD DR	FLAGSTAFF	AZ	86004
30150015	DOBELL ERAN D	6080 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
30150016	STAVELEY GAYLORD L & JOY I REVOCABLE TRUST DTD 12-10-19	1117 E MARINA LN	FLAGSTAFF	AZ	86004
30150017	STAVELEY GAYLORD	PO BOX 2997	FLAGSTAFF	AZ	86003
11310001H	WIRTH JOELLE A	6275 N DODGE AVE	FLAGSTAFF	AZ	86004
11310001L	FOREST RING LLC	PO BOX 47638	PHOENIX	AZ	85068
11310001M	C & G HOLDINGS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ	86004
11310001N	C & G HOLDINGS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ	86004
11310001R	FOREST RING LLC	PO BOX 47638	PHOENIX	AZ	85068
11317007D	GOLDTOOTH JOHNNY	4910 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317007E	ADSON HERMAN BRYAN JR & MARCELLA RUTH	PO BOX 1783	TUBA CITY	AZ	86045
11317007F	CASTRO LOUIS & RACHEL	4930 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317007G	GOODMAN DEREK T & ELISABETH	4940 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317007H	HARDESTY KEVIN L	4900 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317007J	FRENETTE EDWARD T	4904 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317008B	LIVING CHRIST COMMUNITY CHURCH INC	6401 N HIGHWAY 89	FLAGSTAFF	AZ	86004
11317013A	PAYLES INVESTMENTS LLC	2817 N GREGG DR	FLAGSTAFF	AZ	86001
11317013B	PAYLES INVESTMENTS LLC	2817 N GREGG DR	FLAGSTAFF	AZ	86001
30150001H	KMB MOUNTAIN PROPERTIES LLC	7141 N HIGHWAY 89	FLAGSTAFF	AZ	86004
30150004D	JAT INVESTMENTS	7609 WHITEWOOD WAY	FLAGSTAFF	AZ	86004
30150005B	CARTER-CARDLOCK INC	PO BOX 2506	FLAGSTAFF	AZ	86003
30150005G	GREER ROBERT H III	PO BOX 1913	SEDONA	AZ	86339
30150005H	XPRESS DIRT LLC	9120 DONEY PARK LN	FLAGSTAFF	AZ	86004
30150011A	MASSEY MATTHEW SEAN	560 PANORAMA BLVD	SEDONA	AZ	86336
30150012A	DOBELL ERAN D	6080 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
30150013B	MASSEY MATTHEW SEAN	560 PANORAMA BLVD	SEDONA	AZ	86336
30150018A	COFFEE BEANERY LLC	PO BOX 2506	FLAGSTAFF	AZ	86003

MICHELE A. JAMES	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002
	NORTHERN ARIZONA BUILDING ASSOCIATION	1500 EAST CEDAR AVENUE, SUITE 86	FLAGSTAFF	AZ	86004
JEFFREY HERD	NORTHERN ARIZONA ASSOCIATION OF REALTORS	1515 EAST CEDAR AVENUE, SUITE C-4	FLAGSTAFF	AZ	86004
	TISH BOGAN-OZMUN	5271 MT. PLEASANT DRIVE	FLAGSTAFF	AZ	86004
	MARILYN WEISSMAN	1055 EAST APPLE WAY	FLAGSTAFF	AZ	86001
MAURY HERMAN	COAST AND MOUNTAIN PROPERTIES	3 NORTH LEROUX STREET	FLAGSTAFF	AZ	86001
	NAT WHITE	1120 NORTH ROCKRIDGE ROAD	FLAGSTAFF	AZ	86001
	CHARLIE SILVER	720 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001
	BETSY MCKELLAR	330 S ASH LANE	FLAGSTAFF	AZ	86004
	DAVID CARPENTER	495 S RIVER RUN SUITE 100	FLAGSTAFF	AZ	86001
DOREDA COLEMAN	ARIZONA ARMY NATIONAL GUARD, AZAA-FMO	5636 E MCDOWELL RD, M5330	PHOENIX	AZ	85008
MARY BETH DREUSIKE	US NAVY, INTERGOVERNMENTAL BRANCH	850 PACIFIC HIGHWAY, BUILDING 1 - 5TH FLOOR, SUITE 513	SAN DIEGO	CA	92101
	CELIA BAROTZ	3354 N CREST STREET	FLAGSTAFF	AZ	86001
	NORM WALLEN	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004
JAY CHRISTELMAN	COCONINO COUNTY COMMUNITY DEVELOPMENT	2500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001
	TYLER DENHAM	800 W FOREST MEADOWS ST, APT 119	FLAGSTAFF	AZ	86001
JESS MCNEELY	COCONINO 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	86003
	ADRIAN SKABELLUND	819 WEST GRAND CANYON AVENUE	FLAGSTAFF	AZ	86001
	RACHEL BASS	3083 W EASTERDAY LANE	FLAGSTAFF	AZ	86001
CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DIVISION	GENEVIEVE PEARTHREE	211 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001

JOB NO: 20136
 DATE: SEP 22
 SCALE: AS SHOWN
 DRAWN: CNP
 DESIGN: CNP
 CHECKED: SCI

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.0354
 928.774.8934 fax
 www.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

Arizona Blue Stakes, Inc.
 808 84-11 or 1-800-514-6111 (782-5348)

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

DRAWING NO.
BM02

SHT NO. OF
2 2

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

FLAGSTAFF REHAB CAMPUS
 FLAGSTAFF ARIZONA

600 FOOT BUFFER MAILING LIST

APPENDIX B



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 5, 2022

Dear Neighbor,

Flagland LLC would like to invite the surrounding neighbors to a Neighborhood Meeting to discuss the Conditional Use Permit (CUP) application (COF PZ-20-00164-07) that will be submitted for the northeast 1.10 acres of the Flagstaff Rehab Campus. The subject parcel is located at 7000 N. Highway 89. The meeting and presentation will be held virtually on **Wednesday, November 16, 2022 at 6 pm** through Zoom to discuss the CUP of this property. See below for the Zoom meeting instructions.

Join Zoom Meeting:

<https://us02web.zoom.us/j/82585436740?pwd=UXVoWUdXd2pCMjIwY1pHclNXc0tpUT09>

Meeting ID: 825 8543 6740

Passcode: 388504

The CUP application is specifically for the northeastern 1.10 acres of the site, which will be used as an equestrian area with a stable and four horses that is accessible to patients and staff as part of the patient therapy program. The annexation and rezone of County parcel APN 301-30-005G was approved on May 17, 2022. The campus parcel has split zoning with the northeastern corner zoned Rural Residential (RR) and the rest of the campus zoned Highway Commercial (HC). The plan sheets submitted in association with the Site Plan and attached herein reflect the limits of the overall project.

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
Senior Planner
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
gpearthree@flagstaff.gov

Sincerely,
Shephard – Wesnitzer, Inc.



Stephen C. Irwin, P.E.
Project Engineer

APPENDIX C

CONDITIONAL USE PERMIT NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING: November 16, 2022 at 6 pm

LOCATION OF MEETING: Zoom

<https://us02web.zoom.us/j/82585436740?pwd=UXVoWUdXd2pCMjIwY1pHcINXc0tpUT09>

REQUEST: Flagland LLC requests a Conditional Use Permit (CUP) for the northeast 1.10-acres of the site zoned Rural Residential (RR) to allow for an equestrian facility.

**LOCATION OF SITE: 7000 North Highway 89 Flagstaff, Arizona 86004
(APN 301-50-005G)**

**SIZE OF SITE: 1.10 acres requesting CUP
(12.20 acres for the overall project)**

APPLICATION NO: PZ-20-00164-07

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

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

Planning & Development Services Division, 928-213-2600

POSTING DATE: November 5, 2022



SIGN LOCATION



COCONINO COUNTY ARIZONA
PARCEL INFORMATION
APN: 30150005G

Tax Account #: R0015454

Tax Address: 7000 N HIGHWAY
89 FLAGSTAFF, AZ 86004

Owner Name: FLAGLAND LLC

Owner Address: 7144 E STENSON DR
C-200 SCOTTSDALE, AZ 85251

Labels: Blank/Empty Area in Zoom to



CONDITIONAL USE PERMIT NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING: November 16, 2022 at 6 pm
LOCATION OF MEETING: Zoom

<https://us02web.zoom.us/j/82585436740?pwd=UXVoWUdXd2pCMjIwY1pHcINXc0tpUT09>

REQUEST: Flagland LLC requests a Conditional Use Permit (CUP) for the northeast 1.10-acres of the site zoned Rural Residential (RR) to allow for an equestrian facility.

LOCATION OF SITE: 7000 North Highway 89 Flagstaff, Arizona 86004
(APN 301-50-005G)

SIZE OF SITE: 1.10 acres requesting CUP
(12.20 acres for the overall project)

APPLICATION NO: PZ-20-00164-07

CONTACT: Stephen Irwin, Shephard-Wesnitzer, Inc., 928-773-0354
Or Genevieve Pearthree, City of Flagstaff, 928-213-2603
Planning & Development Services Division, 928-213-2600

POSTING DATE: November 5, 2022

APPENDIX D

Flagstaff Rehab Campus

SWI Project #20136

Virtual 1st Neighborhood Meeting – Zoom Registration

Wednesday, November 16, 2022

Registrants	Email Address	Registration Date
Michael Zipprich	Mzipprich@enrpi.com	Nov 16, 2022 06:20 PM
Guillermo Cortes	gcortes@ardurra.com	Nov 16, 2022 06:02 PM
Stephen Irwin	sirwin@swiaz.com	Nov 16, 2022 05:59 PM
Sheila Harris	sheila@harrisconsult.co	Nov 16, 2022 05:50 PM
Michelle Carrasco	mcarrasco@arc-america.com	Nov 16, 2022 05:48 PM
Gregg Goodsell	gregg@goodselltax.com	Nov 16, 2022 05:20 PM
donna	donna.rumfola@gmail.com	Nov 16, 2022 05:04 PM

APPENDIX E

Flagstaff Rehab Campus

SWI Project #20136

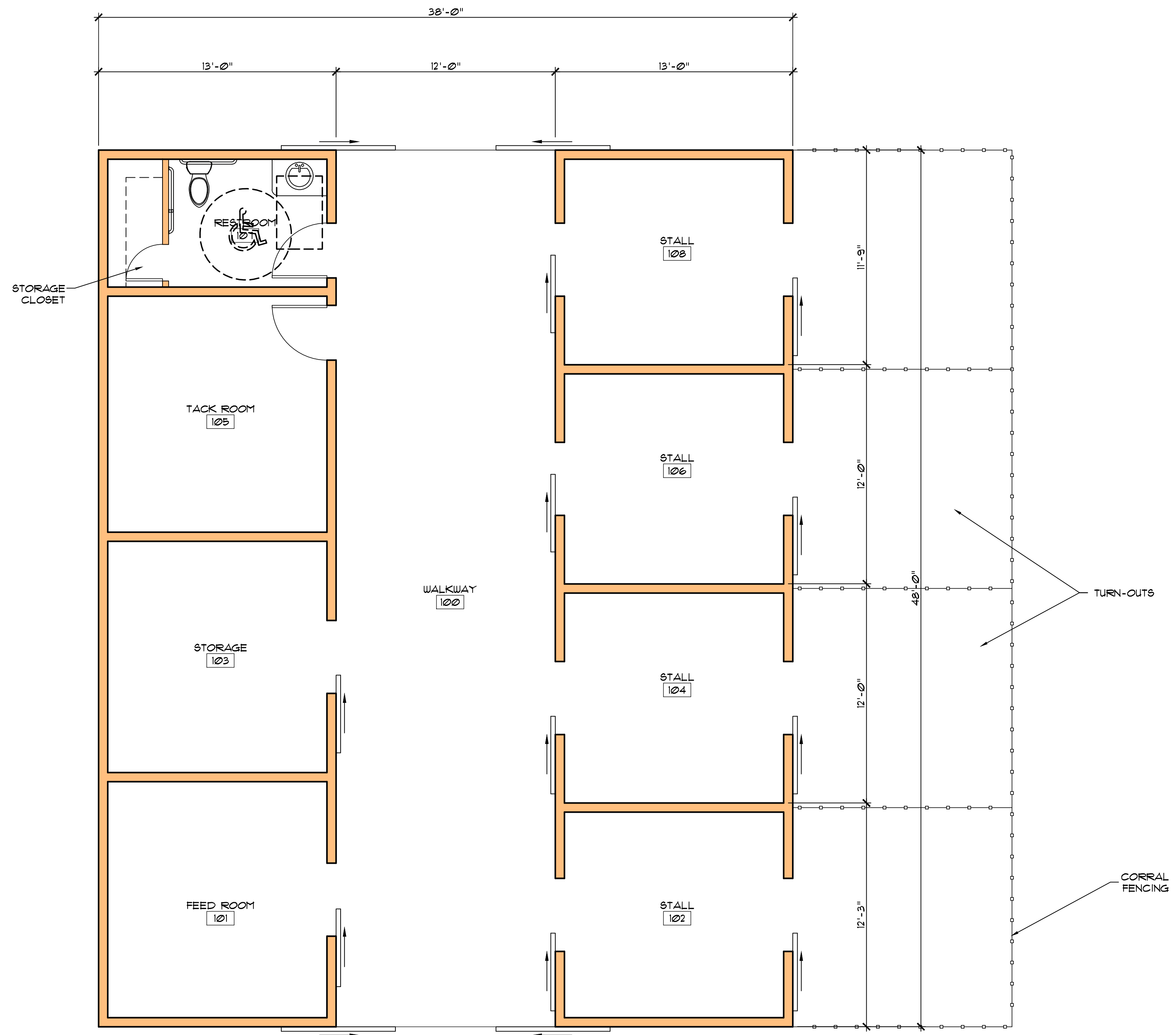
Virtual 1st Neighborhood Meeting – Questions & Answers

Wednesday, November 16, 2022

QUESTION/COMMENT	ANSWER
Presentation officially started at 6:00pm.	
Where with the manure be held?	The manure will not be placed in piles to reduce fly attraction. The manure will be put in enclosed containers.
How are you going to process the manure so that flies are not attracted?	There will be a service to pick up the manure weekly. The manure will be put in a lidded trash container.
This project looks quite a bit larger than the previous plans showed.	The site plan included in the letter and shown during the meeting is the same site plan that was approved by the City of Flagstaff and included in the annexation and rezoning applications. This meeting is for the Conditional Use Permit (CUP) application that is just for the equestrian barn located onsite.
How many trees is the project going to remove? Are you going to keep as many as possible of the trees that are currently on the site?	The barn is placed strategically to not remove any existing trees in the northeast corner of the site.
How will the horses be exercised?	Patients will not ride the horses. The horses will be walked by staff or the clients.
Where will the round pen be located?	The round pen will be in an open area located northeast of the barn and near the horse stalls.
Is it possible to have letters/plans emailed to us?	Yes, a copy of the letter that was sent via mail will be emailed to those that request.
The letter was not received in my mailbox until the Monday before this meeting.	The letters were postmarked November 1 st and meet the City of Flagstaff requirements to mail the letters at least 15 days prior to the meeting date. The sign was posted on November 5 th and meets the City of Flagstaff's requirements of posting at least 10 days prior to the meeting date.
Why was the barn placed where it is on the site and closes to Mary's Café?	The area behind the group and dining buildings is topographically challenged with steep slopes. Significant grading and removal of trees would be needed to create an area behind these buildings that are suitable for an equestrian barn.

<p>Can the barn be rotated, or the stalls be moved to face the forest?</p>	<p>We will adjust the barn floor plan to position all stalls on the east side. The horses are groomed three times a day and stalls are cleaned regularly to help reduce smells from the barn. The shared property line is also heavily landscaped to create a barrier.</p>
<p>Will the site be fenced? This is a drug and alcohol facility next to an existing café.</p>	<p>Yes, the site will have a perimeter fence. Patients enter this program at their free will and want to change their behavior. There have not been homeless problems reported at our Tuscan campus. Families of the patients tend to use nearby restaurants during their visit. FRC will also partner with Mary's Café to provide food service for the campus.</p>
<p>How is the project taking care of the drainage on the site?</p>	<p>SWI is the civil engineering firm for this project and have drainage facilities designed to route drainage onsite.</p>
<p>Are you aware of the water easement on the Highway?</p>	<p>Yes, we are aware. The project will also extend the 12-inch waterline in Highway 89 along the project frontage.</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>After the zoning approval, will there be another meeting to approve the project? When will this be presented to Planning and Zoning?</p>	<p>Yes, you will be notified if another public meeting is required and when it will occur. Another notice will be sent for when the P&Z meeting is scheduled.</p>
<p style="text-align: center;">Meeting adjourned at 7:00pm.</p>	

APPENDIX F



1 Horse Stable / Barn Floor Plan
 SCALE: 1/4" = 1'-0"

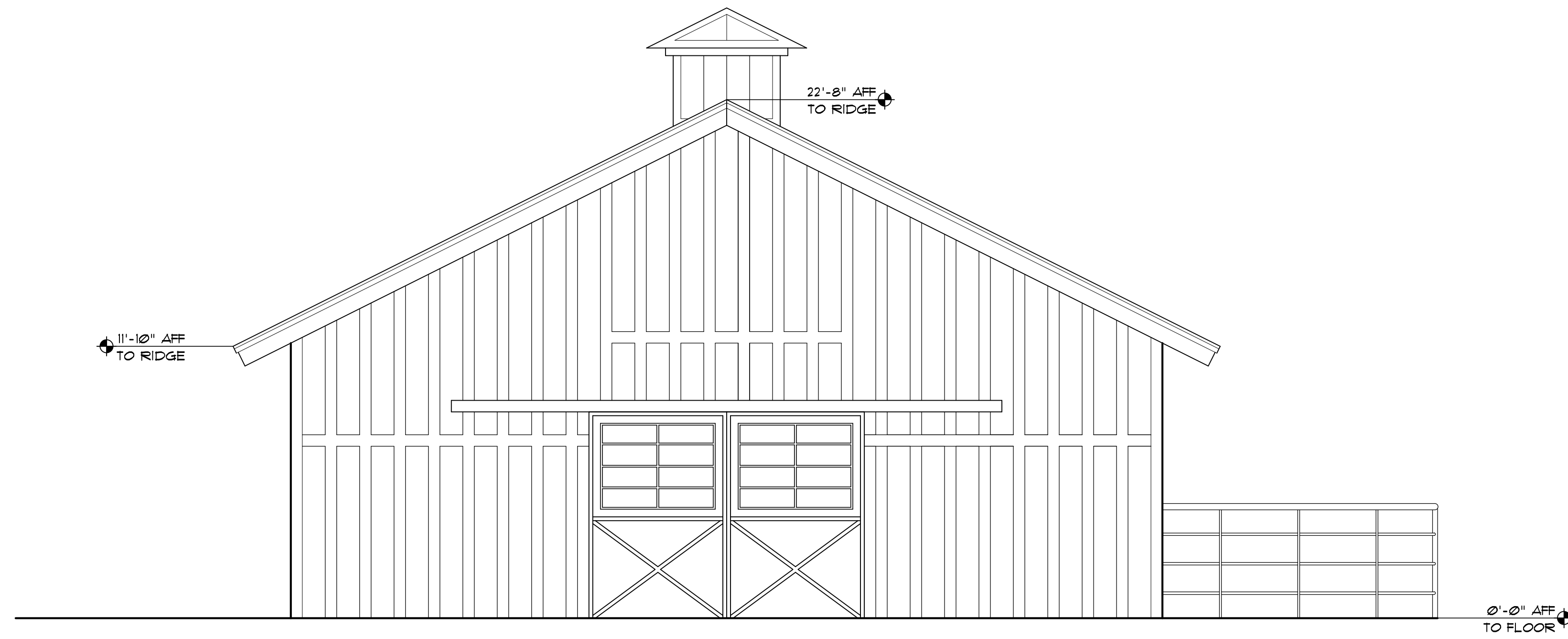

Flagstaff Rehab Campus
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

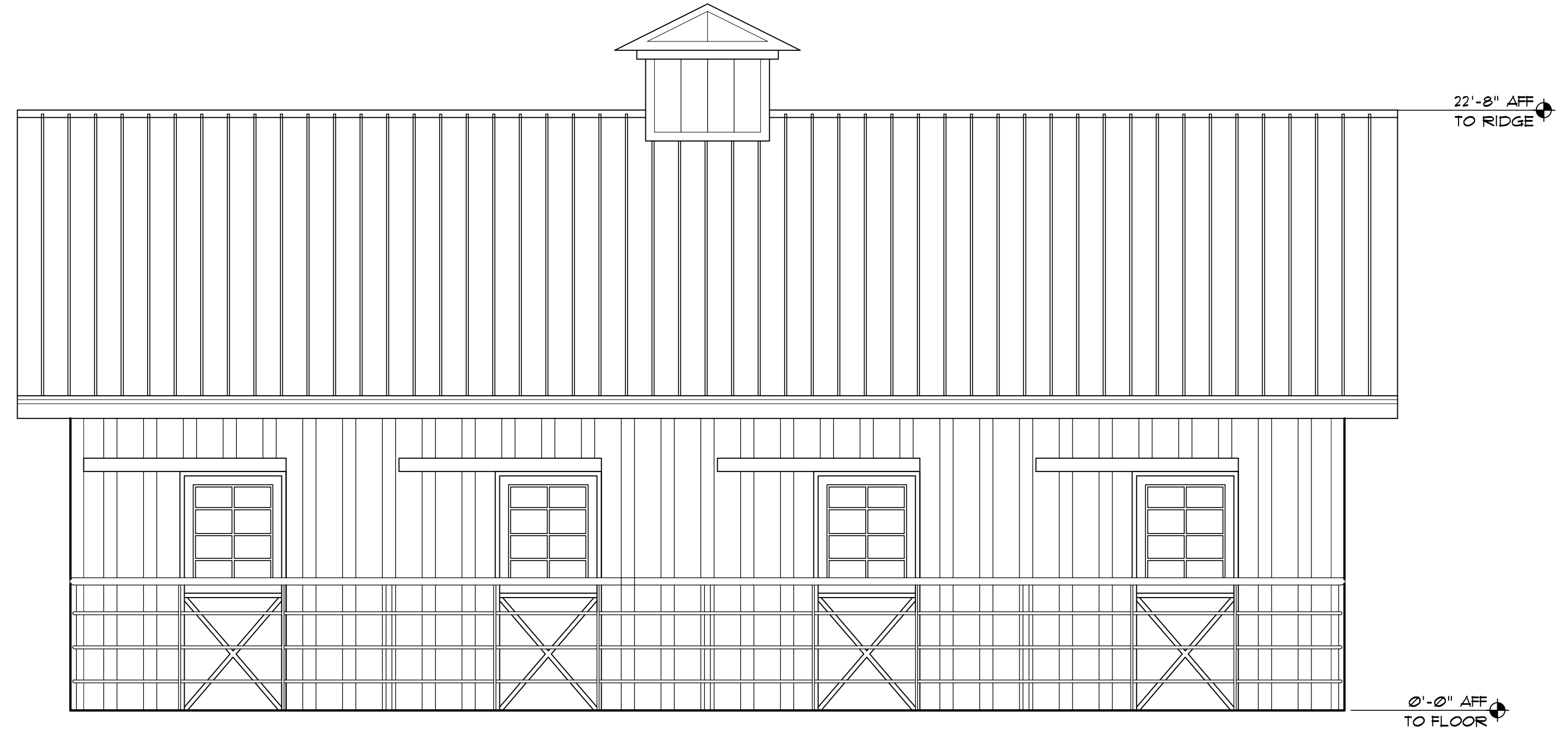
Revisions	By

Drawn: AH
 Date: November 17, 2022
 Job No:

SHEET
A-B1.0



1 Barn Front Elevation
SCALE: 1/4" = 1'-0"



2 Barn Side Elevation
SCALE: 1/4" = 1'-0"



JAMES HARDIE 10" "HARDIE
FLANK LAP SIDING"
SIDING COLOR
BAKELITE GOLD, SW 6368
LRV: 38



TRIM COLOR
COCCOON, SW 6173
LRV: 15



METAL ROOF COLOR
CUSTOMILT METALS: TERRA
COTTA
SRI: 43

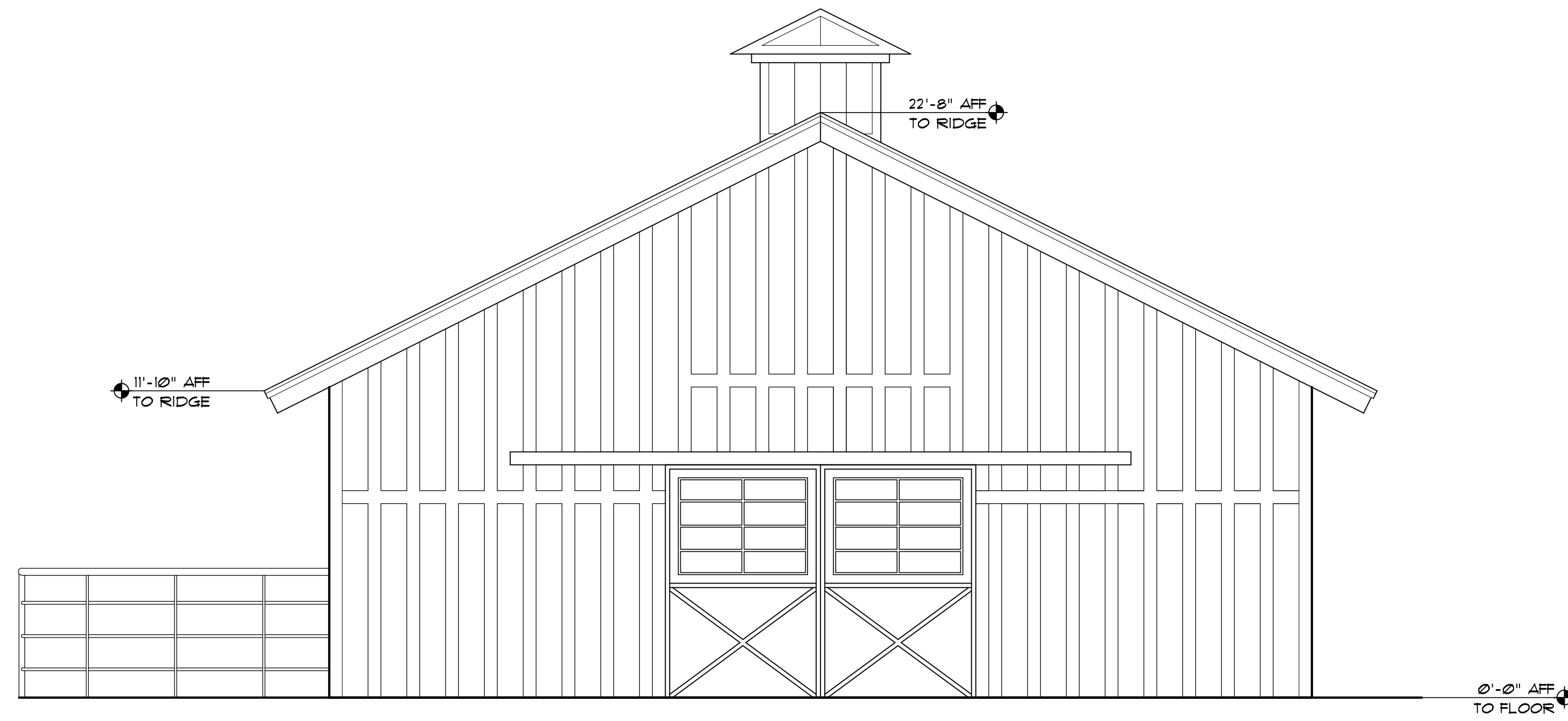


PRELIMINARY
NOT FOR
CONSTRUCTION

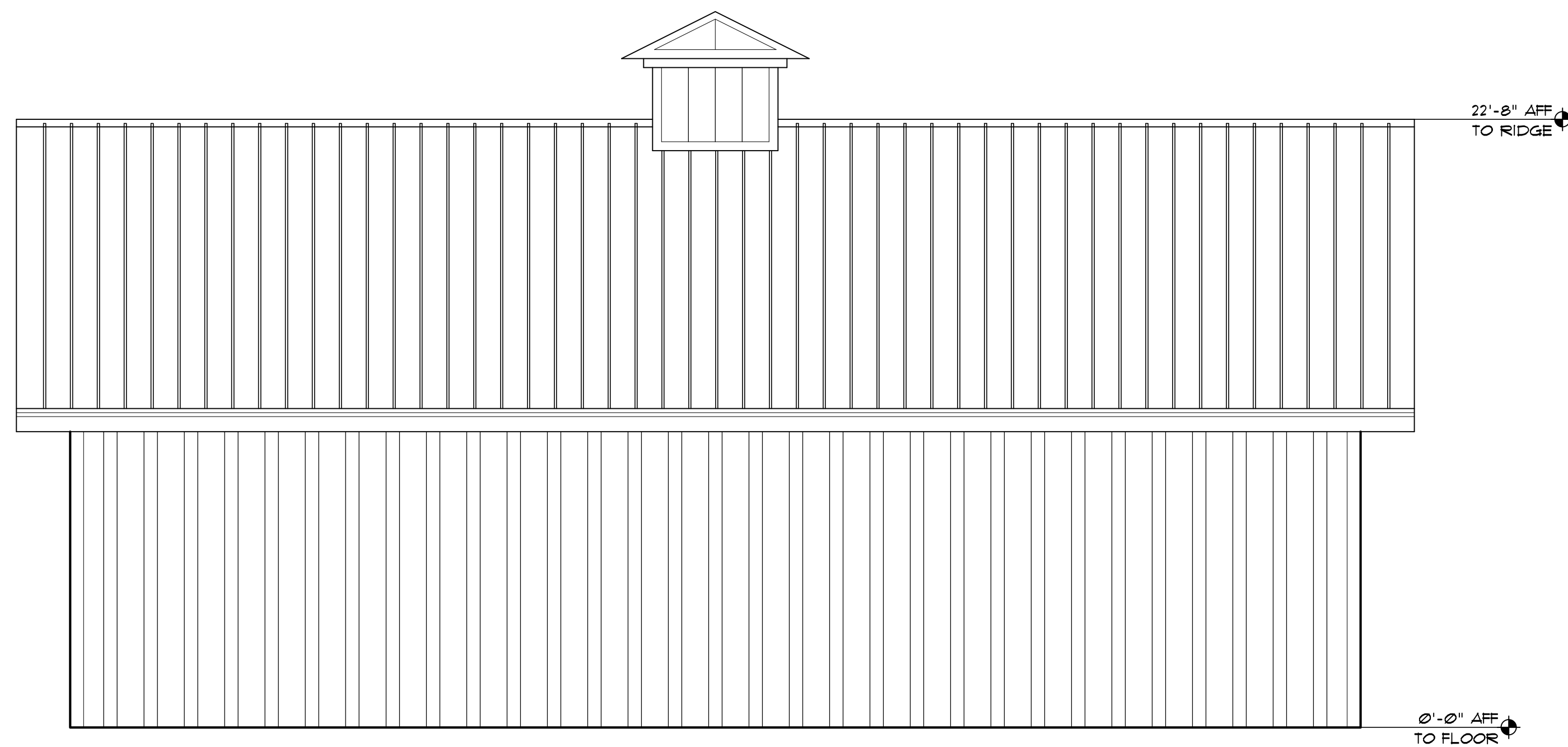
Revisions	By

Drawn: AH
Date: November 18, 2022
Job No: _____

SHEET
A-B2.0



① Barn Rear Elevation
SCALE: 1/4" = 1'-0"



② Barn Side Elevation
SCALE: 1/4" = 1'-0"



JAMES HARDIE 10" "HARDIE
FLANK LAP SIDING"
SIDING COLOR
BAKELITE GOLD, SW 6368
LRV: 38



TRIM COLOR
COCOON, SW 6113
LRV: 15



METAL ROOF COLOR
CUSTOMBILT METALS: TERRA
COTTA
SRI: 43



PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: AH
Date: November 18, 2022
Job No:

SHEET
A-B2.1

EXTERIOR ELEV6
BARN
SCALE: 1/4" = 1'-0"



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

November 30, 2022
SWI # 20136

Re: Flagstaff Rehab Campus – Conditional Use Permit (PZ-20-00164-07)
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 conditional use permit process. The CUP application is for the northeastern 1.10 acres of the site. The subject parcel is APN 301-30-005G, with the annexation and rezone approved on May 17, 2022.

The first neighborhood meeting was held virutally on November 16, 2022 via Zoom. There were three people in attendance, not including the project team. The virtual Zoom meeting included a question and answer session that lasted approximately 45 minutes where the project team addressed comments and questions. A copy of the neighborhood meeting letter was emailed to participants per their request. There were concerns from neighbors regarding the timeline for notification; however, the project team responded that the mailed letters and posted signs met City of Flagstaff requirements. During the meeting, Donna and Dave, owners of Mary's Café, expressed concerns that the barn was located too close to their patio. The applicant, Mike Zipprich, met Donna and Dave onsite on November 19, 2022. The in-person meeting went well, and Donna and Dave were satisfied with the suggested revisions to the barn floor plan. From discussions during the virtual and in-person meetings, the equestrian barn will be revised to have all four horse stalls situated on the east side of the barn and furthest from the café. Due to the overall positive feedback and additional information that was 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.

Stephen Irwin, P.E.
Project Engineer

From: [Michelle J. McNulty](#)
To: [Genevieve Pearthree](#)
Cc: [Alaxandra Pucciarelli](#)
Subject: RE: ARC CUP 2nd neighborhood meeting waiver request
Date: Thursday, December 8, 2022 1:03:20 PM

Thank you, Genevieve. I agree with the request.

Best,
Michelle

Michelle McNulty, AICP

Planning Director

City of Flagstaff

211 W. Aspen Avenue

Flagstaff, AZ 86001

michelle.mcnulty@flagstaffaz.gov

Office (928) 213-2607

Cell (928) 707-2789

From: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>

Sent: Thursday, December 8, 2022 9:03 AM

To: Michelle J. McNulty <Michelle.McNulty@flagstaffaz.gov>

Cc: Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>

Subject: ARC CUP 2nd neighborhood meeting waiver request

Hi Michelle,

The ARC rehab project at 7000 N. Highway 89 is requesting a waiver for their second neighborhood meeting for their equestrian facility CUP application (they held their first neighborhood meeting [virtual] on November 16, 2022. I support the request because of:

- the limited number of attendees (only 3 neighbors attended), even though a 600 ft. radius was notified.
- the fact that attendees' concerns appear to have been addressed in the meeting (including updating the design of the barn so that all 4 horse stalls are on the west side of the barn toward the interior of the site).

See the attached meeting waiver request letter and pages from the public participation plan that provide more information about attendees' concerns and applicant responses, as well as design changes made in response to attendees' concerns.

Please let me know if you support this request and/or if you need additional information to make a decision.

Thanks,

Genevieve Pearthree

Senior Planner | Current Planning

City of Flagstaff | 211 W. Aspen Ave | Flagstaff, AZ 86001

gpearthree@flagstaffaz.gov

Office: 928-213-2603

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00164-07
Project Name: Flagstaff Rehab Center
Applicant Name: Flagland LLC
Location: 7000 N. Highway 89

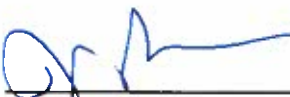
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be 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 21 day of November, 2022 by:



Notary Public



My Commission Expires:

1/28/2025



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.

December 19, 2022

Dear Neighbor,

Flagland LLC would like to invite you to the public hearing to consider the Conditional Use Permit (CUP) application (COF PZ-20-00164-07) for the northeast 1.10 acres of the Flagstaff Rehab Campus. The subject parcel is located at 7000 N. Highway 89. The Planning & Zoning meeting is scheduled for **Wednesday, January 11, 2023, at 4 pm.**

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 Application and take action on the Application. 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 CUP application is specifically for the northeastern 1.10 acres of the site, which will be used as an equestrian area with a stable and four horses that is accessible to patients and staff as part of the patient therapy program. The annexation and rezone of County parcel APN 301-30-005G was approved on May 17, 2022. The campus parcel has split zoning with the northeastern corner zoned Rural Residential (RR) and the rest of the campus zoned Highway Commercial (HC).

The plan sheets submitted in association with the Site Plan and attached herein reflect the limits of the overall project. Please contact Stephen Irwin, the Civil Project Engineer, if you would like an electronic copy of this letter and the supporting exhibits. 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

Affidavit of Sign Posting

Case Number: PZ-20-00164-07

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 21 day of November, 2022 by:


Notary Public



1/28/2025
My Commission Expires:

**CITY OF FLAGSTAFF
PUBLIC HEARING
PLANNING & ZONING MEETING:**

January 11, 2023 at 4 PM

LOCATION OF MEETING:

See link below to join the meetings.
Meetings are also live streamed on the
city's website.

[https://www.flagstaff.az.gov/2845/
planning-zoning-commission](https://www.flagstaff.az.gov/2845/planning-zoning-commission)

REQUEST:

Conditional Use Permit (CUP):
Flagland LLC requests a CUP for the
Northeast 1.09-acres of the site zoned Rural
Residential (RR) to allow for an equestrian
recreational facility.

LOCATION OF SITE:

7000 North Highway 89
Flagstaff, Arizona 86004
(APN 301-50-005G)

SIZE OF SITE:

1.09 ACRES REQUESTING CUP
(12.20 ACRES FOR THE OVERALL PROJECT)

APPLICATION NO: PZ-20-00164-08

CONTACT:

STEPHEN IRWIN, SHEPHARD-WESNITZER,
INC., 928-773-0354

OR GENEVIEVE PEARTHREE, CITY OF
FLAGSTAFF, 928-213-2603

PLANNING & DEVELOPMENT SERVICES
DIVISION, 928-213-2600

**CITY OF FLAGSTAFF
PUBLIC HEARING
PLANNING & ZONING MEETING:**

January 11, 2023 at 4 PM

LOCATION OF MEETING:

**See link below to join the meetings.
Meetings are also live streamed on the
city's website.**

**[https://www.flagstaff.az.gov/2845/
planning-zoning-commission](https://www.flagstaff.az.gov/2845/planning-zoning-commission)**

REQUEST:

**Conditional Use Permit (CUP):
Flagland LLC requests a CUP for the
Northeast 1.09-acres of the site zoned Rural
Residential (RR) to allow for an equestrian
recreational facility.**

LOCATION OF SITE:

**7000 North Highway 89
Flagstaff, Arizona 86004
(APN 301-50-005G)**

SIZE OF SITE:

**1.09 ACRES REQUESTING CUP
(12.20 ACRES FOR THE OVERALL PROJECT)
APPLICATION NO: PZ-20-00164-08**

CONTACT:

**STEPHEN IRWIN, SHEPHARD-WESNITZER,
INC., 928-773-0354
OR GENEVIEVE PEARTHREE, CITY OF
FLAGSTAFF, 928-213-2603
PLANNING & DEVELOPMENT SERVICES
DIVISION, 928-213-2600**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, January 11, 2023, at 4:00 p.m. to consider the following:

A. Explanation of Matters to be considered:

A Conditional Use Permit for an Equestrian Recreational Facility on 1.09 acres at 7000 North Highway 89 in the Rural Residential zone with a Resource Protection Overlay. The Equestrian Recreational Facility is proposed to be part of a larger rehabilitation and substance treatment campus located on a 12.20-acre development site. It is intended to house four horses and provide equine therapy services to patients of the larger treatment campus. City of Flagstaff case number: PZ-20-00164-08.

B. General Description of the Affected Area:

Approximately 1.09 acres located east of North Highway 89, portion of Coconino County Assessor's Parcel Number 301-50-005G, SE 1/4 of the SW 1/4 of Section 32, T22N R8E, of the G&SRM, City of Flagstaff, Coconino County, Arizona.

C. How to Participate:

Planning and Zoning Commission meetings are currently being held virtually. Any interested person or authorized agent may appear and be heard.

For instructions on how to join this virtual meeting, visit the following link:

<https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>

The meeting will also be live streamed on the City of Flagstaff website:

<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>

Contact the Planner for maps and information regarding the proposed Conditional Use Permit, or to submit written comments prior to the meeting. The complete application and development file may be viewed by the public from 8am - 4:30pm, Monday - Friday, at the Flagstaff City Hall.

Conditional Use Permit

For an Equestrian Recreational Facility on 1.09 acres in the Rural Residential zone with a Resource Protection Overlay



ADDRESS: 7000 North Highway 89
APN: Northeast portion of 301-50-005G
Approximately 1.09 Acres,
ACRES: City of Flagstaff, Coconino County

FOR FURTHER INFORMATION CONTACT

Genevieve Pearthree
Senior Planner
Planning & Development Services
211 West Aspen Avenue
Flagstaff, Arizona 86001
(928) 213-2603
gpearthree@flagstaffaz.gov



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

Publish: December 24, 2022