

# CITIZENS PARTICIPATION REPORT

**November 2024**

Revised: -December 2025

## **Pinehaven – Condominium Development**

**2951 S Masonic Lane  
Flagstaff, AZ 86005**

Prepared for  
**Red Oak Development Group, LLC**

RODG DT Pine Haven Horizontal LLC  
2121 East 6<sup>th</sup> Street, Suite 203  
Austin, Texas 78702

Prepared By:  
**ViewPoint Engineering**  
**2121 East 6<sup>TH</sup> Street, Suite 203**  
**Austin, TX 78702**  
VPE Project No: **22004**

**Luke Caraway, P.E.**



---

## ***Table of Contents***

---

1.0	Citizen Participation Report.....	3
1.1	Meetings Plan – Details of Techniques.....	3
2.0	Summary of Concerns: Meeting #1-10/17/2024.....	3
2.1	Zoning .....	4
2.2	Traffic / Pedestrian Separation.....	4
2.3	Dark Skies / Firewise.....	5
2.4	Open Space / Clubhouse / Noise.....	5
2.5	Condominiums / Townhouses / Rentals / Fractional Ownership. ....	6
2.6	Architecture .....	13
2.7	Onsite Parking Adequacy / No Parking on Masonic.....	13
2.8	Trash / Snow Removal.....	13
2.9	Environment / Stormwater Management.....	14
3.0	Summary of Concerns - Meeting #2-11/21/2024.....	16
3.1	Zoning .....	16
3.2	Traffic / Pedestrian Separation.....	16
3.3	Dark Skies / Firewise.....	16
3.4	Open Space / Clubhouse / Noise.....	16
3.5	Condominiums / Townhouses / Rentals / Fractional Ownership. ....	17
3.6	Architecture .....	19
3.7	Onsite Parking Adequacy / No Parking on Masonic.....	20
3.8	Trash / Snow Removal.....	20
3.9	Environment / Stormwater Management.....	20
3.10	Construction / Timelines .....	21

## APPENDIX A: Supporting Documents

- A.1 Neighborhood Meeting Notification Techniques
- A.2 Meeting Handouts
- A.3 Presentation Boards
- A.4 PowerPoint Presentations
- A.5 Neighbor Comments Received

## **1.0 CITIZEN PARTICIPATION REPORT**

---

### **1.1 MEETINGS PLAN – DETAILS OF TECHNIQUES.**

The applicant provided a neighborhood meeting plan to the City for review and approval prior to implementation (see appendix for a copy). The plan details the dates of the anticipated meetings as well as the mailing list of properties effected within 300 feet of the project.

Notifications provided: The applicant sent a notification letter to the neighbors indicated on the plan. The letter provided the requisite information and provided additional attachments illustrating the project description, site criteria and location. Refer to the appendix for a copy of the notifications

General Notification: Additionally, a sign (meeting city criteria) was posted at the corner of Lone Tree and Zuni providing the appropriate meeting information.

## **2.0 SUMMARY OF CONCERNS: MEETING #1-10/17/2024**

---

The Applicant provided a PowerPoint presentation (see appendix) describing the project to the neighbors and had an open discussion about impacts to the area and discussion of neighbor concerns. The meeting's sign in sheet and printouts of the received comments can be found in the appendix. The following is a summary of the concerns recorded at the meeting as well as written comments submitted to the applicant and/or city. The general items of concern / reasoning for opposition can be categorized as

- Zoning Use
- Traffic / Pedestrian Separation
- Dark Skies / Firewise
- Open Space / Clubhouse / Noise
- Condominiums / Townhouses / Rentals / Fractional Ownership.
- Architecture
- Onsite Parking Adequacy / No Parking on Masonic
- Trash / Snow Removal
- Environment / Stormwater

## **2.1 ZONING**

The neighbors expressed concerns regarding the change of zoning from Rural Residential (RR) to Medium Density Residential (MR). They felt a denser zoning on the parcel would negatively impact traffic (see traffic below) and the environment (see natural resources below).

The current property zoning is primarily RR however the northeast corner of the property is zoned as SC – Urban Commercial. Upon review of the City’s master plan, it was determined the zoning shown on the maps were placeholders based upon potential future growth in the overall region and not meant to be permanently defining. For instance, SC Commercial on the corner of a major intersection could likely be a gas station. These regional planning methods were illustrated to the neighbors. It should be noted those in attendance expressed more negative feelings about the possibility of the gas station.

In addition to the general regional planning aspect, the applicant described potential RR use implementation on site and, to be compliant with city code, given the challenges of the site from a topological standpoint would likely require the same level of disturbances to the surrounding environment.

Further, the applicant provided the zoning map of the surrounding area. Upon review of this map, it can be illustrated that the change in zoning is consistent with the area. The parcels to the south of the project site are either the same or more dense (high density residential HR) in nature. These developments, similar to the proposed, cluster residential units and preserve more open space. The tradeoff in density vs preservation provides a more sustainable community.

## **2.2 TRAFFIC / PEDESTRIAN SEPARATION**

The neighbors expressed concerns about traffic in the immediate area. They provided stories of issues related to the intersection of Lone Tree and Zuni as well as Zuni and Masonic Lane. They felt the increased traffic from 83 residential units would obviously exacerbate the problems. Largely the neighbors questioned as to if the project would be providing a Traffic Light at the intersection of LoneTree and Zuni. They felt a signal would alleviate the traffic problems as the traffic is due to the turning movements.

Through consultation with City staff, the project did not warrant any traffic improvements to the intersection. The project is providing deceleration and turning lanes to address the immediate needs for the development only. However, also upon review with Staff, the applicant provided information related to the City’s planned improvements to Lone Tree Road and more specifically to the intersection. The exact timing of the improvements was not known at the time of the meeting.

The city is proposing either a traffic signal or a roundabout at the intersection. These plans are still in progress and the city could not offer any more information for us to provide to neighbors except to say in progress. We are currently seeking additional information to provide to the community but the knowledge it is forthcoming was encouraging.

Another aspect of traffic from the development was increased traffic on Masonic Lane through the Pinnacle Pines development. This was not specifically studied; however, the project is providing multiple points of ingress and egress. As such, the project should provide a net neutral effect. In conjunction with the future improvements to Lone Tree, those in attendance seemed to indicate traffic had been addressed.

Separation of Pedestrian pathways from traffic has been mitigated/improved as much as possible with the proposed development. The project will be installing a sidewalk along the frontage of Zuni Road and , where feasible, a grass strip is provided to allow for a buffer from traffic. It was not possible to provide the buffer strip along the frontage where Zuni has a bend in the roadway. Providing a buffer in this area would disturb forested areas as well as protected steep slopes. The second area where a buffer was not viable was along Zuni to the east of Masonic Lane. This area is the bottom of the watershed and collects a good deal of runoff from this project as well as portions of Pinnacle Pines. As such conveyance of this area is critical to reduce any potential flooding. Based upon the topography, providing the grass buffer would have further impacted natural resources.

### **2.3 DARK SKIES / FIREWISE**

Flagstaff being the world's first Dark Skies city was one of the draws of the developer for this project. As such, we would like to confirm the project will meet all Dark Skies ordinance requirements of the city.

The Pinnacle Pines residents indicated they have been working to implement Firewise strategies within their development and would like to see measures also implemented as part of this project as well. The applicant is also committed to Firewise strategies and will implement them where feasible.

### **2.4 OPEN SPACE / CLUBHOUSE / NOISE**

Of concern to neighbors was the use and/or implementation of the Clubhouse and Recreational areas of the project and its relation to increased noise. In addition, the neighbors were concerned regarding the duration of the project and associated construction noise.

Regarding construction noise, the applicant provided a rough timetable for the project and a representative of the intended contractor was present to discuss plans during construction. The project is anticipated to be constructed in three phases. Initial site work (rock excavation and rough

grading of both sides of Masonic Lane and construction of about half of the units west of Masonic. The remaining two phases would consist of construction of the remaining units and clubhouse west of Masonic with the final phase being construction of all units east of Masonic. The estimated timetable for the full construction was ~4 years. The large extent of noise will be generated during Phase 1 with the excavation of rock as part of rough grading. The contractor indicated at the meeting that although the site will require a large excavation of rock, the type of rock present can generally be removed with a bulldozer/backhoe and would only minimally require drilling. Further blasting would not be required.

In terms of noise from the clubhouse and recreation areas, the main concern dealt with outdoor activities such as pickleball courts and the like. Or use of the outdoor areas of the clubhouse should it contain a pool. The project does not offer facilities as described. Outdoor recreation areas are limited to walking/hiking trails through the open space areas; and an outdoor spa/plunge pool attached to the clubhouse. The outdoor clubhouse spaces do not provide large gathering areas. Noise levels from the clubhouse are not anticipated to be any greater than that of a typical backyard. In addition, the location of the clubhouse central to the site should buffer any excess noise that may occur.

## **2.5 CONDOMINIUMS / TOWNHOUSES / RENTALS / FRACTIONAL OWNERSHIP.**

### **2.5-1 CONDOMINIUMS/TOWNHOMES**

The community, in different ways, expressed concerns regarding Fractional Ownership vs Rental, as well as a miscommunication/misunderstanding of why the project indicates condominiums vs townhomes.

Regarding Condominiums vs Townhomes, it appears the misconception revolved around the impression a condo is more like an apartment structure. The residents could not understand what we were building and what it would look like. Once the following information was provided to those in attendance the concerns were alleviated.

The structures being proposed will be townhouse type buildings. Unit blocks will contain either 4 or 5 units. The condominium aspect of the development is more of an organization structure of the development which allows for the establishment of a homeowner's association as well as common spaces along with the providing for management of the grounds. The condominium designation is also applied as this is the designation the city requires for a development of this type.

## 2.5-2 FRACTIONAL/RENTAL/TIMESHARES

The following provides an in-depth explanation of the differences between timeshares and fractional ownership, focusing on ownership structures, financial models, usage flexibility, and community impact. The desire to own vacation property has given rise to various models of shared ownership, including timeshares and fractional ownership. Although both models allow multiple individuals to access the same property, the financial structures, ownership stakes, and usage terms differ significantly.

At Pinehaven, ONLY fractional ownership is offered as a purchase option, with no timeshare involvement. The following sections outline the fundamental differences between timeshares and fractional ownership, highlighting the advantages of Pinehaven's approach.

Additionally, this report will detail how Pinehaven seeks to manage and restrict rentals within the community.

### Overview of Timeshares

Timeshares are a popular form of shared vacation property that allows individuals to purchase the right to use a property for a specific time period each year. Although timeshares offer access to desirable locations at a lower cost than full ownership, they come with several limitations that can hinder financial value, community stability and the longer-term aesthetics of a community.

### Key Characteristics of Timeshares

1. **No Deeded Ownership:** Timeshare buyers **do not own a portion** of the property itself; instead, they acquire the right to use the property for a designated week or time period each year.
2. **Limited Flexibility:** Most time shares operate on fixed or floating schedules, meaning owners may face scheduling conflicts and lack the flexibility to adjust their vacations.
3. **High Maintenance Fees:** Owners are required to pay annual maintenance fees, regardless of whether they use the property. These fees often increase over time, adding financial burden.
4. **Depreciating Value:** Timeshares tend to lose value quickly, with limited resale opportunities due to an oversaturated market and lack of equity ownership.
5. **Short-Term Usage Focus:** The timeshare model encourages a transient population, with owners spending only one or two weeks per year at the property, leading to low community engagement.

Timeshares can attract vacationers seeking affordable travel options, but the lack of financial benefits and the transient nature of ownership often result in minimal long-term commitment to the property or the surrounding community. Pinehaven has a firm commitment to in no way allow timeshares as part of the community

## Overview of Fractional Ownership

Fractional ownership offers a more appealing model for buyers seeking both real estate ownership and the lifestyle benefits of a vacation property. In this structure, multiple owners purchase deeded shares of the property, which gives them proportional ownership and usage rights. For example, at Pinehaven, buyers will have the option to acquire 1/4 shares, granting them three months of usage annually. Unlike timeshares, fractional ownership is structured to provide equity, flexibility, and long-term value in perpetuity. As a comparison, the community Seven Canyons, is a fractional ownership community in Sedona, Arizona.

## Structure of Fractional Ownership

1. **Deeded Ownership:** Buyers own a percentage of the property and receive a title deed reflecting their ownership stake.
2. **Usage Periods:** Owners have proportional access to the property based on their share (e.g., a 1/4 share provides three months of access per year).
3. **Equity and Appreciation:** Owners benefit from any appreciation in the property's value and can sell their share, often at market value.
4. **Shared Maintenance Costs:** Costs such as repairs, insurance, and upkeep are divided among the owners, ensuring lower individual expenses.
5. **Fully Furnished:** Fractional properties come fully furnished and fully maintained both the interior and exterior

### Key Differences Between Timeshares and Fractional Ownership

Aspect	Timeshare	Fractional Ownership
<b>Ownership</b>	No ownership stake, only usage rights	Deeded ownership with equity stake
<b>Usage</b>	1-2 weeks per year	Proportional usage (3 months for 1/4 share)
<b>Flexibility</b>	Fixed or floating weeks; limited adjustments	Flexible scheduling based on owner agreements
<b>Resale Value</b>	Limited resale opportunities	Potential for market-value resale
<b>Maintenance Costs</b>	High annual fees per person	Shared among co-owners, part of HOA fees
<b>Community Impact</b>	Transient users; minimal engagement	Consistent owner presence; fosters community
<b>User Type</b>	Tends to be for the short-term vacationer that seeks affordability above all else	Tends to be in the nicest parts of the world with access to 5-star amenities

## **Benefits of Fractional Ownership for the Pinehaven Community and Neighbors**

1. **Economic Growth and Property Value Appreciation:** Fractional ownership models attract high-income buyers seeking second homes or vacation properties, which brings increased spending in the local economy. As owners have a vested interest in maintaining their property, this encourages well-maintained homes that contribute to overall property value appreciation within the neighborhood. Pinehaven's owners will be stakeholders in the community, driving demand for local services, businesses, and seeking to maximize their living experience.
2. **Long-Term Community Engagement:** Since fractional owners own a stake in the property, they tend to have a stronger attachment to the community compared to timeshare users. Rather than treating their time at Pinehaven as a fleeting vacation, fractional owners are likely to engage in community events, support local businesses, and establish relationships with neighbors. This results in a more connected and stable neighborhood atmosphere.
3. **Lower Impact on Neighborhood Stability:** Unlike timeshare developments that can lead to a high turnover of short-term vacationers, fractional ownership encourages consistent visitation patterns. Owners returning to Pinehaven multiple times a year will develop a connection to the area, contributing to a sense of familiarity and security among neighbors. This creates a more stable residential environment compared to areas with transient vacation renters.
4. **Better Property Maintenance and Care:** Fractional owners are financially invested in their properties, which motivates them to ensure that the homes remain in excellent condition. The cost-sharing model also ensures that high-quality maintenance and upkeep are feasible. Pinehaven's properties will be well-managed through professional services, ensuring that the entire development maintains a high aesthetic standard—benefiting both owners and the surrounding community.
5. **No Timeshare-Related Issues or Concerns:** Pinehaven's decision to offer no timeshare options ensures that the development avoids the negative perceptions and logistical challenges associated with timeshares. Some communities oppose timeshares due to concerns about high traffic, overuse, and poor property maintenance. By focusing solely on fractional ownership, Pinehaven ensures that the properties will be used responsibly by invested owners who have a long-term stake in the community.

## **Pinehaven's Strategy for Responsible Rentals**

Pinehaven is committed to ensuring aesthetic appeal, cleanliness, and environmental harmony while offering owners the flexibility to rent their homes responsibly. We understand it is difficult to completely rule out rentals but that does not mean we cannot enforce restrictions to ensure rentals

are done in a responsible manner. With a focus on maintaining a peaceful neighborhood, Pinehaven enforces clear guidelines for short-term rentals through platforms like Airbnb and VRBO to balance rental opportunities with community well-being.

### **Aesthetic Appeal and Cleanliness Standards**

Pinehaven will enforce community-wide design guidelines to ensure that all homes and public spaces maintain a consistent and appealing aesthetic. Owners will be responsible for keeping their properties in good condition, with support from professional maintenance services to ensure that exteriors, landscaping, and public areas meet the development's high standards.

Regular maintenance services, including landscaping, waste management, and seasonal cleaning, will be provided by the homeowners' association (HOA). These services will ensure that the community remains clean, attractive, and well-maintained year-round. Owners will be expected to comply with HOA regulations, and inspections will be conducted periodically to ensure homes meet community standards.

### **Noise and Traffic Control for Rentals**

A priority for Pinehaven is to minimize noise pollution and traffic to preserve the tranquility of the neighborhood. Owners who rent their properties through Airbnb, VRBO, or other platforms must adhere to community rules designed to control noise levels and reduce traffic. Quiet hours will be strictly enforced, with guidelines provided to renters to ensure they respect the peace of the neighborhood.

To prevent congestion, parking limits will also be in place, ensuring that the influx of rental guests does not create traffic issues for neighbors. The HOA will monitor parking areas and provide clear instructions for renters to park in designated spaces. This will minimize disruptions for permanent residents and keep the neighborhood calm and orderly.

### **Two-Strike Rule for Rental Violations at Pinehaven**

To maintain the peace, order, and high standards of the Pinehaven community, the HOA will implement a two-strike rule for owners who violate rental policies. This rule ensures compliance with rental guidelines and holds owners accountable for the behavior of their guests, fostering a safe, clean, and harmonious environment for all residents.

## **How the Two-Strike Rule Works**

### **1. First Strike – Formal Warning:**

- Upon the first violation of rental policies—such as exceeding the 180-day limit, noise disturbances, parking violations, or failure to register guests—the owner will receive a formal warning from the HOA. This warning serves as a reminder of the community's standards and expectations, along with instructions to rectify the issue immediately.
- The owner will also receive documentation of the violation and a clear outline of the potential consequences of a second infraction.

### **2. Second Strike – Substantial Fines and Penalties:**

- If the same or a similar violation occurs again, the HOA will issue a second warning, accompanied by substantial fines. These fines are designed to serve as a strong deterrent against further non-compliance.
- In addition to fines, the owner's rental privileges may be suspended temporarily, and continued violations could lead to further penalties, such as permanent restrictions on rental activity.

## **Purpose of the Two-Strike Rule**

The two-strike rule emphasizes accountability and fairness, giving owners the opportunity to correct issues after the first violation while ensuring that repeat offenses carry meaningful consequences. This policy ensures that owners take proactive steps to manage their rentals responsibly and ensures guests understand and comply with community rules.

By enforcing substantial fines and potential suspensions, Pinehaven maintains its commitment to a peaceful, well-regulated community, reducing the risks of noise pollution, traffic congestion, and disruptive behavior associated with short-term rentals.

## **Enforcing the 180-Day Rental Limit**

To maintain the balance between owner use and rental activity, Pinehaven will limit rentals to 180 days per year. This ensures that properties remain primarily for personal enjoyment while still giving owners the opportunity to earn rental income. By capping rental days, Pinehaven prevents the overuse of homes as vacation rentals, reducing the risk of constant guest turnover, noise, and traffic congestion.

The HOA will enforce the 180-day rental cap through a monitoring system, tracking the rental activity of each property. Owners will be required to register all rentals with the HOA, including providing the dates of guest stays. Any property that exceeds the rental limit will be flagged, and owners will face fines or penalties for non-compliance.

### **Restrictions on Airbnb, VRBO, and Short-Term Rentals**

In addition to the 180-day cap, Pinehaven will impose specific restrictions on Airbnb, VRBO, and other short-term rental platforms to ensure that rental activity aligns with the community's values. These restrictions include:

- **Guest Registration:** Owners must register rental guests with the HOA to ensure transparency and accountability.
- **Quiet Hours Compliance:** Renters must adhere to strict quiet hours to minimize noise disruptions for neighbors.
- **Parking Rules:** Guests will be required to follow the community's parking guidelines to prevent overcrowding and maintain smooth traffic flow.
- **Monitoring of Listings:** The HOA will monitor Airbnb, VRBO, and other rental platforms for compliance with the 180-day limit. Unauthorized or excessive rentals will result in penalties such as fines or temporary suspension of rental privileges.

By enforcing these restrictions, Pinehaven ensures that rental activity remains responsible and aligned with community values. The HOA will actively monitor guest behavior and respond promptly to any issues, ensuring that renters follow the rules and maintain respect for neighbors.

### **Supporting a Stable and Peaceful Community**

The careful management of short-term rentals at Pinehaven will promote a stable and peaceful environment for all residents. Unlike developments that permit unlimited short-term rentals, Pinehaven's rental limitations reduce the transient nature of vacation guests, fostering a more consistent community atmosphere. Residents and neighbors will benefit from the stability of reduced guest turnover and well-regulated rental activity.

With the HOA actively involved in monitoring rentals and enforcing community rules, owners can enjoy rental flexibility without compromising the neighborhood's quality of life. This approach ensures that Pinehaven remains a desirable place to live and visit, with minimal noise, traffic, or disruption.

## **2.6 ARCHITECTURE**

The community was exposed to early iterations of the architecture being proposed which had not gone through the full design process. The community concerns prior to the meeting focused on the proposed architecture being “too modern” and “in stark contrast” to the surrounding community. While the general shape of the structures has not changed some of the features were adjusted and material and color choices were made to become more cohesive with the community. The product presented at the meeting was met with support. While moving in a more modern direction, the resulting product compliments the surroundings.

## **2.7 ONSITE PARKING ADEQUACY / NO PARKING ON MASONIC**

The project has been designed to exceed ordinance requirements for parking. The individual units are each provided with one garage space and one driveway space. Additionally, guest parking is provided at a rate of one space for every four units for a net requirement of 2.25 spaces per unit. As the clubhouse is this private community’s amenity, it was located centrally to the site with the intent of residents walking to use the facility. However, additional spaces have been provided to accommodate residents who may need to drive to the building instead of walking.

In conjunction with fractional ownership/rental comments and typical multi-car households, neighbors expressed concerns about parking adequacy relating to the likelihood of multiple cars being needed for units instead of the 2.25 allotted. As part of the presentation the applicant provided further information regarding the expected financials related to the units and the demographics of likely owners. The expectation for ownership of the properties is as vacation homes of later in life individuals. Alternatively, as potential fractional ownership or even if rented, more than two cars is unlikely. As such the city required minimum parking is expected to account for any variations which may occur.

## **2.8 TRASH / SNOW REMOVAL**

Neighbors expressed concerns regarding Trash Removal on site as well as the plan for snow removal. Specifically, they were curious how these two items would affect parking on site as they are issues in their neighborhood with spillover parking as a result being located on Masonic further complicating traffic.

Regarding trash removal, they indicate trash bins often impede vehicular movement during collection days. These thoughts were welcome feedback, and the applicant is re-evaluating this element for the development. The intent at this point is to provide curbside pickup, however, the community as a whole is not intended for year-round occupancy. As indicated above, parking should be limited to

garage /driveway spaces or guest parking so is not anticipated to adversely affect other parking or traffic conditions.

With regards to Snow Removal, the concerns of the neighbors were a welcome comment. The project was not evaluated for this aspect. The applicant is currently evaluating options for the development. The current plan is to provide snow storage areas for plows to push snow out of the roadway. This will allow for residents to safely shovel individual drives without being impacted by roadway accumulations. Further it is being evaluated to provide some sort of aspect as part of the homeowners association documents. The specifics have not been finalized at this stage, but the applicant is committed to providing a system which will not affect the other neighborhoods.

## **2.9 ENVIRONMENT / STORMWATER MANAGEMENT**

Environmental concerns raised primarily focused upon the removal of trees from a forested area. Other concerns raised dealt with the resulting stormwater generated from the development as well as the quality of stormwater runoff. These concerns are also of importance to the applicant. The city has strict guidelines related to the protection of natural resources in the area to which the project is meeting or exceeding.

The topography of the site is challenging with several steep slope areas. Additionally, as mentioned, the site is forested with large growth ponderosa pines. To mitigate the impacts to these areas, the project development was designed with a tight limit of disturbance to ensure maximum protection. Upon initial layout, the design team visited the site so the design could be tailored to protect the best areas feasible. Through this design process and in conjunction with architectural design, the development will not only protect the environmental features but also the views of the features around the area.

As with any development the increase in impervious surfaces will generate additional runoff during storm events. This project is proposing a stormwater detention/retention basin to mitigate the effects of the development on the downstream area. The basin will serve two functions; 1) control the rate of runoff leaving the property; and 2) treat the runoff to address the water quality leaving the site. After analyzing the runoff from the site prior to and following construction, the site has been designed to keep the release of runoff at or below the predeveloped condition by holding the majority of runoff in the basin from the west side of Masonic Lane while allowing all of the runoff from east of Masonic to directly discharge downstream. This method allows for a net decrease in runoff from the site. Further the runoff detained in the basin is filtered through the soil media in the bottom of the basin to provide a cleansing effect. The basin is then slowly released. The basin design is intended to mimic the normal processes in nature.

Finally, by slowly filtering and releasing runoff in this fashion the temperature of the discharge is much lower. In a traditional basin, runoff collected picks up heat from the impervious surfaces and then further increases in temperature as it sits in the open. This water is then discharged from the basin within the next 24 hours or so. The short time frame does not provide sufficient time for even a small amount of water to evaporate. This higher temperature runoff can adversely affect the downstream environment. Within the proposed basin, by filtering through the soil media, this extra heat begins to dissipate into the soil. Further the discharge time is extended to permit additional evaporation from the water ponded on the surface.

### **3.0 SUMMARY OF CONCERNS - MEETING #2-11/21/2024**

---

The Applicant provided a PowerPoint presentation (see appendix). This presentation recapped information previously provided as well as information regarding how the concerns we reviewed and addressed from the previous meeting. The meeting's sign in sheet and printouts of the received comments can be found in the appendix. No "new" concerns were raised at this meeting. Discussions during the meeting focused on clarifications for those who were not in attendance at the first meeting or clarifications on the solutions being presented. The following is a summary of the concerns recorded at the meeting as well as written comments submitted to the applicant and/or city.

#### **3.1 ZONING**

The presentation provided a recap of the previous zoning concerns, and a brief discussion took place. The discussion provided the previous clarifications and no additional comments were expressed.

#### **3.2 TRAFFIC / PEDESTRIAN SEPARATION**

Following a recap of the previous concerns, VPE provided additional information related to placing a traffic signal at the intersection of Lone Tree and Zuni. VPE discussed the 5yr plan with City officials and it said this intersection is not part of the plan and no signal is currently being proposed. No additional comments were expressed.

#### **3.3 DARK SKIES / FIREWISE**

Dark skies adherence was discussed following a recap. The project will comply with the appropriate sections of City code. One item of concern from the previous meeting was the presence of large windows (patio doors, etc.) on the proposed homes. These features are not being removed; however, the selected materials contain a Low-E film which provides some tinting effect and additional screening can also be provided.

Firewise aspects were recapped and discussed. The project is not proposing any new efforts as part of the project. City building codes require elements of Firewise methods.

#### **3.4 OPEN SPACE / CLUBHOUSE / NOISE**

The item of discussion focused on the park amenity (Pinecone Structure). The look of the structure was a main issue. Red Oak indicated they will look to replace the structure with something less impactful or remove the structure completely. No specific resolution was reached

### 3.5 CONDOMINIUMS / TOWNHOUSES / RENTALS / FRACTIONAL OWNERSHIP.

The fractional ownership plan was of great concern at the previous meeting. Upon review, **the developer has decided and committed to not building nor selling any timeshares or fractional ownership units.** The units will be sold individually; however, they still may be used as part of short-term rentals such as AirBnB, VRBO, etc. The developer has committed to specific restrictions which will be part of the Homeowners Association documentation.

#### **Restrictions on Airbnb, VRBO, and Short-Term Rentals**

Pinehaven will impose specific restrictions on Airbnb, VRBO, and other short-term rental platforms to ensure that rental activity aligns with the community's values. These restrictions include:

- **Guest Registration:** Owners must register rental guests with the HOA to ensure transparency and accountability.
- **Quiet Hours Compliance:** Renters must adhere to strict quiet hours to minimize noise disruptions for neighbors.
- **Parking Rules:** Guests will be required to follow the community's parking guidelines to prevent overcrowding and maintain smooth traffic flow.
- **Monitoring of Listings:** The HOA will monitor Airbnb, VRBO, and other rental platforms for compliance with the 180-day limit. Unauthorized or excessive rentals will result in penalties such as fines or temporary suspension of rental privileges.

By enforcing these restrictions, Pinehaven ensures that rental activity remains responsible and aligned with community values. The HOA will actively monitor guest behavior and respond promptly to any issues, ensuring that renters follow the rules and maintain respect for neighbors.

#### **Supporting a Stable and Peaceful Community**

The careful management of short-term rentals at Pinehaven will promote a stable and peaceful environment for all residents. Unlike developments that permit unlimited short-term rentals, Pinehaven's rental limitations reduce the transient nature of vacation guests, fostering a more consistent community atmosphere. Residents and neighbors will benefit from the stability of reduced guest turnover and well-regulated rental activity.

With the HOA actively involved in monitoring rentals and enforcing community rules, owners can enjoy rental flexibility without compromising the neighborhood's quality of life. This approach ensures that Pinehaven remains a desirable place to live and visit, with minimal noise, traffic, or disruption.

## **How the Two-Strike Rule Works**

### **1. First Strike – Formal Warning:**

- Upon the first violation of rental policies—such as exceeding the 180-day limit, noise disturbances, parking violations, or failure to register guests—the owner will receive a formal warning from the HOA. This warning serves as a reminder of the community's standards and expectations, along with instructions to rectify the issue immediately.
- The owner will also receive documentation of the violation and a clear outline of the potential consequences of a second infraction.

### **2. Second Strike – Substantial Fines and Penalties:**

- If the same or a similar violation occurs again, the HOA will issue a second warning, accompanied by substantial fines. These fines are designed to serve as a strong deterrent against further non-compliance.
- In addition to fines, the owner's rental privileges may be suspended temporarily, and continued violations could lead to further penalties, such as permanent restrictions on rental activity.

## **Purpose of the Two-Strike Rule**

The two-strike rule emphasizes accountability and fairness, giving owners the opportunity to correct issues after the first violation while ensuring that repeat offenses carry meaningful consequences. This policy ensures that owners take proactive steps to manage their rentals responsibly and ensures guests understand and comply with community rules.

By enforcing substantial fines and potential suspensions, Pinehaven maintains its commitment to a peaceful, well-regulated community, reducing the risks of noise pollution, traffic congestion, and disruptive behavior associated with short-term rentals.

## **Enforcing the 180-Day Rental Limit**

To maintain the balance between owner use and rental activity, Pinehaven will limit rentals to 180 days per year. This ensures that properties remain primarily for personal enjoyment while still giving owners the opportunity to earn rental income. By capping rental days, Pinehaven prevents the overuse of homes as vacation rentals, reducing the risk of constant guest turnover, noise, and traffic congestion.

The HOA will enforce the 180-day rental cap through a monitoring system, tracking the rental activity of each property. Owners will be required to register all rentals with the HOA, including providing the dates of guest stays. Any property that exceeds the rental limit will be flagged, and owners will face fines or penalties for non-compliance.

### **Longer term Rentals**

Pinehaven allows long-term rentals, which are defined as lease agreements with a duration of one year or longer. To ensure the safety and security of the community, all prospective tenants must submit a clean background check to the HOA for approval prior to finalizing a rental agreement. This requirement helps maintain the integrity and well-being of the Pinehaven community. Similar two strike rules apply to long term rentals and will be agreed upon with the owner to enforce an eviction if the long term tenant abuses such rules.

### **Clean Background Check:**

A clean background check is defined as the absence of any of the following disqualifying factors within the timeframes specified below, as reviewed by the HOA or its designated representative:

#### **Criminal History:**

- Convictions for violent crimes, including assault, robbery, or offenses involving physical harm, within the past 7 years.

- Convictions for felony offenses related to property damage, theft, or fraud within the past 5 years.

- Convictions for drug manufacturing, trafficking, or distribution within the past 7 years.

- Registered sex offender status or crimes requiring lifelong reporting.

#### **Rental History:**

- Documented evictions, lease violations, or failure to pay rent in full within the past 5 years.

- Verified complaints from prior landlords for disruptive behavior or property damage.

#### **Compliance with HOA Rules:**

History of non-compliance with HOA or similar community regulations at prior residences, if applicable.

## **3.6 ARCHITECTURE**

No Additional Comments received,

### **3.7 ONSITE PARKING ADEQUACY / NO PARKING ON MASONIC**

Parking was another item of concern from the previous meeting. Discussion regarding parking were sporadically discussed as part of other elements of the meeting. The following is a list of items the developer is planning on implementing to address parking concerns on the project site.

- Signage / Towing: The project will install signage as require per city code to prevent on-street parking. Additional signage will be posted on Masonic Lane. Additional signage will be posted in parking areas designated for snow removal. The HOA will strictly enforce these restrictions and ensure towing as needed.
- Unit Restrictions / Rental Restrictions: The HOA documents will restrict cars per units and as part of any rental agreement. Fines will be assessed as needed.

### **3.8 TRASH / SNOW REMOVAL**

Neighbors previously expressed concerns regarding snow removal, more specifically related to parking and trash removal. The developer has contacted a local plow company to discuss servicing the project area. In conjunction with the company a plan was developed to indicate where snow will be piled up when needed. Additionally, to ensure roads are properly maintained during storms, the developer has committed to a 2 inch trigger for plowing services. Barring excessively intense storms, the plow company indicated this trigger should adequately maintain the roadways.

Trash: The project is proposing on-site dumpsters for trash collection. This will remove the need for individual curbside collection.

### **3.9 ENVIRONMENT / STORMWATER MANAGEMENT**

The developer recapped the previous presentation and clarified the protections being implemented. One previous concern pertained to the removal of trees and the sightlines from the adjacent development. The developer provided diagrams to illustrate the sightlines to the project as well as rendering of the final product. Further discussions occurred regarding the preservation of woodlands, but no changes were required.

No additional concerns were expressed.

### **3.10 CONSTRUCTION / TIMELINES**

Construction and Timeline: Not so much a concern of the project, but more information. The Neighbors requested information regarding the construction process and what to expect. The following was presented to the neighbors.

- Anticipated Construction Timeline:
  - a. Expected Start Date: April/May 2025
  - b. Major Site Work (Rock Excavation): to last approx. 3-5 mos; completed End 2025
  - c. First Units occupied Spring 2026
  - d. Total Project: 3-5 Years
- Rock / Large Wall: What will they look like and will they be visible
  - a. Should not be visible from Zuni Drive
  - b. Will be surfaced with a Shock-crete type surface for stabilization. This surfacing will be textured and colored to match surrounding as much as possible.
- General Financing: Discussions on how the project will be financially structured..
  - a. Unit costs will be variable
  - b. Financing based on Investors and Bank Debt

This information seemed adequate, and no additional comments were expressed.

## **APPENDIX A: SUPPORTING DOCUMENTS**

## **A.1 NEIGHBORHOOD MEETING NOTIFICATION TECHNIQUES**

- Meetings Plan
- Sample Notification Letter w/Handouts
- Sign Posting Notification
- Meeting Sign In Sheets



2. Reporting and Follow-Up:

- a. Feedback Compilation: We will summarize the feedback collected from each meeting.
- b. Reporting to the Director: A detailed report of the meeting outcomes and feedback will be provided to the Director.
- c. Communication of Results: Updates on the status and results of the meetings will be shared through email.

**Neighborhood Meeting #2:**

1. Meeting Details:

- a. Meeting Type:..... Community Information Meeting
- b. Date: ..... November 14, 2024
- c. Time:..... 3:00 pm- 5:00 pm
- d. Location: ..... Flagstaff Aquaplex- Community Room- 1702 N Fourth St, Flagstaff, AZ 86004
- e. Agenda:
  - i. Overview of feedback received from the first meeting
  - ii. Discussion of potential revisions and updates to the proposal
  - iii. Open forum for further questions and input
  - iv. Summary of next steps and project timeline
- f. Public Comment (Approx 45 min planned):

2. Reporting and Follow-Up:

- a. Feedback Compilation: We will summarize the feedback collected from each meeting.
- b. Reporting to the Director: A detailed report of the meeting outcomes and feedback will be provided to the Director.
- c. Communication of Results: Updates on the status and results of the meetings will be shared through email.

**Contact Information:**

Primary Contact: ..... **Luke Caraway**  
Title/Position:..... **President**  
Organization/Company: ..... **Viewpoint Engineering**  
Phone Number: ..... **737.717.3097**  
Email Address: ..... **Pinehaven-Zone@viewpointengineering.com**

**ATTACHED:**

*Sample Public Meeting Notification Letter*  
*Sample Public Meeting Newspaper Ad*  
*Sample Public Notice Sign*



**MAILING ADDRESS**

2121 East Sixth Street, Suite 203  
Austin, TX 78702  
ph: 512.779.9464  
www.viewpointengineering.com

**Date**

via First Class Mail

**Address**

Street

City, State, Zip

Attn:

Subject: **Notice of Public Hearing regarding  
Direct to Ordinance Zoning Map Amendment  
29551 S Masonic Lane  
VPE#: 22004**

Dear Neighbor,

This is a notice for a community information meeting for an upcoming request by **RedOak Development Group**, property owner, for a **Direct to Ordinance Zoning Map Amendment** for the property located **2951 S Masonic Lane**. The project contains two parcels: one at the southeast corner of Zuni Drive and Lone Tree Road and the second at the southeast corner of Zuni Drive and Masonic Lane. The owner is applying to have both parcels designated MR – Medium Residential in order to construct 83 residential homes as well as a clubhouse and public walking/hiking trails. The parcels are currently zoned RR – Rural Residential / SC – Suburban Commercial and RR – Rural Residential respectively. Refer to the attached documents for additional site-specific information.

The owner invites interested parties and/or authorized agents to attend a public hearing so that they be heard and offer comments. The meeting information is as follows:

- **Date:** .....October 17, 2024
- **Time:** .....3:00 pm- 5:00 pm
- **Location:** .....Flagstaff Aquaplex- Community Room- 1702 N Fourth St, Flagstaff, AZ 86004

Written comments can be submitted to the applicant and received no later than 2 days prior to the meeting date listed above. Comments can be submitted **via Regular Mail to 2121 E 6<sup>th</sup> Street, Austin, TX 78702** or **via email to: [pinehaven-zone@viewpointengineering.com](mailto:pinehaven-zone@viewpointengineering.com)**.

A complete application will be available for viewing at the City Planning office on October 2, 2024.



Notice of Public Hearing regarding  
Direct to Ordinance Zoning Map Amendment  
29551 S Masonic Lane  
VPE#: 22004  
Date

Thank you for your time, and we hope to see you at the meeting.

Sincerely,  
**ViewPoint Engineering**

By:   
Luke Caraway, PE, President

**Attached:** Project Description  
Site Information  
Location Map  
FEMA Map  
Zoning Map

**cc:** Client  
File

[https://viewpointengineering.sharepoint.com/sites/viewpoint/shared documents/vpls/horiz/22004 flagstaff 14/permitting/city/draft notice to property owners.docx](https://viewpointengineering.sharepoint.com/sites/viewpoint/shared%20documents/vpls/horiz/22004%20flagstaff%2014/permitting/city/draft%20notice%20to%20property%20owners.docx)

## **PROJECT DESCRIPTION**

RODG DT Pine Haven Horizontal LLC (RODG) is proposing the development of the property located at 2651 S Masonic LN, a total of 13.82 acres. The project, Pinehaven, formerly Juniper Estates, (SITE) is an 83-unit condominium development with clubhouse. The site is currently zoned as a mix of rural residential (RR) and commercial suburban (SC).

The property in question is further identified parcel number 103-26-002-D. A project location map can be found in the appendix.

## **PLAN OVERVIEW**

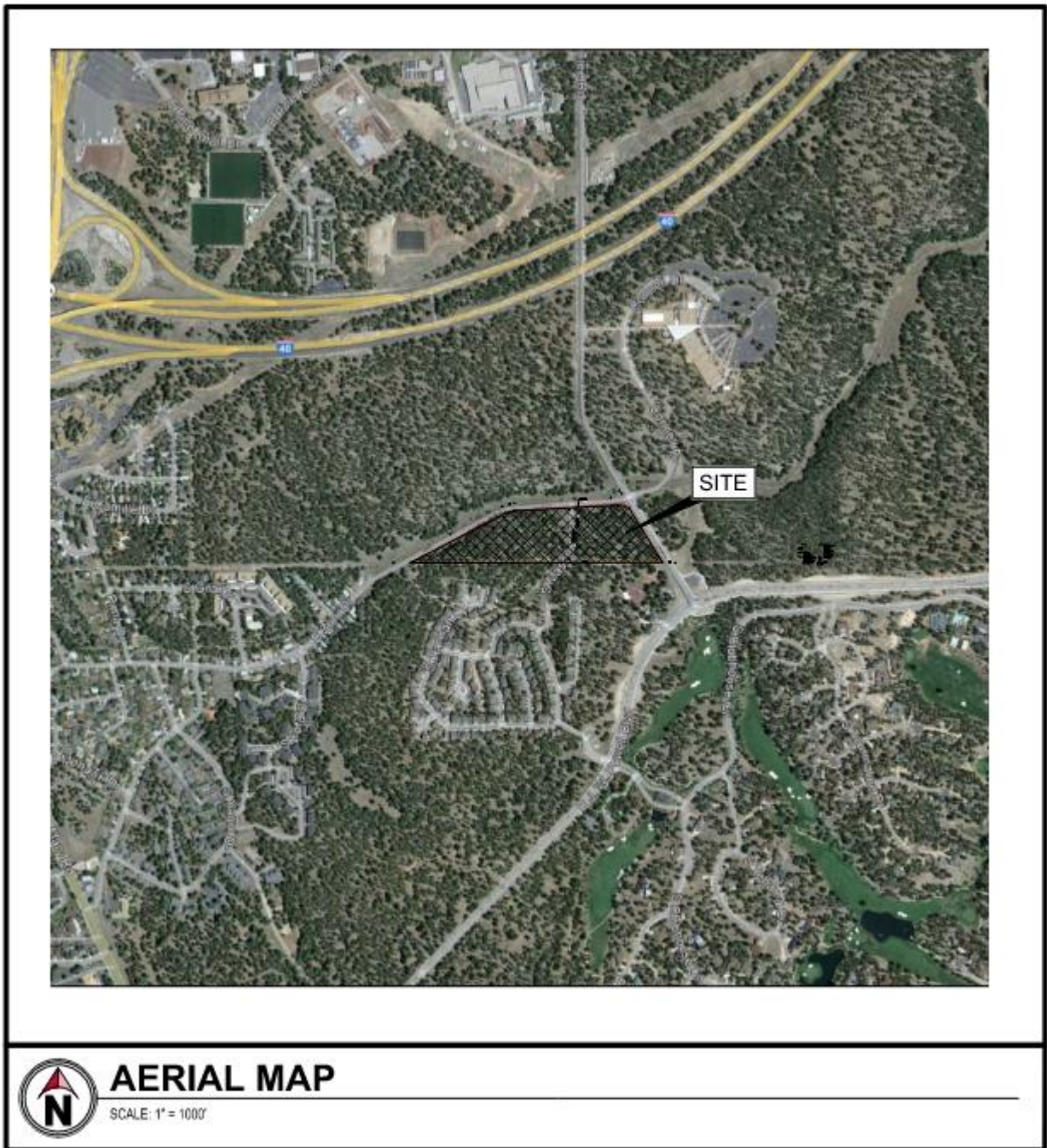
The project, Pinehaven, formerly Juniper Estates, (SITE) is an 83-unit condominium residential community. The project site is ±13.82 gross acres with ±5.12 acres developed and a proposed improvement density of 6.18 units per acre. ( $83 \text{ units} / 13.82 \text{ acres} = \pm 6$ ). Additionally, the project will construct a clubhouse, stormwater management basin and other associated infrastructure.

The project site is located on the southwest corner of E Zuni Drive and Lone Tree Road. The Site is bisected by Masonic Lane. To the south of the site is the Pinnacle Pines development consisting of condominium style townhomes. To the west of the site is the National Forest. To the north and the east of the site is vacant undeveloped land that has been purchased by the board of regents for Northern Arizona University.

The SITE will have four (4) access points. Two of the access points will be off Masonic Ln. There will be additional access from Zuni Dr and Lone Tree Rd. These access points will provide access for pedestrians, bicyclists, and motorists.

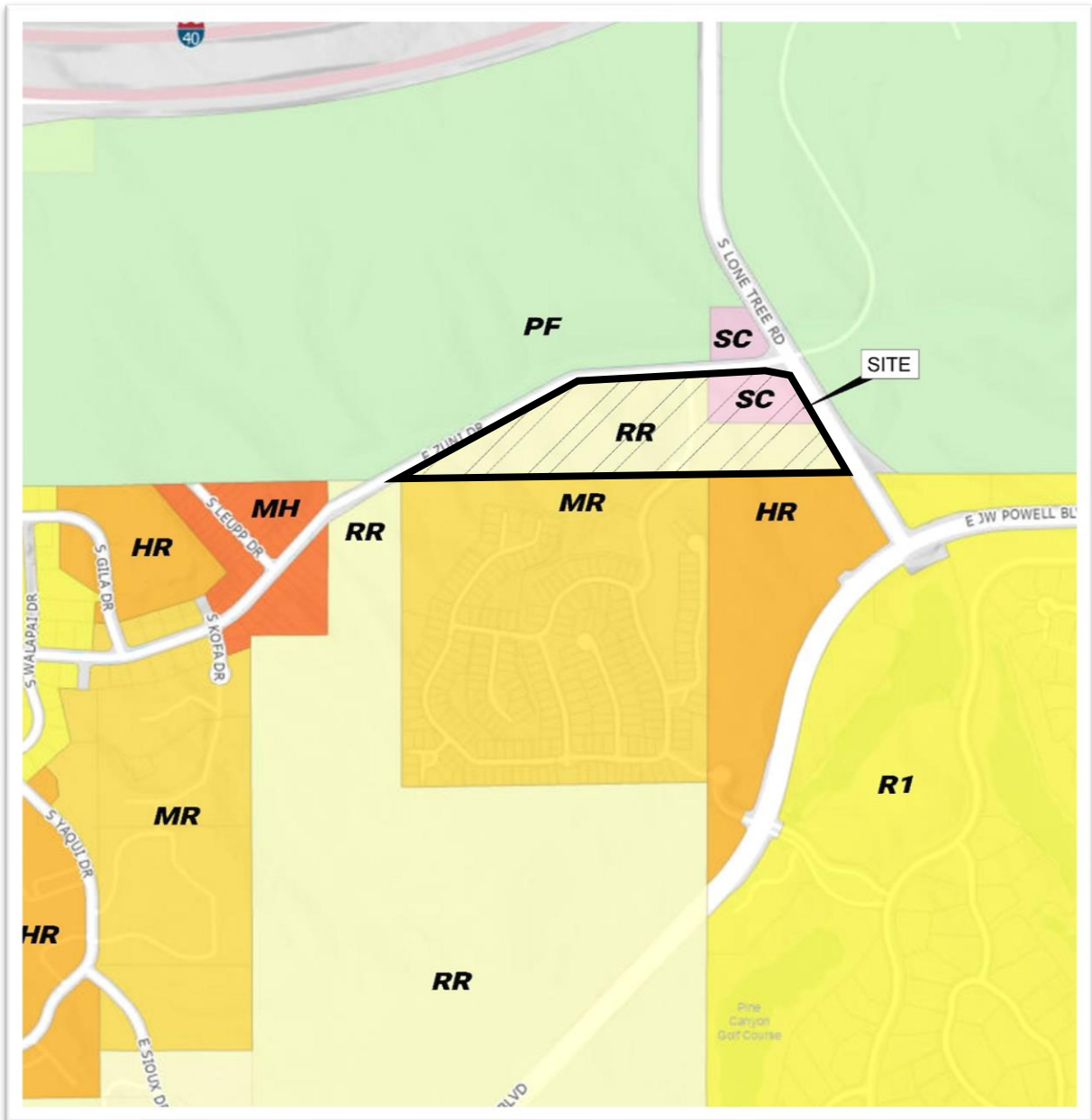
<b>SITE DATA</b>		
<b>PLAN REFERENCE</b>		
PLAN TITLE	<b>ALTA/NSPS LAND TITLE SURVEY</b>	
	DATED: SEPT. 14, 2022	
SURVEYOR	ARIZONA SURVEYING INC. 1843 W HEAVENLY CT FLAGSTAFF, AZ 86001 JOB NO: 22-42	
<b>OWNER APPLICANT</b>		
NAME	<b>RODG DT PINE HAVEN HORIZONTAL LLC</b>	
ADDRESS	2121 EAST 6TH STREET, SUITE 203 AUSTIN, TX 78702	
<b>PARCEL DATA</b>		
ADDRESS	E. ZUNI DRIVE & S. MASONIC LANE FLAGSTAFF, AZ 86001	
TAX MAP NO/ PARCEL ID	APN: 103-26-002D	
<b>ZONING DATA</b>		
ZONING DISTRICT	EXISTING	RURAL RESIDENTIAL, SUBURBAN COMMERCIAL [RPOZ: RESOURCE PROTECTION OVERLY ZONE]
	PROPOSED	MEDIUM DENSITY RESIDENTIAL (MR)
USE	EXISTING	UNDEVELOPED
	PROPOSED	RESIDENTIAL (PERMITTED)
<b>STATEMENT OF INTENT</b>		
THE APPLICANT IS PROPOSING TO DEVELOP THE SUBJECT PARCEL WITH TWO NEW ROADS, TOWNHOUSES AND ASSOCIATED SITE IMPROVEMENTS		

**A.1 PROJECT LOCATION MAP**





**A.3 ZONING MAP**



## **PROJECT DESCRIPTION**

Red Oak Development Group, LLC (RODG) is proposing the development of the property located at 2651 S Masonic LN, a total of 13.82 acres. The project, Pinehaven, formerly Juniper Estates, (SITE) is an 83-unit condominium development with clubhouse. The site is currently zoned as a mix of rural residential (RR) and commercial suburban (SC).

The property in question is further identified parcel number 103-26-002-D. A project location map can be found in the appendix.

## **PLAN OVERVIEW**

The project, Pinehaven, formerly Juniper Estates, (SITE) is an 83-unit condominium residential community. The project site is ±13.82 gross acres with ±5.12 acres developed and a proposed improvement density of 6.18 units per acre. (83 units/13.82 acres = ±6). Additionally, the project will construct a clubhouse, stormwater management basin and other associated infrastructure.

The project site is located on the southwest corner of E Zuni Drive and Lone Tree Road. The Site is bisected by Masonic Lane. To the south of the site is the Pinnacle Pines development consisting of condominium style townhomes. To the west of the site is the National Forest. To the north and the east of the site is vacant undeveloped land that has been purchased by the board of regents for Northern Arizona University.

The SITE will have four (4) access points. Two of the access points will be off Masonic Ln. There will be additional access from Zuni Dr and Lone Tree Rd. These access points will provide access for pedestrians, bicyclists, and motorists.

# SITE DATA

## PLAN REFERENCE

PLAN TITLE

**ALTA/NSPS LAND TITLE SURVEY**

DATED: SEPT. 14, 2022

SURVEYOR

ARIZONA SURVEYING INC.  
1843 W HEAVENLY CT  
FLAGSTAFF, AZ 86001  
JOB NO: 22-42

## OWNER of RECORD

NAME

**FLAGSTAFF LODGE NO.7**

ADDRESS

2951 S MASONIC LANE  
FLAGSTAFF, AZ 86005

## APPLICANT

NAME

**RODG DT FLAGSTAFF PROP CO LLC**

ADDRESS

2121 EAST 6TH STREET, SUITE 203  
AUSTIN, TX 78702

## PARCEL DATA

ADDRESS

E. ZUNI DRIVE & S. MASONIC LANE  
FLAGSTAFF, AZ 86001

TAX MAP NO/ PARCEL ID

APN: 103-26-002D

## ZONING DATA

ZONING  
DISTRICT

*EXISTING*

*RURAL RESIDENTIAL, SUBURBAN COMMERCIAL  
[RPOZ: RESOURCE PROTECTION OVERLY ZONE]*

PROPOSED

MEDIUM DENSITY RESIDENTIAL (MR)

USE

*EXISTING*

*UNDEVELOPED*

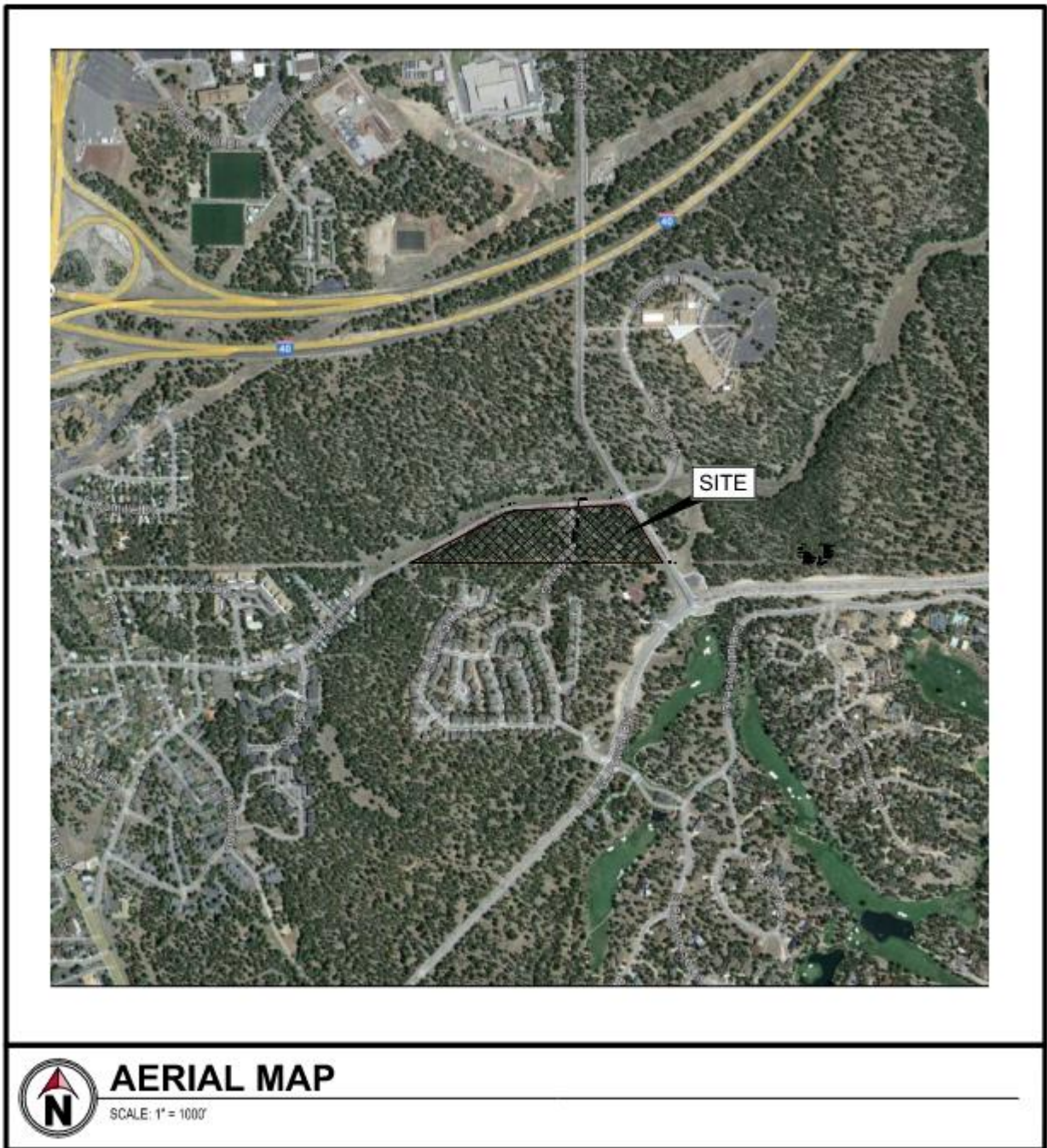
PROPOSED

RESIDENTIAL (PERMITTED)

## STATEMENT OF INTENT

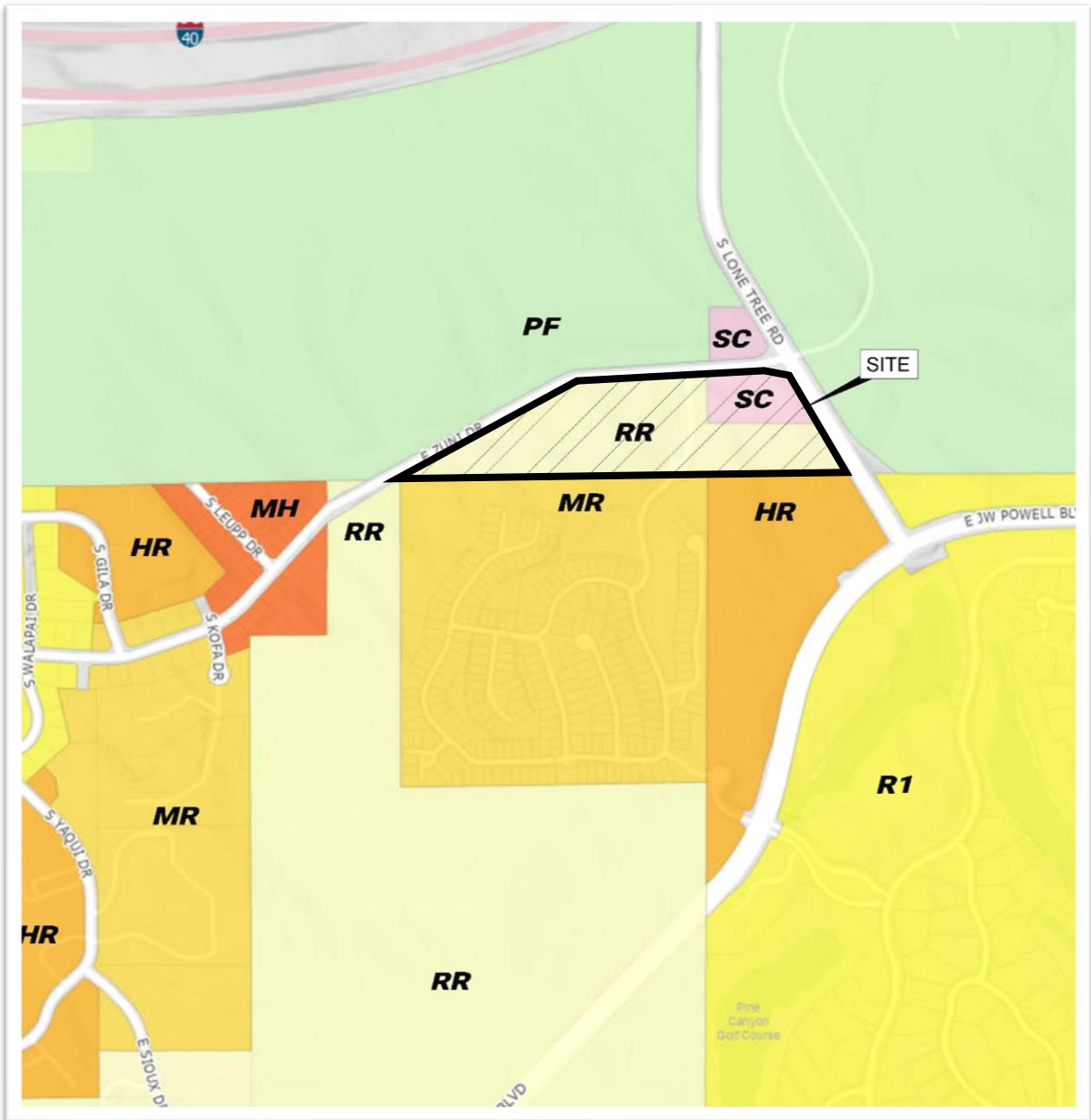
THE APPLICANT IS PROPOSING TO DEVELOP THE SUBJECT PARCEL WITH TWO NEW ROADS, TOWNHOUSES AND ASSOCIATED SITE IMPROVEMENTS

**A.1 PROJECT LOCATION MAP**





**A.3 ZONING MAP**





**MAILING ADDRESS**

2121 East Sixth Street, Suite 203  
Austin, TX 78702  
ph: 512.779.9464  
www.viewpointengineering.com

## Site Sign Posting Notification

### CITY OF FLAGSTAFF NEIGHBORHOOD MEETING

Date: Thursday, October 17, 2024

Time: 5:30 pm to 7:30 pm

- LOCATION:** Flagstaff Aquaplex- Community Room  
702 N Fourth St, Flagstaff, AZ 86004.
- REQUEST:** Direct to Ordinance Zoning Map Amendment
- PROPOSAL:** NOTICE is hereby given that RODG DT Pine Haven Horizontal LLC , owner of the property located at 2951 S Masonic Lane, is requesting a Direct to Ordinance Zoning Map Amendment for said property. The Property consists of a parcel designated RR Rural Residential and SC Suburban Commercial. The Applicant is requesting a designation of MR Medium Residential.
- SITE LOCATION:** 2951 S Masonic Lane
- SIZE:** 13.82 ac
- CASE #:** PZ-22-00109-04

**Applicant Contact Information:**

Contact:..... **Marc Toth**  
Organization/Company: ..... **Viewpoint Engineering**  
Phone Number: ..... **737.717.3097**  
Email Address:..... **Pinehaven-Zone@viewpointengineering.com**

**Flagstaff Planning & Development Services Division:** ..... **928.213.2600**

**Posting Date:** >>to be filled in by Signarama<<



**MAILING ADDRESS**  
 2121 East Sixth Street, Suite 203  
 Austin, TX 78702  
 ph: 512.779.9464  
 www.viewpointengineering.com

**Pinehaven Neighborhood Meeting**

October 16 - 18, 2024

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Stone & Patters	3205 S. Hannah Lane		1stone.93@gmail.com
SEERE WATZA	1164 E STERLING LN, FRASER		STEVE.WATZ@GMAIL.COM
Jim Van De Werf	3086 S Hannah Ln	200-244-8158	
Mary Norton	969 E Sterling Ln	979-300-4730	mortonconn@gmail.com
Bruce Strubani	3224 S HANNAH LN		boe714@gmail.com
Irma Sandercock	1005 E Sterling	602-525-9808	irma_sandercock@gmail.com
Michael Moreno	3109 S. Salvestrin Lane	333-249-2621	Michaelgeava@gmail.com
Michael Puper	918 E Sterling Lane		bobjohnjames@gmail.com
Bob & Sue Jones	1225 So. Soderman St.	928-286-7069	NEW48@hotmail.com
CLARE WILKINSON	3117 S SALVESTRIN LANE	704-236-6374	Carol.newton@pter100.com
Carol Newton	3202 S Sonoma St	602-321-6888	XMa@ultra.com
XHA	Fun E Stanley Lane	281 451 4244	adaenton@aol.com
Sheryl Dutton	3127 S Hannah Ln		celchusting@aol.com
Tania Casarin	925 E. Sterling Lane	415 298 3363	72 WA VE@highmail.com
VINCENT BEEZ	925 E STERLING LN.	" " "	" " "
Patrick Hurley	Cocconino College	928 853 9097	constanspre@gmail.com



**MAILING ADDRESS**  
 2121 East Sixth Street, Suite 203  
 Austin, TX 78702  
 ph: 512.779.9464  
 www.viewpointengineering.com

**Pinehaven Neighborhood Meeting - November 21, 2024**

NAME	ADDRESS (please print)	PHONE NUMBER	EMAIL ADDRESS
Irma Sanderscock	1005 E. Sterling Ln	480.390.2282	irma.sanderscock@gmail.com
Mick Sanderscock	" "	" "	" "
Dana Coughlin	1037 E Sterling Ln	480-205-6635	
Bill Coughlin	" "	" "	billc1970@msn.com
Bruce Bertmann	3279 S. Hannan Pl	949-300-4770	bruce714@gmail.com
Jason Hale	216 N HUMPHREYS ST	928.458.5155	CSGHALE@GMAIL.COM
Patrick Hurley	1701 N SLIPPERY ROCK RD	928-853-9097	CONSTANMGR@GMAIL.COM
Bob Janner	3225 S. Sonoma St,	928-699-6977	bobjanner@gmail.com
Mary Norton	9165 Esterling	909-513-5332	MNorton@comcast.net
Carol Newton	3202 S Sonoma St	704 236 4374	Carol.newton@petra-rock.com

Designing Better Places to Live, Work, and Play  
 www.viewpointengineering.com

## **A.2 MEETING HANDOUTS**

- Handouts 10/17/2024 and 11/21/2024

## **PROJECT DESCRIPTION**

RODG DT Pine Haven Horizontal LLC (RODG) is proposing the development of the property located at 2651 S Masonic LN, a total of 13.82 acres. The project, Pinehaven, formerly Juniper Estates, (SITE) is an 83-unit condominium development with clubhouse. The site is currently zoned as a mix of rural residential (RR) and commercial suburban (SC).

The property in question is further identified parcel number 103-26-002-D. A project location map can be found in the appendix.

## **PLAN OVERVIEW**

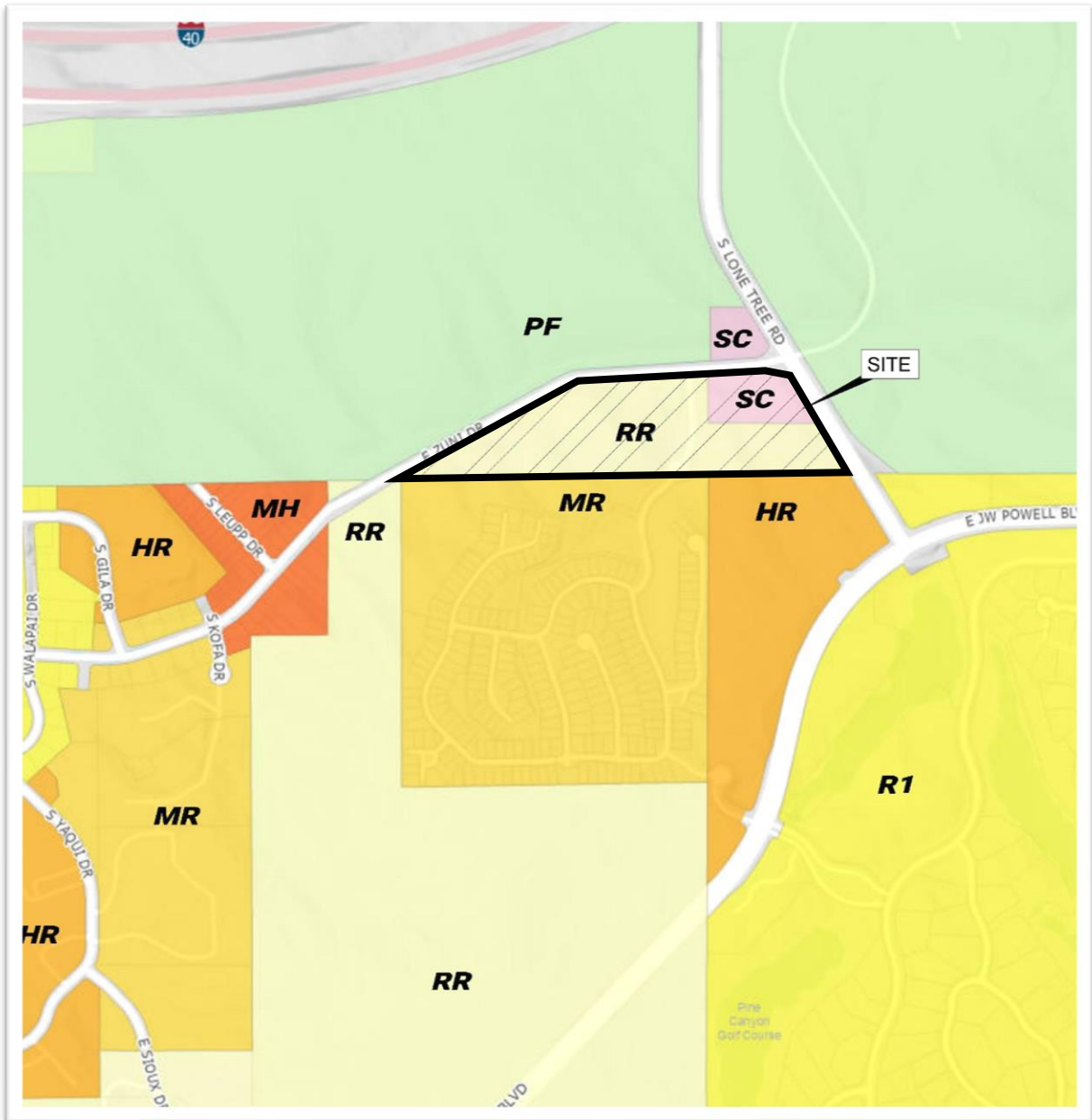
The project, Pinehaven, formerly Juniper Estates, (SITE) is an 83-unit condominium residential community. The project site is ±13.82 gross acres with ±5.12 acres developed and a proposed improvement density of 6.18 units per acre. ( $83 \text{ units} / 13.82 \text{ acres} = \pm 6$ ). Additionally, the project will construct a clubhouse, stormwater management basin and other associated infrastructure.

The project site is located on the southwest corner of E Zuni Drive and Lone Tree Road. The Site is bisected by Masonic Lane. To the south of the site is the Pinnacle Pines development consisting of condominium style townhomes. To the west of the site is the National Forest. To the north and the east of the site is vacant undeveloped land that has been purchased by the board of regents for Northern Arizona University.

The SITE will have four (4) access points. Two of the access points will be off Masonic Ln. There will be additional access from Zuni Dr and Lone Tree Rd. These access points will provide access for pedestrians, bicyclists, and motorists.

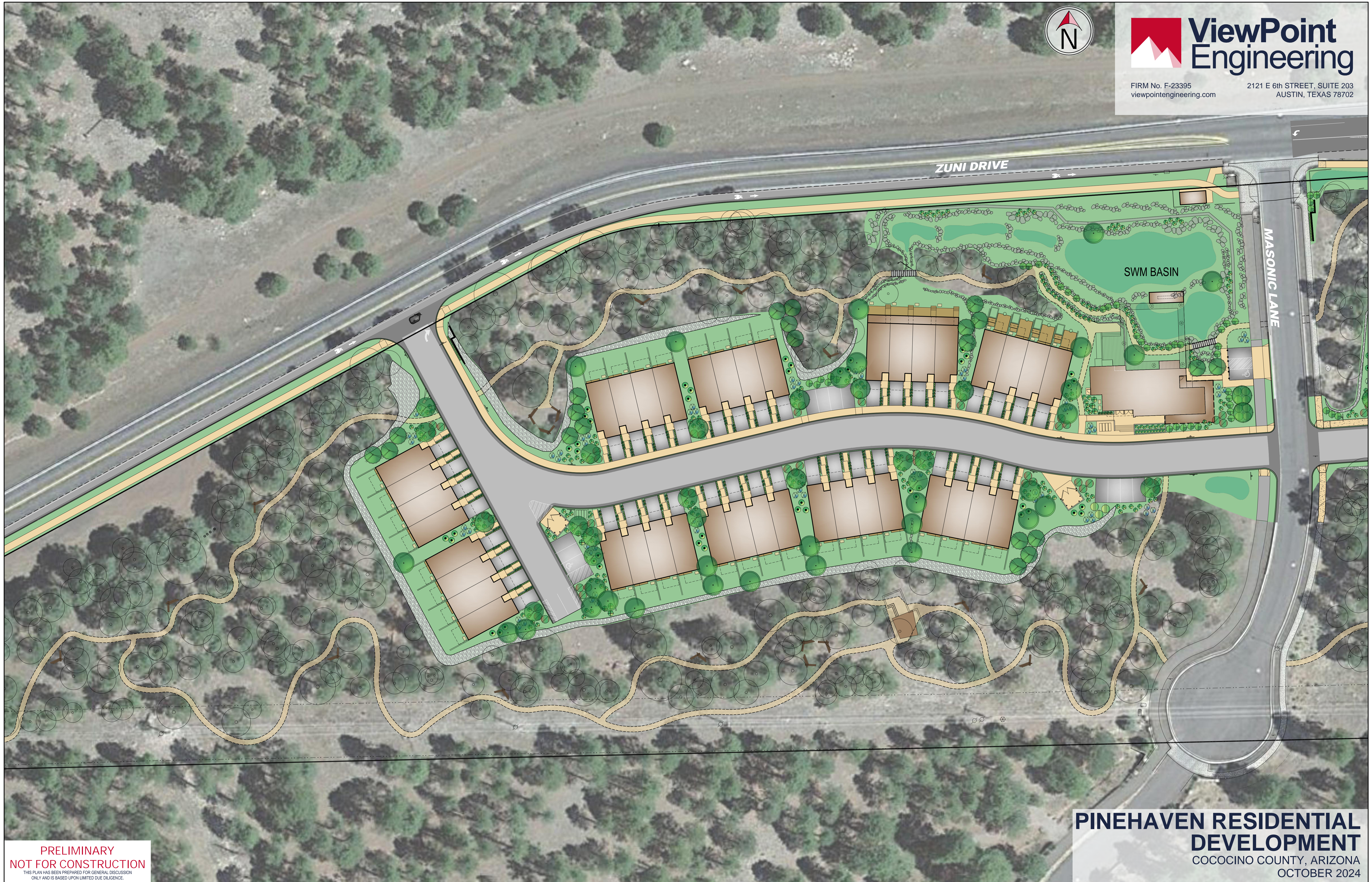


**A.3 ZONING MAP**



### **A.3 PRESENTATION BOARDS**

- Meeting 10/17/2024 & 11/21/2024



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
THIS PLAN HAS BEEN PREPARED FOR GENERAL DISCUSSION  
ONLY AND IS BASED UPON LIMITED DUE DILIGENCE.

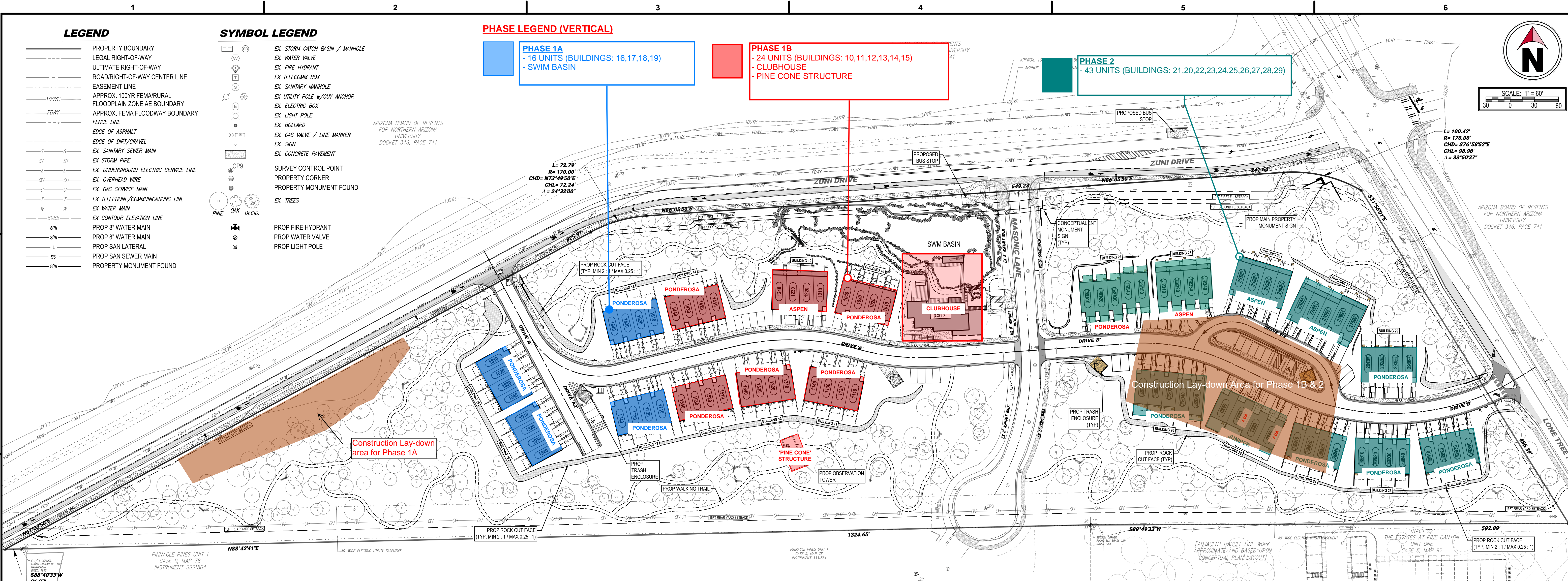
**PINEHAVEN RESIDENTIAL  
DEVELOPMENT**  
COCOCINO COUNTY, ARIZONA  
OCTOBER 2024



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
THIS PLAN HAS BEEN PREPARED FOR GENERAL DISCUSSION  
ONLY AND IS BASED UPON LIMITED DUE DILIGENCE.

**PINEHAVEN RESIDENTIAL  
DEVELOPMENT**  
COCOCINO COUNTY, ARIZONA  
OCTOBER 2024

\\s04012004\PLANS\DWG\14\000000\14000001\14-1000-2004-RENDER SITE.dwg



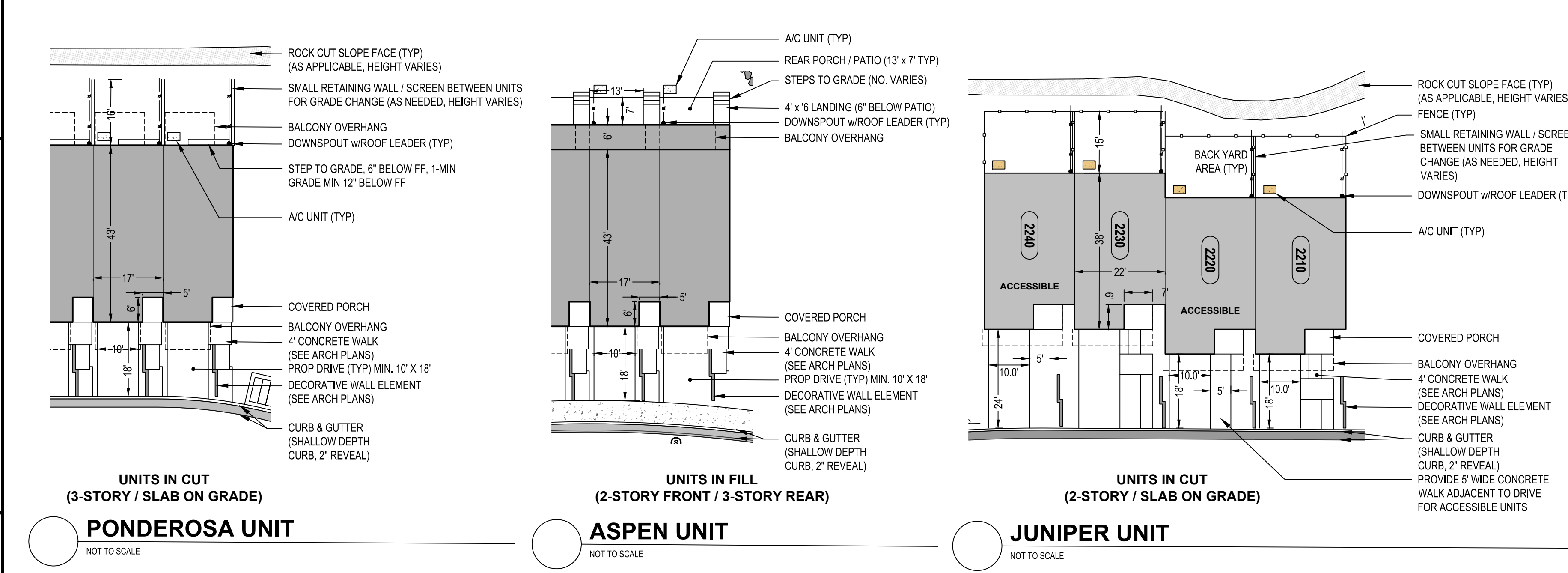
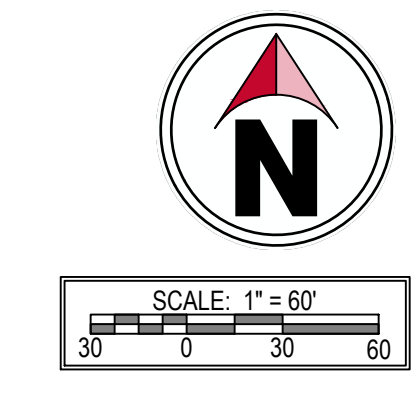
- LEGEND**
- PROPERTY BOUNDARY
  - LEGAL RIGHT-OF-WAY
  - ULTIMATE RIGHT-OF-WAY
  - ROAD/RIGHT-OF-WAY CENTER LINE
  - EASEMENT LINE
  - 100YR APPROX. 100YR FEMA/RURAL FLOODPLAIN ZONE AE BOUNDARY
  - APPROX. FEMA FLOODWAY BOUNDARY
  - FENCE LINE
  - EDGE OF ASPHALT
  - EDGE OF DIRT/GRAVEL
  - EX. SANITARY SEWER MAIN
  - EX. STORM PIPE
  - EX. UNDERGROUND ELECTRIC SERVICE LINE
  - EX. OVERHEAD WIRE
  - EX. GAS SERVICE MAIN
  - EX. TELEPHONE/COMMUNICATIONS LINE
  - EX. WATER MAIN
  - EX. CONTOUR ELEVATION LINE
  - PROP. 8" WATER MAIN
  - PROP. 8" WATER MAIN
  - PROP. SAN LATERAL
  - PROP. SAN SEWER MAIN
  - PROPERTY MONUMENT FOUND
- SYMBOL LEGEND**
- EX. STORM CATCH BASIN / MANHOLE
  - EX. WATER VALVE
  - EX. FIRE HYDRANT
  - EX. TELECOMM BOX
  - EX. SANITARY MANHOLE
  - EX. UTILITY POLE w/ DUTY ANCHOR
  - EX. ELECTRIC BOX
  - EX. LIGHT POLE
  - EX. BOLLARD
  - EX. GAS VALVE / LINE MARKER
  - EX. SIGN
  - EX. CONCRETE PAVEMENT
  - SURVEY CONTROL POINT
  - PROPERTY CORNER
  - PROPERTY MONUMENT FOUND
  - EX. TREES
  - PROP. FIRE HYDRANT
  - PROP. WATER VALVE
  - PROP. LIGHT POLE

**PHASE LEGEND (VERTICAL)**

**PHASE 1A**  
- 16 UNITS (BUILDINGS: 16,17,18,19)  
- SWIM BASIN

**PHASE 1B**  
- 24 UNITS (BUILDINGS: 10,11,12,13,14,15)  
- CLUBHOUSE  
- PINE CONE STRUCTURE

**PHASE 2**  
- 43 UNITS (BUILDINGS: 21,20,22,23,24,25,26,27,28,29)



**BUILDING SUMMARY**

BUILDING MODEL	UNIT TYPE	Qty	FLOORS	TOTAL FLOOR AREA (SF)	BEDROOMS	BUILDING NUMBER
PONDEROSA	INTERIOR UNIT	32	3	2,226	3	10, 11, 13, 14, 15, 16, 17, 18, 19, 20
	END UNIT	30	3	2,250	3	21, 24, 26, 28, 29
ASPEN	INTERIOR UNIT	9	3	2,180	2	12, 23, 25, 27
	END UNIT	8	3	2,231	3	
JUNIPER	INTERIOR UNIT	2	2	1,565	3	22
	END UNIT (ACCESSIBLE)	2	2	1,585	4	
<b>TOTAL</b>		<b>83</b>				
CLUBHOUSE		2		5,100	N/A	N/A

- GENERAL NOTES**
- FIRE HYDRANTS, STREET LIGHTS AND LANDSCAPING ALONG ZUNI & LONE TREE FRONTAGES WILL BE PROVIDED IN ACCORDANCE WITH CITY OF FLAGSTAFF ENGINEERING STANDARDS.
  - ALL PROPOSED DRIVE AISLES WILL BE PROVIDED WITH RED CURBING AND NO PARKING/FIRE LANE SIGNAGE.
- CITY OF FLAGSTAFF - GENERAL NOTES**
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS FOR A ONE (1) YEAR PERIOD, SUBSEQUENT TO THE DATE OF APPROVAL. IF CONSTRUCTION WORK IS NOT STARTED WITHIN THE ONE (1) YEAR PERIOD, OR HAS BEEN DISCONTINUED FOR ANY REASON FOR LONGER THAN ONE (1) YEAR, THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND RE-APPROVAL.
  - PLAN REVIEW BY THE CITY DOES NOT EXTEND TO MATERIAL QUANTITIES SHOWN ON THE PLANS.
  - A PUBLIC WORKS PERMIT, ISSUED BY THE CITY, IS REQUIRED FOR ALL WORK IN CITY RIGHTS-OF-WAY OR EASEMENTS AND FOR CONSTRUCTION OF ANY IMPROVEMENTS INTENDED TO BECOME PUBLIC PROPERTY.
  - THE CITY SHALL BE NOTIFIED TWENTY-FOUR (24) HOURS PRIOR TO BEGINNING DIFFERENT PHASES OF CONSTRUCTION SO THAT CITY INSPECTORS MAY BE SCHEDULED.
  - ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH TITLE 13, ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS FOR NEW INFRASTRUCTURE, CURRENT "MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION," THE CITY OF FLAGSTAFF STORMWATER DESIGN MANUAL, AND WITH GENERALLY ACCEPTED ENGINEERING DESIGN AND CONSTRUCTION PRACTICE. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO THE STANDARDS AND SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING CHAPTER 13-21, WHICH MAKES MINOR MODIFICATIONS TO CERTAIN MAG SPECIFICATIONS AND DETAILS.
  - ANY WORK PERFORMED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
  - THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN HIS JUDGMENT, PROGRESS IS UNSATISFACTORY, WORK BEING DONE IS UNAUTHORIZED OR DEFECTIVE, WEATHER CONDITIONS ARE UNSUITABLE, OR THERE IS DANGER TO THE PUBLIC HEALTH OR SAFETY.
  - THE CITY ENGINEER MAY ORDER ANY OR ALL MATERIALS USED IN THE WORK TO BE TESTED ACCORDING TO THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AND THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARDS. THE CONTRACTOR SHALL, AT HIS EXPENSE, SUPPLY ALL SAMPLES REQUIRED FOR TESTING.
  - ACCESS THAT MEETS SECTION 13-13-004-0001, FIRE ACCESS, SHALL BE IN PLACE AND APPROVED BEFORE AND AT ALL TIMES DURING ON-SITE COMBUSTIBLE CONSTRUCTION AND/OR PRIOR TO ISSUANCE OF BUILDING PERMITS IN NEW SUBDIVISIONS. FIRE DEPARTMENT AND ENGINEERING SECTION APPROVAL IS REQUIRED FOR OBSTRUCTION OF ACCESS OR WATER SYSTEM SHUTDOWN.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STREETS AND OF PARTIALLY COMPLETED PORTIONS OF THE WORK UNTIL FINAL ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL SUBMIT TO THE CITY ENGINEER FOR APPROVAL A CONSTRUCTION SCHEDULE FOR ANY STREETS REQUIRED TO BE CLOSED OR PARTIALLY CLOSED FOR THE CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL REOPEN THE STREETS NO LATER THAN THE OPENING DATE SHOWN ON THE CONSTRUCTION SCHEDULE OR UPON ORDER OF THE CITY ENGINEER. THE REGULATION AND CONTROL OF CONSTRUCTION TRAFFIC SHALL BE AS DIRECTED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
  - APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL WRITTEN FINAL ACCEPTANCE OF A COMPLETE WORKABLE UNIT. ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY OR AT THE EXPENSE OF THE OWNER/DEVELOPER OR THE CONTRACTOR.
- ACCEPTANCE OF COMPLETED PUBLIC IMPROVEMENTS WILL NOT BE GIVEN UNTIL DEFECTIVE OR UNAUTHORIZED WORK IS REMOVED, AND FINAL CLEAN-UP IS COMPLETE.**
- LOCATION OF UNDERGROUND UTILITIES BEFORE WORK IS BEGUN IS TO BE ACCOMPLISHED IN ACCORDANCE WITH A.R.S. SECTION 40-360.22.**
- IF WORK IS DONE ON PRIVATE PROPERTY IN RELATION TO A PROJECT CONSTRUCTED UNDER THESE STANDARDS, THE CONTRACTOR WILL PROVIDE THE CITY WITH WRITTEN AUTHORIZATION FROM THE PROPERTY OWNER TO DO SO.**
- THE ESTABLISHMENT AND USE OF TEMPORARY CONSTRUCTION YARDS SHALL CONFORM TO THE CURRENT CITY ZONING CODE STANDARDS FOR TEMPORARY USES.**
- ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE CITY CODES AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CITY APPROVALS AND PERMITS AS DEEMED NECESSARY BY THE CITY TO DISPOSE OF EXCAVATED MATERIAL.**
- ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER AND PERFORMED UNDER THE DIRECT SUPERVISION OF A REGISTERED LAND SURVEYOR OR CIVIL ENGINEER.**
- ALL TRAFFIC SIGN SHEETING SHALL BE TYPE VIII AS DESIGNED BY ASTM D4956-07E1 STANDARD SPECIFICATIONS FOR RETROREFLECTIVE SHEETING FOR TRAFFIC CONTROL, UNLESS SPECIFIED OTHERWISE ON THE CONSTRUCTION PLANS.**
- WHEN THE CONSTRUCTION PLANS SPECIFY GRAFFITI CONTROL ON BRIDGES OR OTHER STRUCTURES, THE CONTRACTOR SHALL SEAL THE STRUCTURE FIRST USING MONOCHROM AQUEOUS ME 12 AND THEN APPLY MONOCHROM PERMA-SHIELD, SACRIFICIAL GRAFFITI CONTROL SYSTEM (OR APPROVED EQUAL).**
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AND RESEEDING IN ACCORDANCE WITH CHAPTER 13-17. IN THE EVENT THAT THE CONSTRUCTION ACTIVITY DISTURBS MORE THAN ONE (1) ACRE, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED IN ORDER TO OBTAIN A CONSTRUCTION GENERAL PERMIT FROM ADEQ. (ORD. 2017-22, REPREREN, 07/05/2017)**

**PARKING REQUIREMENTS**

USE	REQUIREMENT [1]	PARKING REQUIRED	
		UNITS	PARKING
SINGLE-FAMILY (ATTACHED)			
STANDARD UNITS (<= 4 BEDROOMS)	2 SPACES PER UNIT	73	146
AFFORDABLE TYPE UNITS [2]	1.5 SPACES PER UNIT	10	15
GUEST PARKING	0.25 SPACES PER UNIT	83	20.8
<b>TOTAL PARKING REQUIRED</b>		<b>TOTAL</b>	<b>181.8</b>
		USE	182
<b>PARKING PROVIDED</b>			
GARAGE SPACE (1 PER UNIT, EXCL ADA UNITS)			81
DRIVEWAY SPACE			83
ADDITIONAL SPACES			22
ADA SITE SPACES			3
<b>TOTAL PARKING PROVIDED</b>			<b>189</b>
<b>REQUIRED BICYCLE PARKING</b>			
5% OF TOTAL REQUIRED PARKING SPACES		182	9.1
<b>TOTAL BICYCLE PARKING REQUIRED</b>		USE	10
<b>BICYCLE PARKING PROVIDED</b>			12

[1] PER TABLE 10-50.80.040.A  
[2] THE PROJECT HAS PROVIDED A FEE IN LIEU FOR AFFORDABLE HOUSING CREDITS FOR THE EQUIVALENT OF 10 SITE UNITS.

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.org

LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND BASED ON OBSERVABLE SURFACE FEATURES ONLY. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY PROVIDER TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED BY FAILURE TO LOCATE UTILITIES.

**REVISIONS**

REV	DATE	DESCRIPTION
1	11-14-2023	REVISED PER CITY REVIEW LETTER DATED 9-26-2023
2	01-18-2024	REVISED PER CITY REVIEW LETTER DATED 12-18-2023
3	03-26-2024	REVISED PER CITY REVIEW LETTER DATED 2-8-2024

Professional Engineer (Civil)  
77934  
ERIC S. BEALS  
3/20/24  
ARIZONA, U.S.A.

**ViewPoint Engineering**  
2121 E 6th STREET, SUITE 203  
AUSTIN, TEXAS 78702  
FIRM No. F-23395  
viewpointengineering.com

OWN BY: **M TOTH**  
CHK BY: **E BEALS**

**PINEHAVEN RESIDENTIAL LAND DEVELOPMENT**  
2951 S. MASONIC LANE  
COCONINO COUNTY, ARIZONA

PROJECT: **RODG DT FLAGSTAFF PROP CO LLC**  
241 E 16th STREET, SUITE 200, AUSTIN, TEXAS 78702

APPLICANT: **SITE PLAN REVIEW**  
TITLE: **OVERALL SITE PLAN**

PROJECT NO.: **22004**  
DATE: **MAY 30, 2023**  
SHEET ID: **C100**  
REV: **3**

SHEET 3 of 44

- /

---

**A.4 POWERPOINT PRESENTATIONS**

---

- 10/17/2024

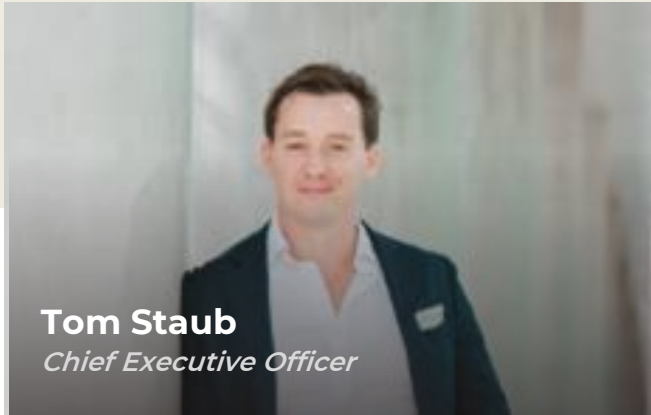


pine  
haven



# Executive Expertise

## Red Oak Development Group



**Tom Staub**  
*Chief Executive Officer*

As CEO, Tom oversees the underwriting of projects, financial planning, debt and equity strategy, company growth and mission, and is focused on the viability of projects, partnerships, and land use strategy.

Tom oversees approx. \$749M in projects and has been in real estate since 2010. Previously, he spent 10 years in a combination of Fortune 10 companies and silicon valley SaaS startups, helping small companies scale to unicorn status in annual revenue. Tom is a serial entrepreneur with a proven track record of execution. Tom is also the founder of the TEACH foundation, set to deliver economic advancement thru homeownership for our beloved Teachers.



**David Teo**  
*Partner*

David Teo, as a Partner at Red Oak Development Group, is instrumental in underwriting projects, establishing strategic partnerships, and overseeing legal and tax compliance. He meticulously evaluates the financial viability of each project, ensuring alignment with market trends and minimizing risks. David leads strategic alliance focus, particularly with commercial and medical developers, to enhance the functionality and appeal of Red Oak's residential communities by integrating essential services like healthcare and retail.

He heads the legal review processes to ensure compliance with regulations and oversees entity planning to optimize operational efficiency. Collaborating with third-party consultants, David directs tax planning to maximize financial efficiency and safeguard investor interests.





**Mike Miller**  
*EVP of Real Estate & Community Development*

Mike Miller oversees builder partnerships and negotiations, commercial partnership executions, CCRs and architectural standard compliance, HOA formation and execution, construction partnerships and negotiations and land acquisition feasibility & underwriting.


Prior to Red Oak, Mike was the Senior Vice President of the Land Division at the Signorelli Company one of Houston's largest land development companies leading the Land Division overseeing the Master Planned Community division playing a pivotal role in underwriting, envisioning, and launching two major projects: Austin Point, a 4,700-acre community, and Firefly, a 3,000-acre community. Mike was instrumental in the financial modeling of the communities, exploring investor relations opportunities, and leading investor discussions.

# The Lead Design Team







**Rob Parsons**  
Senior Associate




**Wes Gentry**  
Senior Associate




**Robert Acuña Pilgrim**  
Principal / Director of Planning








**Luke Caraway**  
President




**Will Buzzelli**  
Director of Engineering & Design




**Mark Lind**  
Architect & Director of Vertical Planning & Design



**Teri Slavik -Tsuyuki**  
Founder & Principal



**A'Lisa Ozment**  
Owner and CEO  
Architectural Plan Review

TBG Notable Projects	
Easton Park	Pecan Square
The Groves	Austin Point
Wolf Ranch	Harvest





## The Red Oak Way

- **Interconnected Communities:** Red Oak designs neighborhoods emphasizing walkability and accessibility, fostering dynamic spaces where residents can live, work, and play without needing to leave the community.
- **Commitment to Wellness:** Through the integration of parks, medical campuses, and wellness-oriented amenities, Red Oak prioritizes creating environments that promote health and well-being for residents.
- **Unique Typology & Smart Design:** Every development reflects Red Oak's commitment to distinct architecture, fiber-optic-enabled "smart" communities, and innovative housing models, ensuring each project stands apart.
- **Creating Places with Purpose:** Red Oak goes beyond development by crafting places that encourage connection and interaction, including micro-retail spaces, central parks, and sustainable design elements.
- **Long-Term Legacy Focus:** All developments align with the company's vision to leave a lasting impact, building thriving, sustainable communities with a forward-looking approach to education, infrastructure, and community engagement.
- **TEACH Initiative:** The T.E.A.C.H. foundation (Teachers' Economic Advancement through Community Homeownership) provides affordable housing to educators by donating land and offering profit credits towards home purchases.



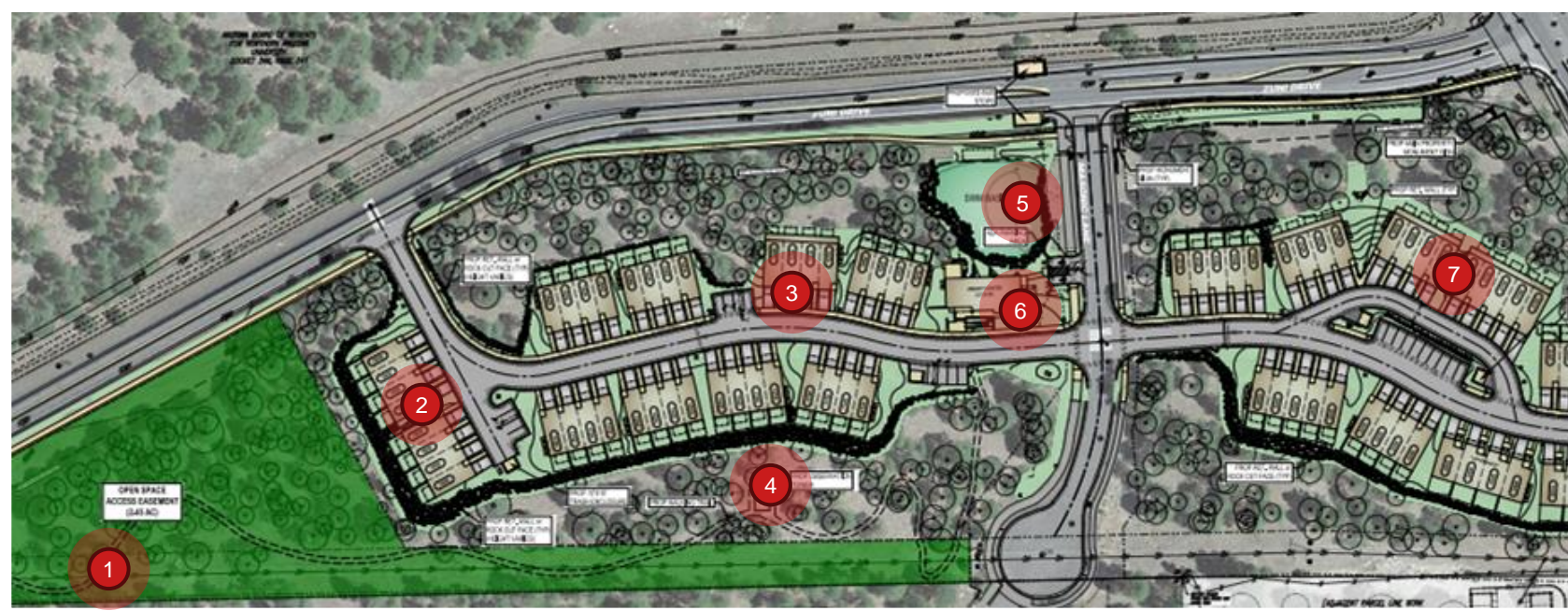
**“At Pine Haven, we’ve designed a community where architecture and nature coexist in harmony. Thoughtfully designed energy efficient homes that do not outshine the beauty of the Coconino Forest, but rather keep the focus on the natural beauty of the land, while a wellness-centered amenity hub invites residents to embrace a lifestyle of balance, health, and connection to the land through the extensive trail system”**

# Pinehaven: Project Overview

## Aerial View



# Architectural Design Inspiration



- 1 Public Trail System
- 2 Phase 1: 8-16 Units
- 3 Phase 2: 24-30 Units & Amenity Center
- 4 Pine Cove Park
- 5 Water Feature
- 6 Amenity Center, Cold Plunges, Saunas, Japanese Meditation Room
- 7 Phase 3: 43 Units



**Phasing Plan:** Pine Haven will be developed in multiple phases:

- Phase 1 includes 8-16 units
- Phase 2 will introduce 24-30 units, and the amenity center.
- Phase 3 will add 43 units, completing the project entirely



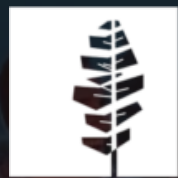
**Amenities:** Pine Haven's amenities are centered around promoting wellness and relaxation:

- A state-of-the-art amenity center includes features like cold plunges, saunas, and a Japanese meditation room, offering residents a wellness retreat in the heart of the community.
- Outdoor amenities include Pine Cove Park and an extensive public trail system, allowing residents to immerse themselves in the surrounding natural beauty.



**Design Principles:** Pine Haven's design philosophy is rooted in creating harmony between architecture and the natural environment:

- The community offers energy-efficient, sustainable homes that blend seamlessly into the surrounding forest, with architecture inspired by the simplicity and elegance of nature.
- Open space preservation is a priority, ensuring vast areas remain untouched, offering a sanctuary-like experience.
- The integration of thoughtful design and a strong focus on wellness sets Pine Haven apart as a community that nurtures both its residents and the environment.



pine  
haven

Fireside Chat

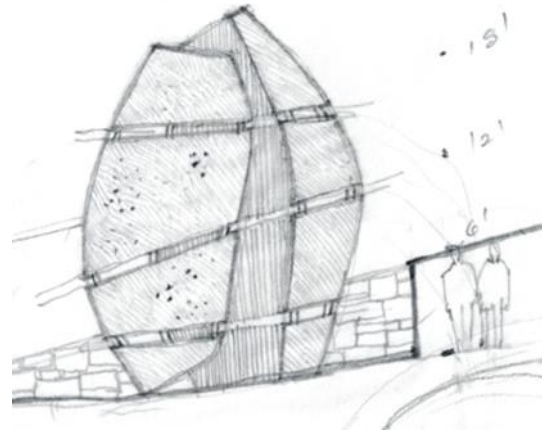
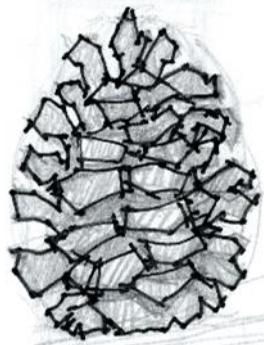


## Pine Haven

- Pine Haven Living draws inspiration from the timeless beauty of the Coconino Forest, creating a sanctuary where modern living harmonizes with the rhythms of nature.
- Architectural design embraces simplicity and elegance, with low-sloped roofs, natural stone accents, and earth-toned exteriors that merge seamlessly with the forest, allowing nature to be the true centerpiece.
- The community's layout prioritizes the preservation of open spaces, leaving vast stretches of the land untouched, offering residents a deep connection to the wilderness through trails, green spaces, and serene outdoor vistas.
- Sustainability is woven into every aspect of Pine Haven, with energy-efficient, fire-safe homes that honor and protect the forest, ensuring future generations can enjoy its beauty.
- At the heart of Pine Haven is the community clubhouse a gathering place designed to nurture the spirit and foster connections, with spaces dedicated to wellness, reflection and social engagement.
- Pine Haven is more than just a place to live; it is a lifestyle rooted in balance, where the tranquility of nature and the comforts of contemporary living coalesce into a sanctuary of peace and sustainability.

# Pine Cone Park

pine cone (precedent)



# Home Types & Exterior Inspiration



## Stone Elements

The use of stone on both the exterior and interior of the homes helps anchor the buildings to the earth, symbolizing a strong connection to the natural landscape and aligning with Pine Haven's philosophy of creating a seamless blend between architecture and the surrounding environment.



## Contrasting Accents

The rust-colored metal siding provides a natural yet bold contrast to the green of the pines, creating visual interest while staying rooted in the organic, earthy tones of the forest. This thoughtful contrast reinforces the design philosophy of elegance and simplicity.



## Subtle Integration

Dark-painted siding ensures that the homes harmonize with the forest, allowing the architecture to blend into the landscape rather than dominate it, reflecting Pine Haven's core principle of allowing nature to take center stage.



## Interior Warmth and Natural Light

The strategic placement of large windows invites ample natural light into the homes and provides breathtaking views of the forest, continuing Pine Haven's goal of fostering a living experience that embraces the beauty and serenity of nature.

# Architectural Design Inspiration Interior



The interior design inspiration of Pine Haven connects with the natural landscape of Flagstaff, drawing from the surrounding trees and mountains.



**Nature-Inspired Color Palette:** The interior design reflects the surrounding environment with a color palette of greens and blues, bringing the calming and serene essence of the Coconino Forest indoors, in line with the community's emphasis on harmony with nature.



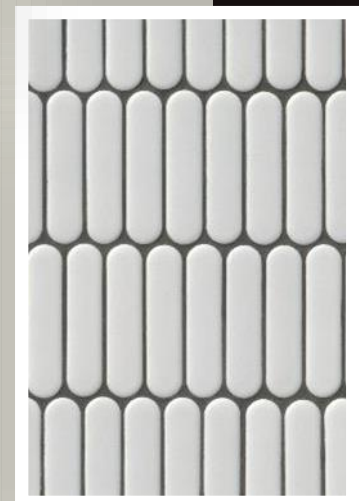
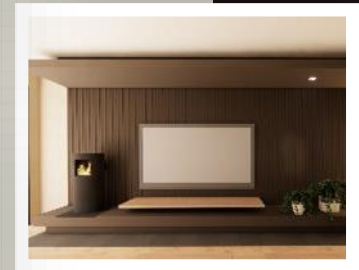
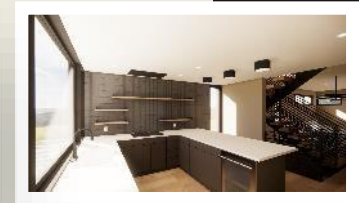
**Warmth through Natural Materials:** The use of wood flooring adds warmth to the living spaces, echoing the organic textures found in the forest and supporting Pine Haven's vision of creating a natural, welcoming atmosphere that feels grounded in its environment.



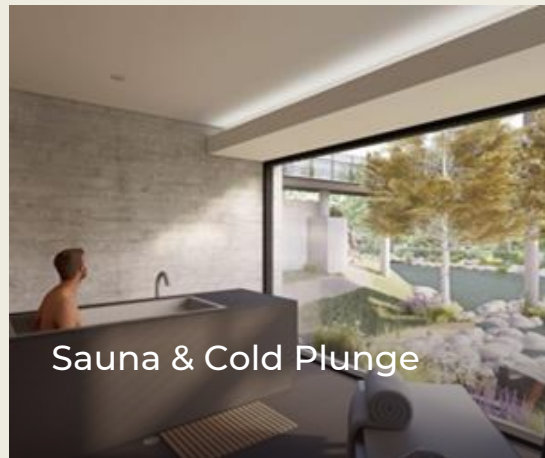
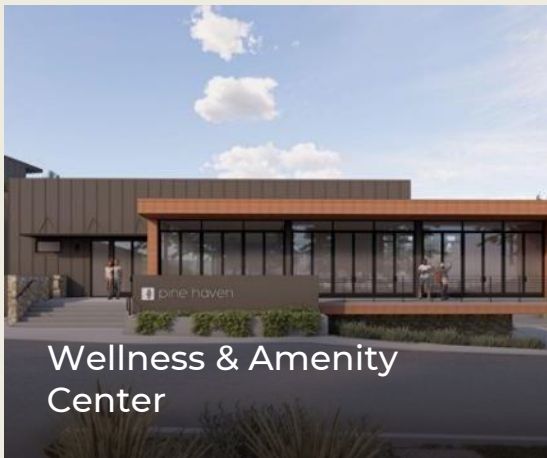
**Maximizing Natural Light:** Generous glazing on both the front and rear sides of the homes allows natural light to flood the spaces, fostering a strong connection between indoor living and the forested surroundings, emphasizing Pine Haven's philosophy of blending modern comfort with nature.



**Anchoring to the Landscape:** The interior design complements the exterior's natural stone elements, creating a seamless transition from the rugged beauty of the outdoors to the refined yet earthy aesthetic within the homes, staying true to the project's ethos of simplicity and elegance.



# Above & Beyond - Amenities



## Wellness-Centered Amenities

Pine Haven's amenity center is designed with a strong focus on wellness, featuring cold plunges, saunas, and a Japanese meditation room. These spaces provide residents with opportunities for relaxation, health, and self-care, reinforcing the community's emphasis on balancing modern living with well-being.



## Extensive Trail System

The public trail system is a central part of Pine Haven's design, offering residents direct access to nature and encouraging outdoor activities like walking, hiking, and reflecting in the serene beauty of the forest. This trail system preserves the community's connection to the natural landscape while fostering an active, health-conscious lifestyle.



## Pine Cone Park

Pine Cone Park serves as a key communal space, integrating natural surroundings into the heart of the community. This park allows for gatherings, recreation, and quiet moments, enhancing residents' connection to the environment while maintaining a sense of community and shared space.



## Integration of Nature and Wellness

By embedding nature into the daily living experience through amenities and green spaces, Pine Haven maintains a deep connection to the surrounding forest. This integration of natural beauty with wellness-focused design helps create a living environment where residents can enjoy the peace and balance that nature provides while benefiting from the comforts of modern life.

# Promoting Natural Resources



## Challenging Topography

The unique topography of the site, while difficult to work with, ultimately became an opportunity; offering stunning views and natural light that were intentionally incorporated into the design of the homes. The elevation changes provided opportunities to maximize scenic vistas including Pine Cove Park being situated at a higher elevation



## Rocky Soil as a Design Feature

The rocky soil, which posed initial challenges for construction, was creatively transformed into a landscape feature near the amenity center. The integration of natural stone into the landscape design allowed us to turn this obstacle into an aesthetic highlight, enhancing the organic beauty of the community.



## Reducing Light Pollution

To preserve the natural nighttime environment and maintain the serene ambiance of the forest, we adopted dark sky ordinances. By minimizing artificial light pollution, Pine Haven aligns with its mission to create a community that respects and harmonizes with the natural environment.



## Minimizing Environmental Impact

Throughout the development process, we adhered to strict environmental codes to limit the impact on the surrounding forest. Aligning with city regulations, we optimized the project while ensuring that environmental considerations were at the forefront of our design and planning, preserving the integrity and beauty of the natural landscape.



## Preserving the biggest trees on the site

We are preserving the towering pines along the southern border, which, combined with the way the homes are carefully nestled into the natural slopes, creates a natural buffer that enhances privacy while maintaining uninterrupted views for residents to the south. Disturbance is less than 40% much lower than a typical development.

# Responsible Development



## Traffic

- Drastically improving other modes of transportation- cycling, walking, bus transit
- Sidewalks across both Zuni and Lone Tree frontage and internal trails
- Bike Lanes across both Zuni (widening) and Lone Tree frontage
- Constructing two bus stations, one on each side of Zuni
- Providing improved connectivity to Pinehaven and Pinnacle
- New Driveways on Zuni and Lone Tree
- Dedicating ROW to facilitate future roadway improvements



## Environmental

- Units at 6.18 vs 6.33 at Pinnacle Pines (lower density)
- **Disturbance of entire site below 40%, 20% below typical**
- Preserving the biggest trees on the site
- Buffer from Zuni, (less visibility for neighbors)
- Complied with city code



## Public Park Access

- Pine Cone Park will be accessible to public (this is not a city requirement)
- Dog park
- Extensive trail system
- Sidewalk connection to Pinnacle Pines and masonic creating a walkable loop network for both Pine Haven and Pinnacle Pines



## Dark Sky Ordinance



## Strict HOA Guidelines

- 11/21/2024



pine  
haven



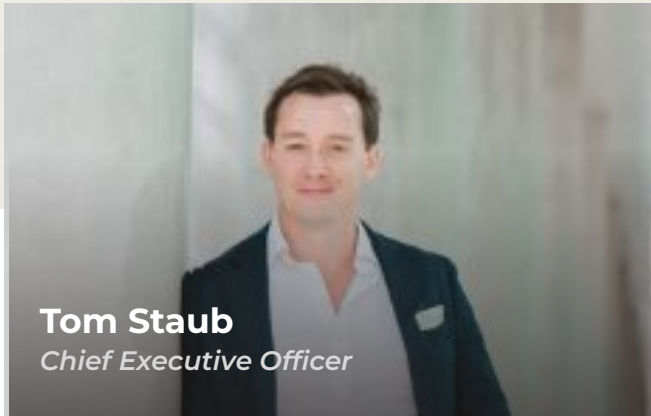
 pine haven



RedOak  
Development  
Group

# Executive Expertise

## Red Oak Development Group



As CEO, Tom oversees the underwriting of projects, financial planning, debt and equity strategy, company growth and mission, and is focused on the viability of projects, partnerships, and land use strategy.

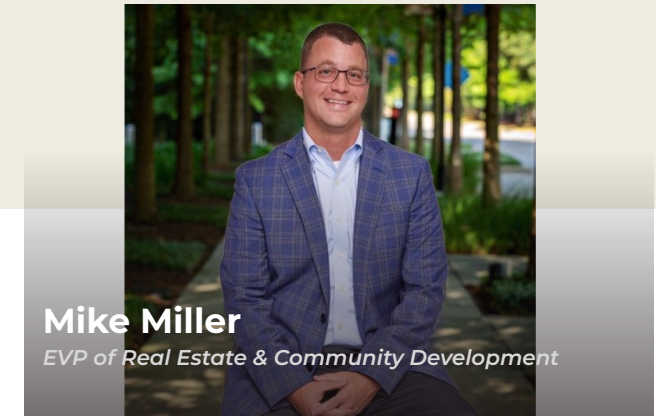
Tom oversees approx. \$749M in projects and has been in real estate since 2010. Previously, he spent 10 years in a combination of Fortune 10 companies and silicon valley SaaS startups, helping small companies scale to unicorn status in annual revenue. Tom is a serial entrepreneur with a proven track record of execution

Tom is also the founder of the TEACH foundation, set to deliver economic advancement thru homeownership for our beloved Teachers



David Teo, as a Partner at Red Oak Development Group, is instrumental in underwriting projects, establishing strategic partnerships, and overseeing legal and tax compliance. He meticulously evaluates the financial viability of each project, ensuring alignment with market trends and minimizing risks. David leads strategic alliance focus, particularly with commercial and medical developers, to enhance the functionality and appeal of Red Oak's residential communities by integrating essential services like healthcare and retail.


He heads the legal review processes to ensure compliance with regulations and oversees entity planning to optimize operational efficiency. Collaborating with third-party consultants, David directs tax planning to maximize financial efficiency and safeguard investor interests.




Mike Miller oversees builder partnerships and negotiations, commercial partnership executions, CCRs and architectural standard compliance, HOA formation and execution, construction partnerships and negotiations and land acquisition feasibility & underwriting.


Prior to Red Oak, Mike was the Senior Vice President of the Land Division at the Signorelli Company one of Houston's largest land development companies leading the Land Division overseeing the Master Planned Community division playing a pivotal role in underwriting, envisioning, and launching two major projects: Austin Point, a 4,700-acre community, and Firefly, a 3,000-acre community. Mike was instrumental in the financial modeling of the communities, exploring investor relations opportunities, and leading investor discussions.

# The Lead Design Team







**Rob Parsons**  
Senior Associate




**Wes Gentry**  
Senior Associate




**Robert Acuña Pilgrim**  
Principal / Director of Planning








**Luke Caraway**  
President




**Will Buzzelli**  
Director of Engineering & Design




**Mark Lind**  
Architect & Director of Vertical Planning & Design



**Teri Slavik -Tsuyuki**  
Founder & Principal



**A'Lisa Ozment**  
Owner and CEO  
Architectural Plan Review

TBG Notable Projects	
Easton Park	Pecan Square
The Groves	Austin Point
Wolf Ranch	Harvest





## The Red Oak Way

- **Interconnected Communities:** Red Oak designs neighborhoods emphasizing walkability and accessibility, fostering dynamic spaces where residents can live, work, and play without needing to leave the community.
- **Commitment to Wellness:** Through the integration of parks, medical campuses, and wellness-oriented amenities, Red Oak prioritizes creating environments that promote health and well-being for residents.
- **Unique Typology & Smart Design:** Every development reflects Red Oak's commitment to distinct architecture, fiber-optic-enabled "smart" communities, and innovative housing models, ensuring each project stands apart.
- **Creating Places with Purpose:** Red Oak goes beyond development by crafting places that encourage connection and interaction, including micro-retail spaces, central parks, and sustainable design elements.
- **Long-Term Legacy Focus:** All developments align with the company's vision to leave a lasting impact, building thriving, sustainable communities with a forward-looking approach to education, infrastructure, and community engagement.
- **TEACH Initiative:** The T.E.A.C.H. foundation (Teachers' Economic Advancement through Community Homeownership) provides affordable housing to educators by donating land and offering profit credits towards home purchases.



**“At Pine Haven, we’ve designed a community where architecture and nature coexist in harmony. Thoughtfully designed energy efficient homes that do not outshine the beauty of the Coconino Forest, but rather keep the focus on the natural beauty of the land, while a wellness-centered amenity hub invites residents to embrace a lifestyle of balance, health, and connection to the land through the extensive trail system”**

# Areas of Concern from Last Meeting



## Traffic

- Drastically improving other modes of transportation- cycling, walking, bus transit
- Sidewalks across both Zuni and Lone Tree frontage and internal trails
- Bike Lanes across both Zuni (widening) and Lone Tree frontage
- Constructing two bus stations, one on each side of Zuni
- Providing improved connectivity to Pinehaven and Pinnacle
- New Driveways on Zuni and Lone Tree
- Dedicating ROW to facilitate future roadway improvements



## Snow Removal

- Reviewed site with Local Plow Company
- Developed Plan for Snow Pile Locations
- Will Provide 2” depth trigger for plowing
- Will provide additional Snow Areas with Signage and with HOA documents



## Line of Sight

- Minimal interference
- Homes built below line of sight
- Variety of Tree Coverage to buffer



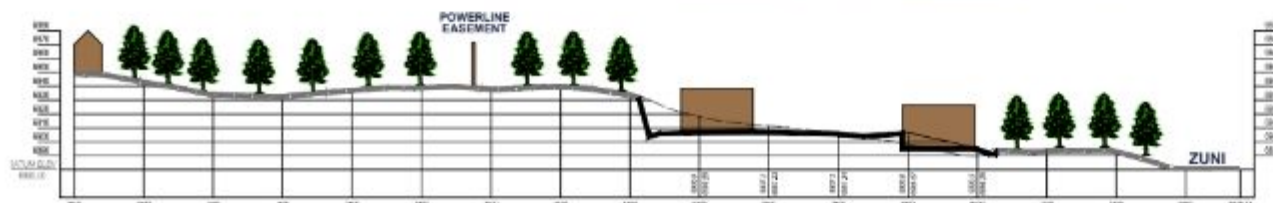
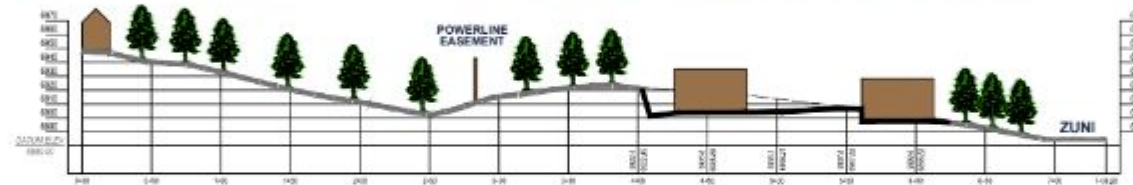
## Firewise Plan

- Met with City Fire department to review standards
- City Building Code Incorporates most Firewise elements
- Working with Landscape architect to evaluate proposed plantings

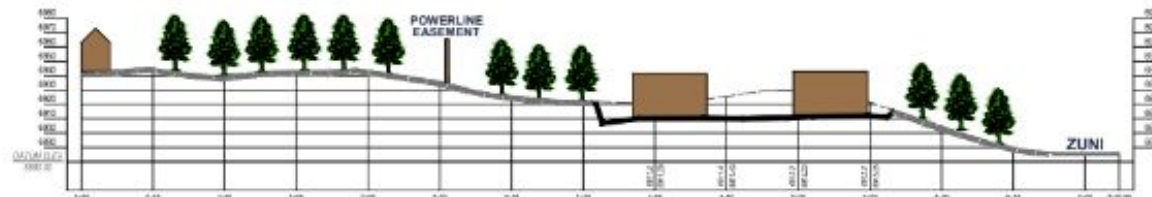
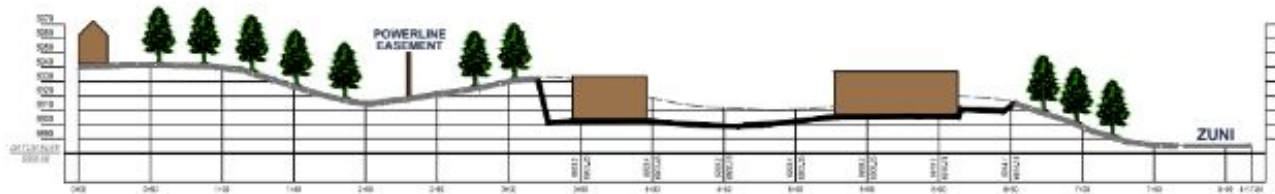


## Timeshares & Airbnb

# Line of Sight 1



# Line of Sight 2



# Line of Sight 3



VIEW FROM MASONIC LANE + ZUNI DRIVE

# Line of Sight 4



VIEW FROM CUL DE SAC ON MASONIC LANE

# Line of Sight 5



VIEW FROM ENTRY AT ZUNI DRIVE

# Snow Removal Plan



# AirBnb & Fractional Ownership

## Key Differences Between Timeshares and Fractional Ownership

Aspect	Timeshare	Fractional Ownership
<b>Ownership</b>	No ownership stake, only usage rights	Deeded ownership with equity stake
<b>Usage</b>	1-2 weeks per year	Proportional usage (3 months for 1/4 share)
<b>Flexibility</b>	Fixed or floating weeks; limited adjustments	Flexible scheduling based on owner agreements
<b>Resale Value</b>	Limited resale opportunities	Potential for market-value resale
<b>Maintenance Costs</b>	High annual fees per person	Shared among co-owners, part of HOA fees
<b>Community Impact</b>	Transient users; minimal engagement	Consistent owner presence; fosters community
<b>User Type</b>	Tends to be for the short term vacationer that seeks affordability above all else	Tends to be in the nicest parts of the world with access to 5 star amenities

### AirBnb Restrictions

- Two-Strike Rule for Rental Violations
- 180-Day Rental Limit
- Guest Registration: Owners must register rental guests with the HOA to ensure transparency and accountability.
- Quiet Hours Compliance: Renters must adhere to strict quiet hours to minimize noise disruptions for neighbors.
- Parking Rules: Guests will be required to follow the community's parking guidelines to prevent overcrowding and maintain smooth traffic flow.
- Monitoring of Listings: The HOA will monitor Airbnb, VRBO, and other rental platforms for compliance with the 180-day limit. Unauthorized or excessive rentals will result in penalties such as fines or temporary suspension of rental privileges.

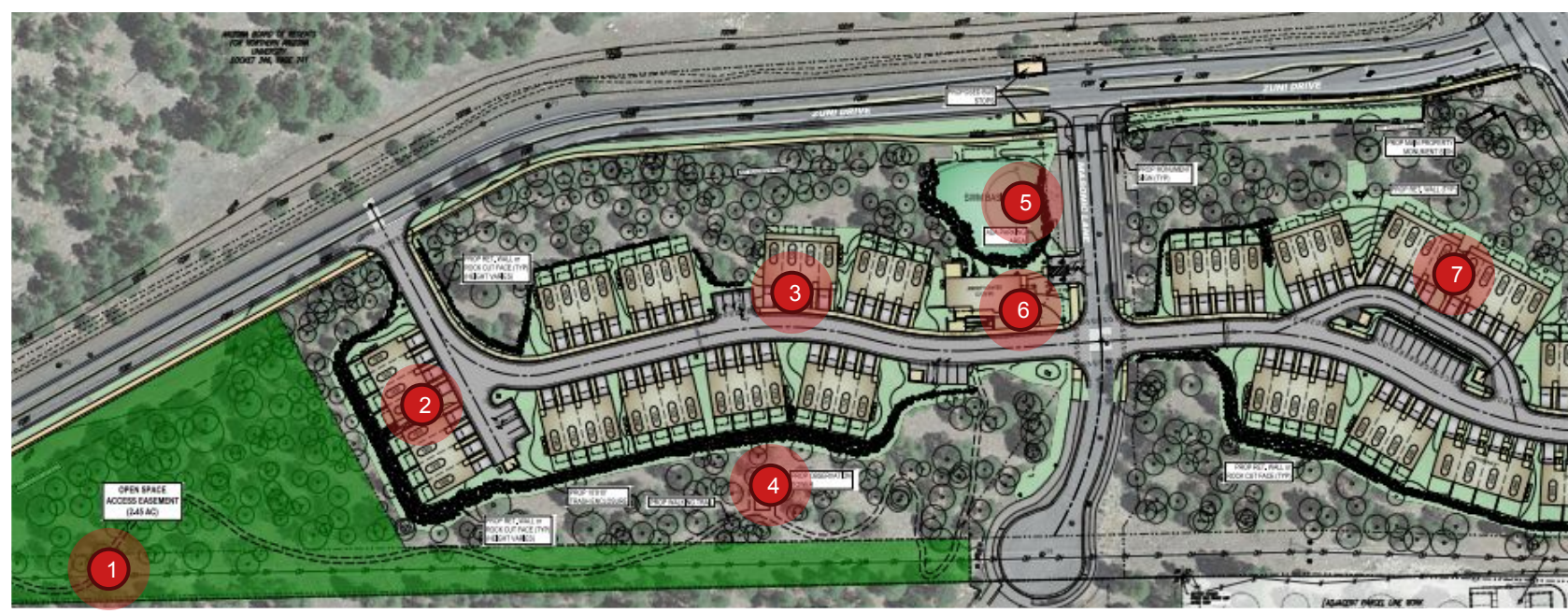
**Conclusion: Pinehaven will not be offering either Timeshare or Fractional Ownership purchase options**

# Pinehaven: Project Overview

## Aerial View



# Architectural Design Inspiration



- 1 Public Trail System
- 2 Phase 1: 16 Units
- 3 Phase 2: 32 Units & Amenity Center
- 4 Pine Cove Park
- 5 Water Feature
- 6 Amenity Center, Cold Plunges, Saunas, Japanese Meditation Room
- 7 Phase 3: 35 Units



**Phasing Plan:** Pine Haven will be developed in multiple phases:

- Phase 1 includes 16 units
- Phase 2 will introduce 32 units, and the amenity center.
- Phase 3 will add 35 units, completing the project entirely



**Amenities:** Pine Haven's amenities are centered around promoting wellness and relaxation:

- A state-of-the-art amenity center includes features like cold plunges, saunas, and a Japanese meditation room, offering residents a wellness retreat in the heart of the community.
- Outdoor amenities include Pine Cove Park and an extensive public trail system, allowing residents to immerse themselves in the surrounding natural beauty.



**Design Principles:** Pine Haven's design philosophy is rooted in creating harmony between architecture and the natural environment:

- The community offers energy-efficient, sustainable homes that blend seamlessly into the surrounding forest, with architecture inspired by the simplicity and elegance of nature.
- Open space preservation is a priority, ensuring vast areas remain untouched, offering a sanctuary-like experience.
- The integration of thoughtful design and a strong focus on wellness sets Pine Haven apart as a community that nurtures both its residents and the environment.

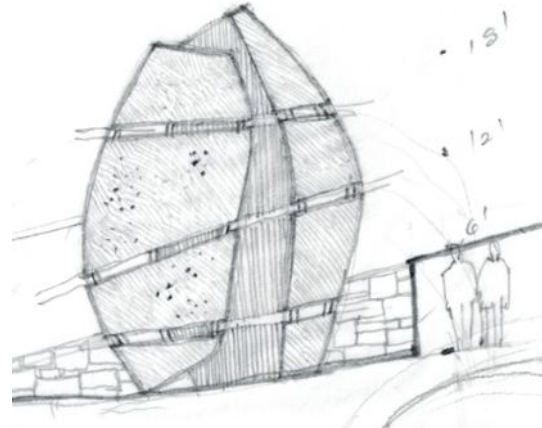
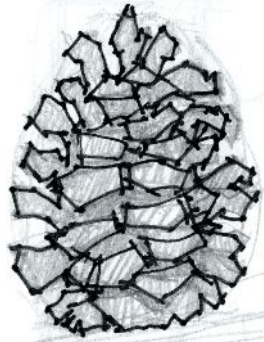


## Pine Haven

- Pine Haven Living draws inspiration from the timeless beauty of the Coconino Forest, creating a sanctuary where modern living harmonizes with the rhythms of nature.
- Architectural design embraces simplicity and elegance, with low-sloped roofs, natural stone accents, and earth-toned exteriors that merge seamlessly with the forest, allowing nature to be the true centerpiece.
- The community's layout prioritizes the preservation of open spaces, leaving vast stretches of the land untouched, offering residents a deep connection to the wilderness through trails, green spaces, and serene outdoor vistas.
- Sustainability is woven into every aspect of Pine Haven, with energy-efficient, fire-safe homes that honor and protect the forest, ensuring future generations can enjoy its beauty.
- At the heart of Pine Haven is the community clubhouse a gathering place designed to nurture the spirit and foster connections, with spaces dedicated to wellness, reflection and social engagement.
- Pine Haven is more than just a place to live; it is a lifestyle rooted in balance, where the tranquility of nature and the comforts of contemporary living coalesce into a sanctuary of peace and sustainability.

# Pine Cone Park

pine cone (precedent)



# Home Types & Exterior Inspiration



## Stone Elements

The use of stone on both the exterior and interior of the homes helps anchor the buildings to the earth, symbolizing a strong connection to the natural landscape and aligning with Pine Haven's philosophy of creating a seamless blend between architecture and the surrounding environment.



## Contrasting Accents

The rust-colored metal siding provides a natural yet bold contrast to the green of the pines, creating visual interest while staying rooted in the organic, earthy tones of the forest. This thoughtful contrast reinforces the design philosophy of elegance and simplicity.



## Subtle Integration

Dark-painted siding ensures that the homes harmonize with the forest, allowing the architecture to blend into the landscape rather than dominate it, reflecting Pine Haven's core principle of allowing nature to take center stage.



## Interior Warmth and Natural Light

The strategic placement of large windows invites ample natural light into the homes and provides breathtaking views of the forest, continuing Pine Haven's goal of fostering a living experience that embraces the beauty and serenity of nature.

# Architectural Design Inspiration Interior



The interior design inspiration of Pine Haven connects with the natural landscape of Flagstaff, drawing from the surrounding trees and mountains.



**Nature-Inspired Color Palette:** The interior design reflects the surrounding environment with a color palette of greens and blues, bringing the calming and serene essence of the Coconino Forest indoors, in line with the community's emphasis on harmony with nature.



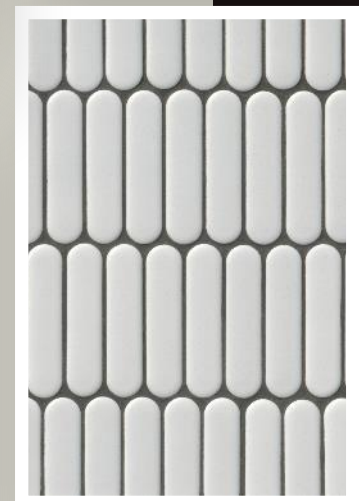
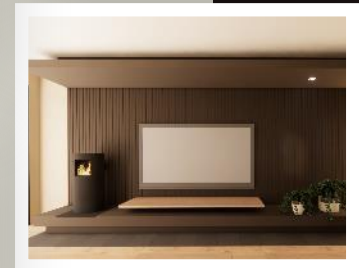
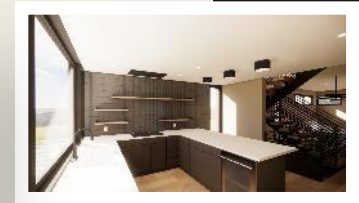
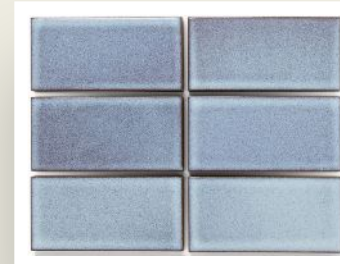
**Warmth through Natural Materials:** The use of wood flooring adds warmth to the living spaces, echoing the organic textures found in the forest and supporting Pine Haven's vision of creating a natural, welcoming atmosphere that feels grounded in its environment.



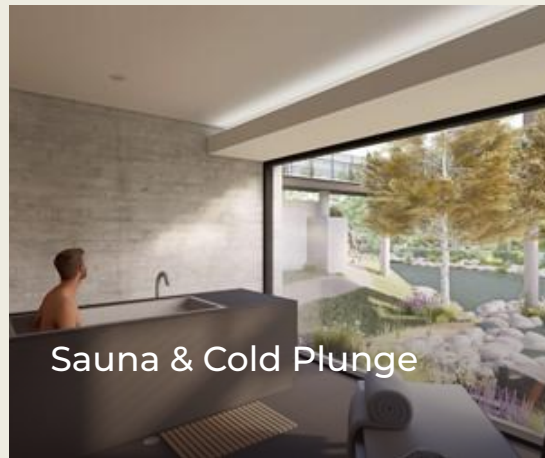
**Maximizing Natural Light:** Generous glazing on both the front and rear sides of the homes allows natural light to flood the spaces, fostering a strong connection between indoor living and the forested surroundings, emphasizing Pine Haven's philosophy of blending modern comfort with nature.



**Anchoring to the Landscape:** The interior design complements the exterior's natural stone elements, creating a seamless transition from the rugged beauty of the outdoors to the refined yet earthy aesthetic within the homes, staying true to the project's ethos of simplicity and elegance.



# Above & Beyond - Amenities



## Wellness-Centered Amenities

Pine Haven's amenity center is designed with a strong focus on wellness, featuring cold plunges, saunas, and a Japanese meditation room. These spaces provide residents with opportunities for relaxation, health, and self-care, reinforcing the community's emphasis on balancing modern living with well-being.



## Extensive Trail System

The public trail system is a central part of Pine Haven's design, offering residents direct access to nature and encouraging outdoor activities like walking, hiking, and reflecting in the serene beauty of the forest. This trail system preserves the community's connection to the natural landscape while fostering an active, health-conscious lifestyle.



## Pine Cone Park

Pine Cone Park serves as a key communal space, integrating natural surroundings into the heart of the community. This park allows for gatherings, recreation, and quiet moments, enhancing residents' connection to the environment while maintaining a sense of community and shared space.



## Integration of Nature and Wellness

By embedding nature into the daily living experience through amenities and green spaces, Pine Haven maintains a deep connection to the surrounding forest. This integration of natural beauty with wellness-focused design helps create a living environment where residents can enjoy the peace and balance that nature provides while benefiting from the comforts of modern life.

# Promoting Natural Resources



## Challenging Topography

The unique topography of the site, while difficult to work with, ultimately became an opportunity; offering stunning views and natural light that were intentionally incorporated into the design of the homes. The elevation changes provided opportunities to maximize scenic vistas including Pine Cove Park being situated at a higher elevation



## Rocky Soil as a Design Feature

The rocky soil, which posed initial challenges for construction, was creatively transformed into a landscape feature near the amenity center. The integration of natural stone into the landscape design allowed us to turn this obstacle into an aesthetic highlight, enhancing the organic beauty of the community.



## Reducing Light Pollution

To preserve the natural nighttime environment and maintain the serene ambiance of the forest, we adopted dark sky ordinances. By minimizing artificial light pollution, Pine Haven aligns with its mission to create a community that respects and harmonizes with the natural environment.



## Minimizing Environmental Impact

Throughout the development process, we adhered to strict environmental codes to limit the impact on the surrounding forest. Aligning with city regulations, we optimized the project while ensuring that environmental considerations were at the forefront of our design and planning, preserving the integrity and beauty of the natural landscape.



## Preserving the biggest trees on the site

We are preserving the towering pines along the southern border, which, combined with the way the homes are carefully nestled into the natural slopes, creates a natural buffer that enhances privacy while maintaining uninterrupted views for residents to the south. Disturbance is less than 40% much lower than a typical development.

# Responsible Development



## Traffic

- Drastically improving other modes of transportation- cycling, walking, bus transit
- Sidewalks across both Zuni and Lone Tree frontage and internal trails
- Bike Lanes across both Zuni (widening) and Lone Tree frontage
- Constructing two bus stations, one on each side of Zuni
- Providing improved connectivity to Pinehaven and Pinnacle
- New Driveways on Zuni and Lone Tree
- Dedicating ROW to facilitate future roadway improvements



## Environmental

- Units at 6.18 vs 6.33 at Pinnacle Pines (lower density)
- **Disturbance of entire site below 40%, 20% below typical**
- Preserving the biggest trees on the site
- Buffer from Zuni, (less visibility for neighbors)
- Complied with city code



## Public Park Access

- Pine Cone Park will be accessible to public (this is not a city requirement)
- Dog park
- Extensive trail system
- Sidewalk connection to Pinnacle Pines and masonic creating a walkable loop network for both Pine Haven and Pinnacle Pines



## Dark Sky Ordinance



## Strict HOA Guidelines

**A.5 NEIGHBOR COMMENTS RECEIVED**

- Prior to 10/17/2024

**Marc Toth**

---

**Subject:** FW: Pine Haven - Follow-up

**From:** ANTHONY BRAU [REDACTED]  
**Date:** October 18, 2024 at 11:13:52 AM MST  
**To:** Tom Staub <[tom@redoakvc.com](mailto:tom@redoakvc.com)>  
**Subject:** Re: Pine Haven - Follow-up

Hello Tom,

I want to thank you for your letter explaining the specifics about your proposed development. So many times the developer and the neighbors are at odds and nothing is resolved. I really appreciate your reaching out to my wife and me. It appears that much thought has gone into the plan for Pine Haven. It was especially encouraging hearing that you will be a resident of the development.

My wife and I purchased our townhome summer of 2023. It is our second home and our primary residence is in Scottsdale. Scottsdale is turning into a major metro area due to excessive development. In the past two to three years, over 14,000 residential medium and high density units have been constructed. Thus our concern about seeing a very special area turning into a conglomeration of residential units. Your letter has certainly helped to resolve our concerns.

I do have a questions regarding the proposed clubhouse. Will it be in close proximity to Pinnacle Pines? Also, will it be more of a clubroom with exercise area and pool area? Or is there going to be (the bane of every homeowner) a Pickle Ball Court. As I had mentioned in our letter, I have a degree in Urban Planning and have been a residential appraiser for almost 30 years. My most recent experience with properties close to residential developments with the Courts is that there is a direct relationship to loss of value and close proximity to Pickle Ball amenities. One of the main reasons we decide to purchase in Pinnacle Pines was due to not having ANY community facilities other than sidewalks and roads. Also, what is the position in Pine Haven with Short Term Rentals? I am the President of our HOA in Scottsdale. I know that one can't stop units being used as STR's. However, we were able to limit the adverse impact of STR's by having a minimum requirement of a 30 day rental period. Is that something you have considered in the Declaration?

Again, I want to thank you for your response and we certainly feel much better about your proposed community. Oh...and yes...I did notice that a portion of the 14 acres was zoned commercial....and yes...a gas station would be my personal HELL.....  
Wishing you success with your project.

Best Regards,

Tony & Kathy Brau

On Thursday, October 17, 2024 at 03:45:54 PM MST, Tom Staub <[tom@redoakvc.com](mailto:tom@redoakvc.com)> wrote:

Hello Anthony & Kathleen - Hope all is well. Tom Staub here, CEO of Red Oak, and developer on this project.

I hear you will not be able to attend tonight's neighborhood meeting. I also understand you have several concerns with Pine Haven and I can appreciate your concerns. We will be sure to provide all materials to you shortly.

I do believe part of the concern is due to no one seeing the site plan and concepts.

However, in the meantime, I'd like to address a few items that may help provide clarity.

- 1) The property, approx. 14 acres, while zoned residential is also zoned commercial with about 2 acres fronting the main thoroughfare. This commercial tract is an ideal location for a gas station and what we are doing is bringing a community that is one Red Oak can be proud of for a number of reasons which then removes the chance of a gas station or convenience store a baseball throw away from Pinnacle Pines
- 2) We are investing heavily in extensive trail systems which will be open to the public
- 3) Pine Cone Park will also be public access (not required by the city)
- 4) Our substantial traffic investments have a number of mitigations that not only solve for our 83 units but will enhance the current plan
- 5) In terms of density, if you compare Pine Haven to Pinnacle Pines, Pine Haven is actually less dense at 6.18 units per acre vs. 6.33 in Pinnacle Pines
- 6) We are focusing heavily on ensuring we disturb the site as little as possible and we are under 40% disturbance about 20% lower than most other projects in Flagstaff
- 7) We have a number of other environmental concepts to maintain the biggest trees on site, create a buffer from main roads to lesson visibility by our neighbors, and a number of other ways we are doing all that we can to protect the beauty of the land
- 7) Our dark sky ordinance and strict HOA guidelines are there to enforce strict rules to ensure this community achieves our long term goals.

Lastly, it's important to note that I myself plan to live here with my family and so selfishly I am very invested in HOW this community lives.

Given that you are unable to attend, I would welcome a phone call at your convenience.

I sincerely want to ensure our neighbors are informed and hear any concerning parties out.

Thanks for the comments, Anthony and Kathleen.

--

Best,

**Tom Staub**

CEO

**Red Oak Development Group**

Austin, TX 78702

m 717.856.0018

[tom@redoakvc.com](mailto:tom@redoakvc.com)

[Schedule a Call](#)

Disclosure: The financial information provided is solely an estimate based on best estimates given the current market conditions and are not guaranteed. Always do your own due diligence.

## Marc Toth

---

**From:** Ben Mejia <Ben.Mejia@flagstaffaz.gov>  
**Sent:** Tuesday, October 15, 2024 4:13 PM  
**To:** Pinehaven-zone  
**Subject:** FW: Proposed Zoning Change Pine Haven Horizontal LLC

Forwarding this email for your record.

Thanks,

### Ben Mejia, AICP

Senior Planner | Current Planning Section  
City of Flagstaff | 211 W. Aspen Ave. | Flagstaff, AZ 86001  
[ben.mejia@flagstaffaz.gov](mailto:ben.mejia@flagstaffaz.gov) | 928-213-2616

---

**From:** ANTHONY BRAU [REDACTED]  
**Sent:** Monday, October 14, 2024 12:58 PM  
**To:** Ben Mejia <Ben.Mejia@flagstaffaz.gov>  
**Subject:** Proposed Zoning Change Pine Haven Horizontal LLC

You don't often get email from [abrau@cox.net](mailto:abrau@cox.net). [Learn why this is important](#)

Mr. Ben Mejia  
Senior Planner City of Flagstaff

Dear Mr. Mejia:

I am writing to you regarding Pinehaven Condo Development (formerly Juniper Estates) and our objection to the City of Flagstaff changing zoning on a 13.82 acre site from RR Rural Residential to MR Medium Residential. Per information provided by the Developer, there will be a public hearing on October 17, 2024 regarding the change in zoning to the site. My wife and I are residents at the Pinnacle Pines condominium community which is adjacent to the proposed Pinehaven Condo Development, and we will be unable to attend to deliver our objections to the zoning change. I have a Masters Degree in Urban Planning from the University of Wisconsin-Milwaukee campus and have been a residential real estate appraiser for almost 30 years. The proximity of the site and proposed development of 83 condo units will have a direct impact on home values in Pinnacle Pines. The 13.82 acre site is heavily wooded and to destroy that environment is unconscionable!

Does Flagstaff really need another residential development? Currently there are a number of medium to high density residential developments existing and under construction along Lake Mary Road. The explosion of residential units in the Pine Canyon area currently has a negative impact on traffic in the area. As the number of residential units in the area increases, traffic along JW Powell Boulevard, Lone Tree Road, and Masonic Lane/Zuni Drive has increased exponentially. The site, which is located at the southeast corner of Lone Tree Road and Masonic Lane, will negatively impact the traffic along those two roadways. Both Lone Tree Road and Masonic Lane are narrow two lane unimproved (no curbs or gutters) roadways that will make travel a nightmare. Already traffic has increased on the major roadways in the area to the point that infrastructure is in dire need of improvement. Do we really need more residential units in the neighborhood to compound the traffic situation?

Perhaps the most objectionable and infuriating maneuver by developers is to purchase a site knowing that the site is zoned Rural Residential and then ask the City to change the zoning so that the developer may make a sizable profit at the expense of residents in the area. The 83 units will also have a negative impact on services...sewer and water, refuse collection, roadway improvements. Who has to pay for those services....those of us who live in the area...not the developer!

One other aspect of the development that is a negative for our community is 1st.. the noise associated with the construction of the development and 2nd.. the noise associated with the recreational facilities (clubhouse) proposed by the developer. Pinnacle Pines is a very quite community with common grounds being streets and sidewalks. There are no recreational facilities (pool, clubhouse, gym, etc) in the community.

In closing, please take our objections to the zoning change into consideration. I ask you the question...would you like to have such a development adjacent to your property? My guess is: NO.

Sincerely,

Anthony & Kathleen Brau  
3091 S. Hannah Lane  
Flagstaff, AZ 86005

## Marc Toth

---

**From:** Chris Lucaire [REDACTED]  
**Sent:** Thursday, October 17, 2024 6:26 PM  
**To:** Pinehaven-zone  
**Subject:** Horizontal llc 83 residential homes plus Clubhouse etc.

Dear mr. Toth!

We are absolutely AGAINST having that high a density in this neighborhood. 83 residential homes will bring 163 cars into the area! Unrest!

Traffic! All the builder.developers want to have is the most bang for the bucks so to speak, meaning whatever they can get out of the land use and is permitted by the City will be done. The City of course sides with the developers, why I never could figure this out. The other residential Areas around the development and its course what might happen to them bears little consequence to them. We are against the density Change!!!

CHRIS/CLAUDIA LUCAIRE  
3191 S. MARRYVALE  
FLAGSTAFF, AZ 86005

## Marc Toth

---

**From:** Claudia Lucaire [REDACTED]  
**Sent:** Friday, October 18, 2024 12:22 AM  
**To:** Pinehaven-zone; ben.mejia@flagstaff.gov  
**Subject:** Against Medium Density Housing

Engineering Team and Project Managers,

I am an owner of 2 residences that back to the new project and am shocked at the request to expand this small area to medium density housing. This saturation of 83 condominiums with only 1 car garages raises concern with parking on where other residents or visitors will be parking. Additionally I question what a fractional share ownership will be? Would this be for college students buying into fractional shares of a condominium, so the project becomes more of a mixed use or student housing development?

It is important to mention that our community strictly abides by the DarkSky Rules to reduce light pollution. Will this community be doing the same? We have also spent countless hours to become a Firewise community to protect our community and the forest, will you be doing the same ?

Claudia Lucaire  
[REDACTED]

## Marc Toth

---

**From:** Janet Leger [REDACTED]  
**Sent:** Tuesday, October 15, 2024 11:22 AM  
**To:** Pinehaven-zone  
**Subject:** Questions on Pine Haven development

Hello,  
Unfortunately I will not be able to attend the meeting on Thursday evening.

I have one comment and four questions:

Comment:

1. The style of the Pine Haven units is very stark and modern. It doesn't blend well with the style of homes in the surrounding area, in particular, Pinnacle Pines and Pine Canyon.

Questions:

1. Will something be done to address traffic at Zuni and Lone Tree? It is already difficult to turn left onto Lone Tree from Zuni. This development will add to traffic.
2. Will a sidewalk be build on the south side of Zuni between Masonic and Lone Tree?
3. How will parking be addressed? It looks like the units have only 1 car garages. We know most units will need space for 2 cars.
4. Will owners be allowed to rent out their units? (Short term rentals)

Thank you.

Janet Leger  
[REDACTED]  
[REDACTED]

**Marc Toth**

---

**From:** Judith Nordburg [REDACTED]  
**Sent:** Thursday, October 17, 2024 6:19 PM  
**To:** Pinehaven-zone  
**Subject:** VPE# 22004 Notice of Neighborhood Meeting on Direct to Ordinance Zoning Map Amendment Pine Haven Comments/Questions

1. Understanding the nature of fractional share ownership and the momentum towards short term rentals nationally, will short term rentals (under 30 days) be allowed in the HOA Regulations? As a point of fact, one national source indicates that 43% of fractional share developments underway have short term rentals as a significant goal of ownership.
2. If short term rentals are allowed, how would a single garage and single driveway accommodate the typical short term rental group with multiple autos? Typically, "vacation mode" means multiple families or groups of non-related persons.
3. Reviewing Intent and Purpose of Zoning Chapter 10-02-005-0007.A., how will the development achieve "better separation of pedestrian and vehicular traffic"? The site plan shows no indication of that intent.
4. Also, under my Item 3, above, how will the development achieve "more efficient use of open space"? The open space appears to be an afterthought of leftover, not easily developable land that one would traverse the crowded streets to gain access (assuming there is street parking).
5. Reviewing 10-02-005-0007.E. OFF STREET PARKING, if only "minimum off-street parking shall be provided in accordance with Chapter 10-07 of this Ordinance" is required, how can my Item 2, above, be achieved?

Apologies for the late comments, but as a Pinnacle Pines homeowner, we only found out about this meeting today. Better communication for those neighboring communities would be appreciated.

Judith Nordburg

## Marc Toth

---

**From:** Skip Allen [REDACTED]  
**Sent:** Thursday, October 17, 2024 3:00 PM  
**To:** Pinehaven-zone  
**Cc:** 'Pinnacle Pines Community Association'  
**Subject:** 2951 S. MASONIC LANE

Regarding the Pine Haven Development, please address the following concerns:

1. Traffic at the cross street of Zuni & Lone Tree Rd, are you putting a traffic signal for that intersection? If not, why not?
2. If a traffic study has been completed, please share the information.
3. A better and a more complete explanation of the parking requirements and the handling of parking during the winter.
4. For the Factual Ownership, how is the parking going to be controlled?
5. How is the "No Parking" on the S. Masonic Lane going to be controlled?

Regards,

Skip Allen

- Prior to 11/21/2024

## Marc Toth

---

**From:** Michael Banker <michael.banker7@gmail.com>  
**Sent:** Thursday, October 31, 2024 4:04 PM  
**To:** Marc Toth  
**Subject:** Pinehaven Questions

Marc,

I am a full-time resident in Pinnacle Pines and a former HOA Board member. I was on vacation in Santa Barbara during your initial meeting. I plan to attend the next meeting. In the meantime, I have a few comments for your consideration. I have listed them in no particular order of priority.

1. **Parking**—Parking is always a challenge. All of our units have two-car garages and, of course, driveway spaces for two cars. This accommodates both owner's vehicles and short-term renters for those properties that rent out to vacation groups. Your comment that even if rented, the parking proposed is adequate is unrealistic. Relying on the City's opinion or guidance is not wise. I have found the City to be "out of touch" with reality. I do understand that providing two garage spaces and the driveway space to accommodate two vehicles would dramatically impact your design. Just so you know, Pinnacle Pines streets are private, and we have a strict parking policy that is aggressively enforced. If any vehicle is found parked on our streets and is not an owner's vehicle or a renter's vehicle, it will be immediately towed. Parking on Masonic or Zuni that might impede emergency vehicle access to Pinnacle Pines will be aggressively reported to the City.
2. **Snow Removal** - I am sharing our experience here in Pinnacle Pines for your education and consideration. Snow removal is a huge issue, particularly when we have a heavy accumulation of snow. There are several issues. One is securing competent and reliable snow removal contractors. Most contractors do it as a winter side job. So their competence varies greatly. When they plow the streets, they have to have open areas to pile the snow. And the plowing typically produces snow berms in front of driveways. This puts an increased burden on the owner to clear the driveway. This typically leads to multiple complaints to the property manager or HOA.
3. **Short-Term Rentals** - I applaud your 180 Cap. However, I would like to see it at 90 days. In the worst case, a property could be rented out 50% of the time. Unfortunately, short-term rentals are here to stay despite significant pushback from citizens. The laws in Arizona very much favor STR owners. In the disclosure documents, you will most likely be providing to owners, I suggest you let them know that the City of Flagstaff has an ordinance that requires registration of STR properties. Certainly, your real estate agent should be disclosing this. As a point of interest, there are 2,500 STR known STR properties in the Flagstaff area, Of which 1,500 are in Flagstaff. Pinnacle Pines has 40 STR properties. We closely monitor properties being rented as STRs and report to the City any that are not registered.
4. **Noise and other nuisance issues** - The City has a fairly strict ordinance regarding these issues. We encourage our owners to immediately call the police if they are experiencing these issues. I have found the Flagstaff police to be very quick to respond.

Although you are planning for as minimal destruction of forest land as possible, forest land will be destroyed. There is no way to "put lipstick on this pig". It is what it is. In any case, I wish you great success with your endeavor. Fractional ownership is an innovative approach that I hope works. What we do not

need is a failed development going into bankruptcy and then going through years of efforts to find new ownership.

Respectfully,

--

Michael Banker

602-820-1372 Cell

[michael.banker7@gmail.com](mailto:michael.banker7@gmail.com)

## Marc Toth

---

**From:** claire wilkinson <mcw48@hotmail.com>  
**Sent:** Tuesday, November 5, 2024 12:22 AM  
**To:** Marc Toth  
**Subject:** Response to your recent letter to Pinnacle Pines Community

November 1, 2024

Dear Mr. Toth,

After I attended your first neighborhood meeting in which you unveiled your development plans for the Masonic land adjacent to Pinnacle Plans, I gave all of this a great deal of thought. Although your presentation was very impressive, I have the following reservations about this project:

1. **Condominium Design:** My husband and I have traveled extensively during his military career and lived in neighborhoods in many locations around the United States. Although the condominiums are very nice looking, they look like something that belongs in an urban setting. They are very different from the type of construction more common in this more rural area, and just don't fit.
2. **Dark Sky Concerns:** During the meeting, the fact that Flagstaff is a Dark Skies Community was discussed. I am concerned that with glass fronts on these condominiums, we are going to have a lot of light from these condominiums at night. You stated that the glass would not be tinted, so how is the light going to be controlled? Is your HOA going to require window coverings? Pinnacle Pines does not allow excessive light in our neighborhood, so I do not want to have yours right next to me. It diminishes our beautiful night sky with all the constellations that can be seen.
3. **Bus Stops:** You mentioned that you are going to build two bus stops on Zuni, and assured the attendees at your meeting that those would not interfere with the traffic flow on Zuni. Since there are no pull out lanes planned for these bus stops, I beg to differ with you. Zuni is a two lane road and there is not enough room to pass, so traffic will be backed up when the buses stop to load or unload. I believe that a better location would be near the corner of Lone Tree and Zuni. There is room for a pull out area so that traffic would not be impeded. If one has to be built on Zuni, it would be better to have one on the side of Zuni, where a pull out area is more logical since the other side of Zuni has a ditch.
4. **Condominium ownership:** You mentioned that there is a strong possibility that there will be multiple owners for each condominium. Since we have experienced short term rentals in Pinnacle Pines, it is not a selling idea to have to deal with multiple owners in lieu of one owner when there is a problem unless you plan to have on site management.
5. **One Car Garage:** It is my experience in Pinnacle Pines that even a 2-car garage with enough room in the driveway for 2 additional cars is often not enough parking when people have visiting family, friends, or other guests. I believe that by building a 1-car garage in your condominiums, there will be a real parking problem in spite of the limited additional parking spaces you have planned. I would hate to see cars, legally or illegally, lined up on the sides of Masonic as we drive into our neighborhood. There are some years when we have a great deal of snow, which has left us with basically a one lane road and very high berms of snow on each side of our roads in Pinnacle Pines. The 170 feet plus of snow during the year before last would have covered your

additional parking spaces due to the fact that there would be no place else to put it. Our turn around on Masonic before entering our neighborhood usually has an enormous amount of snow in the center, which creates a circular entry to Pinnacle Pines there due to lack of a better alternative.

6. **Financial Concerns**: People like to protect their cars by parking in the garage. Do you really think that people are going to pay the price you are asking for a 1-car garage? Empire Homes went bankrupt after building most of Pinnacle Pines Stage 1, and then unfinished townhomes sat empty for an extended period of time. I would hate for your company to begin this project and then for it to sit due to lack of sales after you've cut trees and leveled the landscape. It would be a real eyesore, and extremely sad for humans and wildlife alike.

7. **Our Home**: My husband and I live here full time, as do many of our neighbors. We are retired and our home is not just a vacation get away for us. We love our forests, the wild flowers, the trails, and our wild life (namely, elk herds and deer). These are what brought us to Flagstaff, and are probably the type of things which attracted you to Flagstaff. We made Flagstaff our home because we really value all of this. Please reconsider what you want to build on this forest land, and how it will effect those who live here, and not just vacation here occasionally.

Thank you for your consideration. My email address is [mcw48@hotmail.com](mailto:mcw48@hotmail.com) should you wish to contact me.

Sincerely,

Claire Wilkinson

3117 S Salvestrin Lane

Flagstaff, AZ 86005

## Marc Toth

---

**From:** mnortoncomm@gmail.com  
**Sent:** Monday, November 18, 2024 5:08 PM  
**To:** Marc Toth; tom@redoakvc.com  
**Subject:** Pinehaven community comment

Hello Tom Staub and Marc Toth,

Thank you for the detailed report from the first community meeting, of which I was in attendance. I and my husband are owners & full-time residents at 969 Sterling near the entrance of Pinnacle Pines closest to your property. I have been involved with the HOA since moving here in late 2014 currently serving on two committees, and I am the Residential Leader for the Firewise USA program of which we spoke briefly about at the first community meeting. I am also retired from the homebuilding industry, having spent over 30 years in the southern California and Flagstaff markets.

As a neighboring community member, I wanted to express these concerns about the development:

1. I am against the Fractional Ownership option. Our community and Flagstaff is in need of housing for residents who wish to be part of our community more than  $\frac{1}{4}$  of the time. And, fractional ownership coupled with loose rental allowances is not conducive to community or fulfilling the need of appropriate residential development in Flagstaff.
2. I am against the allowance of Short-Term Rentals and the looseness of allowing 180 annual days of rentals. In Arizona, a Short-Term Rental is defined as "a lodging rental stay of less than 30 days". **I encourage you to adopt that definition.** While your anticipated HOA rules of oversight on rentals and short term rentals is well-intended, I can tell you that we here in Pinnacle Pines HOA attempt the same and it is not only difficult but ineffective. Allowing 180 days of rentals could result in 60, 3-day rental intervals! **My recommendation would be to limit rentals to not less than a 30-day interval and not more than 180 days a year.**
3. In "Pinecone Park", you call for an architectural element of a very large/tall "pine cone". We find this to be obtrusive in scale, design and location as it is near the highest elevation of the site. It is both unnecessary and unnatural to add an artificial pine cone among the ponderosa pines that we Flagstaff residents hold dear. If you'd like to add elements to the park, my suggestion would be metal or teak benches for quiet reflection in the park or along your trails where appropriate.
4. I find the exterior architecture incompatible with the newer surrounding communities of Pinnacle Pines, and even beyond to Juniper Point and Pine Canyon. While mountain-modern is being seen among new developments, it is still tapered with elements of craftsman creating a more complimentary look for this area of Flagstaff. I would encourage you to make some revisions to your elevations.
5. As an additional comment on the architecture, the abundance of glass sliding doors will inevitably create light spill and sky glow in our dark skies. While the development is being held to dark sky standards, there is more that can be done to be a good neighbor in protection of our dark skies with regard to design, glass tinting, and included window coverings for glass doors.
6. This parcel (as well as a neighboring parcel) have long been rumored among our local developers to be undevelopable and difficult/expensive to develop due to the terrain such as slope and rock. Such elements are noted in your acknowledgement of the site's natural resources (and challenges). Your plan is to dig in to the slope & down 30'-35'. What will the retaining wall structure look like? Please provide details and drawings.
7. The Pinehaven marketing website (not the investor website for Red Oak) was to be updated, but is still offline. When will those updates be made? There are a few elements that were of additional concern represented in that first website iteration:
  - a. Rooftop deck for the community center. Please confirm this element has been removed from the plans as mentioned at the first meeting.

- b. There was a rendering of the monument signage/architectural art. It is my hope that element has also been removed from the plans as it is not consistent with Flagstaff neighborhoods, communities, or even master planned communities here.
8. In your presentation to our community, the Suburban Commercial piece was explained that it would likely be a gas station if left as is. I found this to be an unwelcome scare tactic. There are MANY allowable uses in the SC zone that could be appropriate for a parcel of this size that are in-line with Flagstaff desires such a recreational facility (rock gym, yoga studio, etc.), education such as a preschool or day care, a café, small retail, veterinarian office, etc.

Thank you for your time in taking these comments.

Mary & Jeff Norton

969 E. Sterling Lane

**From:** [Claudia Lucaire](#)  
**To:** [Ben Mejia](#)  
**Subject:** Re: Against Medium Density Housing  
**Date:** Tuesday, November 12, 2024 1:08:01 PM

---

[You don't often get email from clucaire@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

This was the email that I had sent.

Claudia Lucaire  
602.620.8009

> On Oct 17, 2024, at 9:22 PM, Claudia Lucaire <clucaire@gmail.com> wrote:

>

> Engineering Team and Project Managers,

>

> I am an owner of 2 residences that back to the new project and am shocked at the request to expand this small area to medium density housing. This saturation of 83 condominiums with only 1 car garages raises concern with parking on where other residents or visitors will be parking. Additionally I question what a fractional share ownership will be? Would this be for college students buying into fractional shares of a condominium, so the project becomes more of a mixed use or student housing development?

>

> It is important to mention that our community strictly abides by the DarkSky Rules to reduce light pollution. Will this community be doing the same? We have also spent countless hours to become a Firewise community to protect our community and the forest, will you be doing the same ?

>

> Claudia Lucaire

> 602.620.8009

---

## Viewpoint Engineering

---

From TYLER HOWLAND <tshowland@cox.net>

Date Mon 7/14/2025 8:23 PM

To Ben Mejia <Ben.Mejia@flagstaffaz.gov>

Cc awebb@hoamco.com <awebb@hoamco.com>; Christy Lang <clang@hoamco.com>

You don't often get email from tshowland@cox.net. [Learn why this is important](#)

Hello Ben, my name is Tyler Howland and I have resided at 3298 S Hannah Lane in Flagstaff since April of 2018. I have a great concern with changing the residential property owned by RODG DT Pine Haven Horizontal LLC to "medium density residential" by adding 84 units into that space. While I concede that there may be physical space to build such suggested units however, the roads in and out of that space are ALREADY inadequate to the current traffic volume and much less the future volume by expansions in progress. Where does this traffic go. And you can't say that they will bike or walk as there is not one complete sidewalk on one side of either road at this intersection, down Zuni or Lone Tree. Very few people bike that now little lone walk it, usually its NAU track students running.

I strongly suggest that Rodg or the City come up with a plan to improve the traffic flow by Lura Kinsey Community School, which is already a current pinch point, soon to be worse with the completion and selling out of the individual home units north of JW Powel and East of Lone Tree on S Cottonrose lane area. Or simply leave the Zone designation as it is currently, Residential.

Thank you for your time,  
Tyler Howland