



City of Flagstaff

Community Development

October 3, 2025

Todd Severson
STL 405, LLC
8601 North Scottsdale Road
Suite 335
Scottsdale, AZ 85253

RE: Pine Canyon Expansion Amenity Site Plan Approval (PZ-24-00124-07)

Dear Mr. Severson:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-24-00124-07 for the proposed development of a 20.86-acre golf course and facilities use located at 2830 E John Wesley Powell Boulevard. The Coconino County Assessor Parcel Number for the subject property is 106-10-004. The approval is subject to the attached Conditions of Approval and a successful Conditional Use Permit application.

Unless modified to comply with the Conditions of Approval, development shall substantially conform to the Site Plan Review Submittal and the approved drawings as follows:

- Site Plan prepared by Wood, Patel & Associates, Inc. dated August 7, 2025,
- Landscape & Irrigation Plan prepared by Greey Pickett dated August 7, 2025 and revised October 3, 2025,
- Resource Protection Plan prepared by Wood, Patel & Associates, Inc. dated August 7, 2025

This approval shall be valid for a period of one year following the above date, October 3, 2026. If, at the expiration of this period, the property has not been improved for the approved development; or a certificate of occupancy has not been issued; or the site has not been occupied per Zoning Code section 10-20.40.140, the site plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

Any future alterations of the approved development will require approval from the Current Planning staff. This may include a Minor Modification to Development Approval, a Minor Improvement Permit, or a new Concept Plan Review; as well as any additional permits required.

The next step in the development process is Civil Improvement Plan ("Civil") review. Detailed minimum requirements and Civil Plan Review application can be found on the City of Flagstaff website: <https://www.flagstaff.az.gov/4697/Development-Engineering>. Please include with your submittal a copy

of this letter along with your responses to each comment. Prior to submittal, please contact the Development Engineering Project Manager assigned to the project, Dana Cole, to discuss the application submittal requirements, the review process, and the timing of reviews. Blake can be reached at (928) 213-2703 or via e-mail at dcole@flagstaffaz.gov.

We look forward to working with you and your development team through the civil review process and construction/completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

Ben Mejia

Ben Mejia
Senior Planner
City of Flagstaff Current Planning
928 213 2616
Ben.Mejia@flagstaffaz.gov

Attachment: Conditions of Approval



City of Flagstaff
Community Development
Concept Plat Review Comments

Project Name: Pine Canyon Expansion Amenity
Project No.: PZ-24-00124-07
Project Address: 2830 E John Wesley Powell Blvd

Date: October 3, 2025

Application Type: Site Plan
Review Type: 4th Substantive

Project Manager: Ben Mejia
E-mail: ben.mejia@flagstaffaz.gov
Phone: 928-213-2616

Status of Review: Approved with Conditions

Project Summary

This Site Plan application proposes a golf course on an approximately 20-acre tract of a proposed subdivision of the 126-acre property at 2830 E John Wesley Powell Blvd (APN: 106-10-004). The current zoning is Rural Residential (RR) within the Resource Protection Overlay. A conditional use permit is required for golf courses in the zone.

CONDITIONS/COMMENTS:

Substantive Current Planning: Current Planning, Ben Mejia Approved with Conditions 10/03/2025

Conditions of Approval:

1. Approval is contingent upon the granting of a Conditional Use Permit.
2. Conformance with Outdoor Lighting Standards will be determined with the review of an outdoor lighting permit.

Substantive Water Services: Water Services, Courtney Hawley Approved with Conditions 10/02/2025

Conditions of Approval:

1. All public utilities shall be placed in a PUE per Engineering Standard 13-09-001-0008.
2. All public utilities shall be placed under a paved surface or access road per Engineering Standard 13-09-001-0008.

Substantive Engineering: Development Engineering, Dana Cole Approved with Conditions 06/12/2025

Conditions of Approval:

1. The site plan is approved contingent upon staff and P & Z approval of the STL-405 preliminary plat, and Council approval of the final plat.
2. For developments which take direct access from a paved street, the driveways and parking areas required by the zoning code, building codes, fire codes, or other requirements shall at minimum be paved in accordance with Standard Detail 10-09-011 (including alternate pavements). Alternate materials must be approved by the Flagstaff Fire Department and City Engineer. The front portion of the driveway entrance may also be required to incorporate additional paved surface to prevent excessive track-out onto the roadway. These details can be worked out in civil plan review.



City of Flagstaff
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Concept Plat Review Comments

Substantive Stormwater: Stormwater, Douglas Slover Approved with Conditions 06/20/2025

Conditions of Site Plan Approval:

1. Amenity boundary and drainage plan to be coordinated with Preliminary Plat comments where appropriate.

General Comments

1. Phasing of Amenity components in relation to final drainage design will need to be coordinated.

Future Submittal Requirements

1. Provide Final Drainage Report with Civil Submittal.

2. Provide O&M for LID components. Include Pond function and maintenance components in O&M Manual.

3. Provide and Erosion Control Plan with Civil submittal.

Substantive Traffic: Traffic, Stephanie Santana Approved with Conditions 06/12/2025

Approved with the condition that STL 405 Pine Canyon Expansion Preliminary Plat comments are address and the plat is also approved.

Substantive HPC/Comm Design: Heritage Preservation, Lauren Clementino Approved 06/06/2025

No Comments

Substantive Building & Safety: Building Safety, Brian Cook Approved 06/03/2025

No Comments

Substantive Parks: Public Works, Amy Hagin Approved 06/09/2025

No Comments

Substantive Fire Prevention: Fire Prevention, Christopher Jack Approved 06/12/2025

No Comments

Substantive Public Works: Public Works, Jarrett Nelson Approved 06/10/2025

No Comments