



Village Planning Committee Meeting Summary Z-55-19-2

Date of VPC Meeting	January 9, 2020
Request From	PCD NBCOD (Approved C-2 / CP M-R NBCOD)
Request To	CP/GCP M-R NBCOD
Proposed Use	Manufacturing, research/development and warehousing
Location	Northeast corner of the 29th Avenue alignment and the Bronco Butte Trail alignment
VPC Recommendation	Approval, as recommended by staff.
VPC Vote	6-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Items 4 (Z-55-19-2) and 5 (Z-56-19-2) were presented and discussed concurrently, however recommendations were made separately.

Mr. Joél Carrasco, staff presented a brief overview of the requests, including the locations, context, analysis, findings and staff recommendations.

Mr. Alan Beaudoin and **Ms. Mandy Woods**, Norris Design, in representing the property owner provided a presentation on the two adjacent requests, distinguishing the intended uses, additional site context, history of the North Gateway PCD, ongoing street infrastructure discussions, community outreach and overall process timeline.

Mr. Beaudoin continued to share the intentions of the WL Gore campus expansion via Z-55-19-2 to provide additional employment opportunities in the North Gateway Village Core. **Mr. Beaudoin** concluded by sharing some concerns with the Street Transportation Department stipulations and that they are likely to evolve prior to Planning Commission as they have a traffic engineer conducting an analysis currently that may reveal some changes to the street stipulations.

Mr. Beaudoin pivoted to the Britmet Commercial Site Z-56-19-2 providing a similar overview and concluding statement regarding the potential for street stipulations to change after the traffic engineering study is completed.

Committee member Mr. Steven Tucker asked if the intentions were for the project to stay within the 60-foot height limitations as addressed in staff stipulation 2. **Mr. Beaudoin** was generally agreeable and suggested a future conversation regarding a

parking structure might need to occur but felt confident that primary buildings will meet that height limitation.

Committee member Ms. Julie Read asked why the traffic study was not completed prior to coming before this committee. **Mr. Beaudoin** replied that the traffic study was unexpected and the acquisition and closing of the property was the original reason for this request.

Committee member Mr. Steven Tucker asked the applicants opinion of the stipulation regarding dry crossing. **Mr. Beaudoin** shared the anticipated locations where washes may intersect with proposed streets, requiring more attention to potential flooding and culverts.

Committee member Ms. Julie Read shared that she had attended the neighborhood meetings held by the applicant and heard a lot of questions however they were not specific to the request, they were more general questions about the larger area.

Mr. Scott McGill, area resident, shared his support and identified himself as a land owner for some adjacent parcels.

Mr. Bob Thompson, area resident asked the committee what the intended vision is for this core area. **Several committee members** responded sharing their desire for quality growth, employment, and other uses in alignment with the community values expressed through the years and through previous approvals.

Mr. Bob Thompson shared concerns with a known street issue in the area known as the “dove valley dip”, not directly related to these requests.

Ms. Sue Pierce, area resident, commented on the WL Gore as a major employer in California and Flagstaff and shared her support for jobs in the area.

MOTION: **Committee member Mr. Daniel Tome** made a motion to approve Z-55-19-1, as recommended by staff. **Committee Member Ms. Michelle Ricart** seconded the motion.

VOTE: The motion was approved, 6-0, with **Committee members Stokes, Simon, Read, Ricart, Tome, and Tucker**, in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.