

**REGULAR MEETING OF  
THE COCONINO COUNTY  
PARKS & RECREATION COMMISSION  
PURSUANT TO A.R.S. § 38-431.02  
June 3, 2021  
4:00pm  
Internet/Web Based Video Conference Call  
Microsoft Teams**

**Minutes**

1. Call to Order

The meeting was called to order at 4:00pm by Chair Steve Mongrain. Vice Chair Brian Blue and Commissioner Ellen Parish, Pam Foti, Howard Brown, Jean Marie Rieck, Mary Hendricks and Daniel Heil were present. Staff in attendance was Cynthia Nemeth (Parks and Recreation Director) and taking minutes Kayla Cooper (Administrative Specialist II).

2. Parks and Recreation Commission Purpose

The purpose in establishing the Coconino County Parks & Recreation Commission (PRC) is to provide a citizen body responsive to the communities and people of Coconino County and to recommend a policy regarding the development and operations of a well-balanced system of parks, programs, trails, and events.

3. Approval of the Minutes from Meeting March 4, 2021, April 1, 2021 & May 6, 2021

The March, April, and May minutes have been approved.

4. Public Appearances/Introductions/Call to the Public

Tiffany Antol, Planning Development Manager for the City of Flagstaff was present.

**New Business**

1. City of Flagstaff Development Review and Rezoning Process (45 Minutes)

Tiffany Antol, the Planning Development Manager for the City of Flagstaff (COF) presented a slideshow on the City's development review and rezoning process. Her presentation specifically explained the Northern Arizona Healthcare (NAH) review process for the new healthcare village they would like to develop. NAH submitted their application to the COF at the end of April 2021. They submitted three applications to the COF.

The first application was the Concept Zoning Map Amendment, also known as a rezoning application. NAH would like to rezone 180 acres north of Fort Tuthill. These 180 acres of

land are in the rural residential zone abutting Beulah Blvd., adjacent to Fort Tuthill. This proposal includes rezoning the property to a combination of highway commercial, public facility zone, and research and development. The purposed use of this property includes hospital, ambulatory, surgical facility, hotels, retail, residential, research and development, and open space. Tiffany then explained that there are two ways to rezone. One is a concept rezoning plan, and the other is a direct ordinance site plan; the concept rezoning option requires less detailed information.

The second application was the Minor Regional Plan Amendment which is necessary to support the rezoning amendment and must follow the regional plan. In this application, NAH would like to reclassify the existing activity center from a neighborhood to a regional classification and would like to relocate the center of the activity center. Tiffany then explained that an activity center is an area meant to be of concentrated development.

The third and final application that Nah submitted to the COF was their Specific Plan. Tiffany explained that this is a document intended to provide the specific development standards for the NAH property and that the purpose of the specific plan is to provide a greater level of detail.

This presentation was then opened for a Q & A.

Commissioner Hendricks asked if a piece of the private property embedded in the NAH plans belong to the Odegaards? Tiffany stated that she believes there is a land trade in place.

Commissioner Brown asked what is happening to the existing facility? Tiffany explained that there are currently no applications in for the existing facility and that the COF does not know of any plans at this time.

Chair Mongrain asked if there are any plans at Fort Tuthill County Park that will be delayed due to the NAH health village project? Director Nemeth explained that there is nothing at this time that will be held up due to this project and that NAH did take advantage of the water line that is already installed, and that the city has installed some connection lines in preparation for this project. Tiffany added that the COF is still working through the water and sewer impact analysis at this time.

Vice Chair Blue asked if Tiffany could explain bus and transportation details regarding the NAH project. Tiffany explained that the COF is still coping the traffic impact analysis as it is almost the entire city at this point. In terms of transit, she explained that it is a very important component and that it is anticipated that when density goes up in an area, then it is meant to be served by transit. The COF met with Mountain Line and NAH about different partnership opportunities but that it would come with a big price tag. Tiffany then added that this is the lengthiest part of the whole review process.

Vice Chair Blue then asked if it was incumbent upon the hospital to fund transit to their facility? Tiffany stated that the question was not an easy question to answer but that code only requires the facility be served by roadways but not by transit. She then explained that

this is an entitlement case and that the City Council has a lot of discretion. Lastly, she explained that staff believes that it is fundamental to the findings which are required to be made in order to support an application that this site be served by transit.

Vice Chair Blue followed up with two more questions. The first was where will the Helipad be located? Tiffany explained they have not confirmed that information at this time. His second question was how will NAH seek Fort Tuthill park user input on this project? Tiffany confirmed that the COF is already receiving numerous calls about the project and that NAH plans to make a website publicizing the plans.

Commissioner Parish commented that Fort Tuthill is right in the middle of this NAH project and that the best way to reach park users would be to have at the park available to talk with park users directly to receive comments and questions. Vice Chair Blue added by stating that the NAH marketing objective is wellness, and it should include wellness at Fort Tuthill and that Fort Tuthill should be included in the plan. Tiffany explained that there is a core meeting coming up with the COF and Coconino County Parks and Recreation (CCPR) and that they will weigh in on this conversation as well. She then added that one thing required in an application is an impact analysis regarding parks and open spaces and that Fort Tuthill is a big part of that.

Director Nemeth then asked two questions; How does Fort Tuthill play into the impact analysis and where do we send partners for information on the project? Tiffany stated that Fort Tuthill has its own programming and facilities and that they want to analyze what the site needs in this part of the city overall. She added that if anyone has questions or wants information at this time that they can reach out to her.

Director Nemeth then thanked Tiffany Antol for her presentation.

2. Amphitheatre Contract (30 Minutes)

Director Cynthia Nemeth provided an update on the amphitheater negotiation process. Fort Tuthill is going to move forward with R Entertainment LLC. and will go to the Board of Supervisors executive session on 6/8/21.

Commissioner Parrish then asked, where does this leave us with scheduling events? Director Nemeth explained that we are scheduling events at this time and have had successful events take place already this event season. We have specifically been scheduling smaller events that do not require the production components, electrical equipment or concessions.

3. Future PRC Meetings (10 Minutes)

Director Nemeth asked the Commission to consider in-person or virtual formats for future meetings and it was decided by the commission to have Hybrid meetings in the future to accommodate all members.

4. Navajo Trails Task Force Meeting on May 10 (10 Minutes)

Chair Mongrain provided an update on the Navajo Trails Task Force. The taskforce will be holding a meeting on May 10<sup>th</sup>, 2021, to discuss project updates on numerous trail projects on the Navajo Nation including the rail trail, an 80-mile-long trail.

Commissioner Parrish added that the Arizona Trails Association is working with numerous agencies to address recreation ethics and the impact that increasing recreation in Northern Arizona is having on our trails. There will be an event on August 12<sup>th</sup> called the Recreation Summit which will feature speakers from all different agencies to address impacts and create solutions.

5. Upcoming Board of Supervisor Agenda Items\*

June 22<sup>nd</sup>, 2021 – Amphitheater Management Contract

Placeholder Agenda Items\*

Pending Date/Time – Capital Funding, Priority Projects, and Future Funds

Pending Date/Time – Fort Tuthill North Entrance Access (work session)

Pending Date/Time – Fort Tuthill Winter Activity & Frontiere RFPs (discussion)

*\*Confirm agenda item dates and times before attending. Board agenda is subject to last minute changes.*

**Reports (10 Minutes)**

1. Director's Report

Director Nemeth's report included updates on multiple projects at Fort Tuthill. The wastewater project sewer line is almost complete. The service improvement requests decisions have been suspended until we learn more about the American Rescue Plan Act. She added that the city well has finally reached its desired depth and that they should be done at Fort Tuthill next week. Lastly Director Nemeth updated the Commission on the Assistant Director position. The applications have been closed and there are 8 candidates that Human Resources is looking through at this time.

2. Commissioner's Report

Commissioner Howard stated that Fort Tuthill County Park is a wonderful facility.

Commissioner Blue reported that he visited Grandview Overlook and that the park was phenomenal, and he would like to see the Hospital Project be something like this.

Chair Mongrain reported on Page, AZ. There were a lot of visitors in Page over the Memorial Day weekend. Lake Powell is the lowest it has been since they filled the lake in 1968. The Lake is facing some weird times, Various marinas are getting permission to extend their docks even further. Lastly, he stated that the Mayor and City Manager are sending letters to the Navajo Nation requesting that President Nez consider reopening the Nation in and around Page especially the places that see the most tourists.

There were no other Commissioners reports.

**Adjourn**

The meeting was adjourned at 5:38pm.

**Notice:**

*Next Friends of Coconino County Parks Meeting: July 14, 2021, Microsoft Teams*

*Next Parks and Recreation Commission Meeting: July 1, 2021, Microsoft Teams*

**Coconino County  
Parks & Recreation Commission**

**Coconino County  
Parks & Recreation Department**

*Steve Mongrain*

*Kayla Cooper*

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Steve Mongrain, Chair

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Kayla Cooper  
Secretary to the Commission