

Citizen Participation Report
for 1700 E 6th Avenue

Scattered Site Affordable Housing
Concept Rezoning

Prepared by
City of Flagstaff Housing Section

Submitted November 8, 2017

NEIGHBORHOOD MEETING CERTIFICATION

I, Jennifer Mikelson, the authorized representative of C of F Housing, do hereby attest that the neighborhood meeting for Project No. PZ- 17-00195 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code, including the following:

- A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 10/4/17 and accepted by the City of Flagstaff on 10/5/17.
- A list of property owners within 600 feet of the subject properties boundaries was prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan.
- Notices of the neighborhood meeting were sent via first class mail on 10/5/17 to all property owners within 600 feet of the subject properties boundaries, to all tenants residing on the subject property, to all Home Owners Associations (HOAs) within 1,000 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- A total of 1 neighborhood meeting notification sign(s) were installed on 10/10/17 at the following location(s):
 - o 1700 E 6th Avenue (empty lot above BMX park)
 - o _____
 - o _____
- A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 11/8/17.
- Copies of the Citizen Participation Report were sent via ^{email} ~~first class mail~~ on 11/2/17 to all person who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant

Jennifer Mikelson

Signature:

Jenny Mikelson



City of Flagstaff

October 6, 2017

Dear Neighbor,

The purpose of this letter is to inform you that the City of Flagstaff's Housing Section proposes to file for a Concept Zoning Map Amendment for the undeveloped land directly above the existing BMX Track located at 1700 E 6th Avenue. The intent of the application is to change the existing Public Facilities zoning to the Medium Density Residential zone for an affordable housing project.

To provide interested neighbors an opportunity to review the proposal and to ask questions of staff, a neighborhood meeting will take place **at 5:30 PM on October 23, 2017 in the dance room at the Hal Jensen Community Center**, located at 2403 N Izabel Street, Flagstaff, AZ 86004.

If you are unable to attend or have any questions, staff is happy to discuss the application with you at any time. You may contact Jennifer Mikelson, Housing Analyst at jmikelson@flagstaffaz.gov or (928) 213-2744.

Because you are a property owner within the vicinity of this request, you will be receiving formal notification of the public hearing dates for this application directly from the Community Development Department in the near future. Thank you for your attention to this letter.

Sincerely,

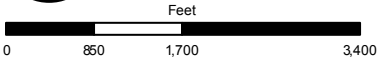
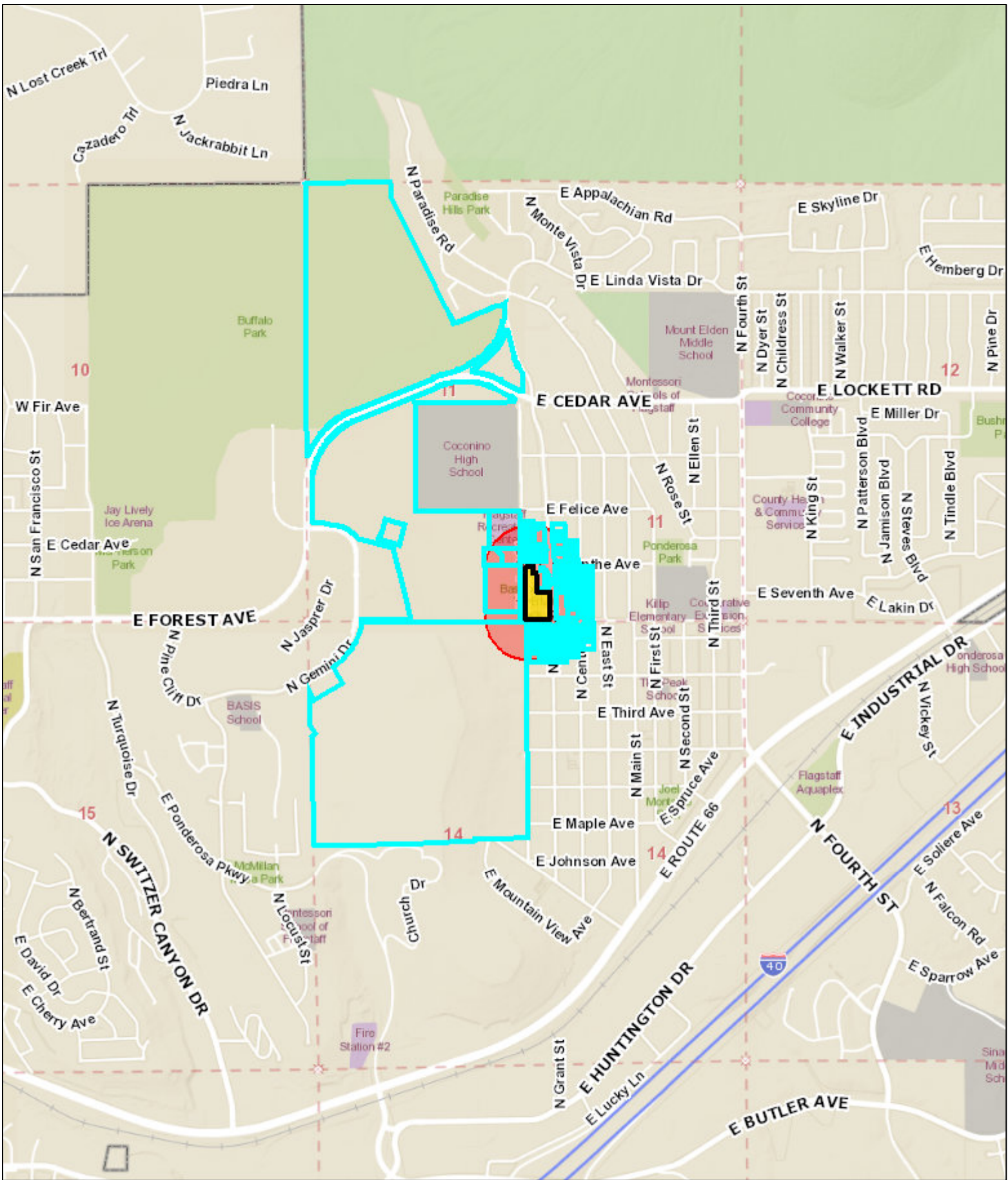
Jennifer Mikelson
Housing Analyst

APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS ST	SITUS ZIPCD	OWNER ADDRESS	OWNER CITY	OWNER ST	OWNER ZIPCOD
10702134	LANDAVAZO DAVID & BARBARA	2204 N WEST ST	FLAGSTAFF	AZ	86004	8100 FAWN RUN	FLAGSTAFF	AZ	86004
10702133	JOHNSON JAMES R & GAIL E	2206 N WEST ST	FLAGSTAFF	AZ	86004	5500 OAK RANCH RD	FLAGSTAFF	AZ	86004
10702145	SHANTZ GENE & RENATE CPWROS	2201 N WEST ST	FLAGSTAFF	AZ	86004	2700 WOODLANDS VILLAGE BLVD 300-253	FLAGSTAFF	AZ	86001
10702146A	FLORES CECILIA	2205 N WEST ST	FLAGSTAFF	AZ	86004	2205 N WEST STREET	FLAGSTAFF	AZ	86001
10702148	PAHLER MULTI-FAMILY ONE LLC	2213 N WEST ST	FLAGSTAFF	AZ	86004	PO BOX 22486	FLAGSTAFF	AZ	86002
10702150A	ANIX31 2017 EAT LLC	2221 N WEST ST	FLAGSTAFF	AZ	86004	689 E ACORN LANE	FLAGSTAFF	AZ	86001
10702144	PENNIE AND KLEINER GREG FAMILY TRUST DTD 3-11-10	2119 N WEST ST	FLAGSTAFF	AZ	86004	2206 N TWISTED LIMB WAY	FLAGSTAFF	AZ	86004
10702147	MEAD STEPHEN P & JENNIFER R	2209 N WEST ST	FLAGSTAFF	AZ	86004	1500 N AZTEC ST	FLAGSTAFF	AZ	86001
10702149	PAHLER MULTI-FAMILY ONE LLC	2217 N WEST ST	FLAGSTAFF	AZ	86004	PO BOX 22486	FLAGSTAFF	AZ	86002
10702151	PIERCE DOUGLAS & VALERIE CPWROS	1707 E SIXTH AVE	FLAGSTAFF	AZ	86004	2220 N IZABEL ST	FLAGSTAFF	AZ	86004
10911131A	WEST STREET PROPERTIES LLC	2608 N WEST ST	FLAGSTAFF	AZ	86004	PO BOX 23619	FLAGSTAFF	AZ	86002
10911133	WEST STREET PROPERTIES LLC	2608 N	FLAGSTAFF	AZ	86004	PO BOX 23619	FLAGSTAFF	AZ	86002
10911134	SALAZAR MIGUEL M & MARIA S	2520 N WEST ST	FLAGSTAFF	AZ	86004	2520 N WEST ST NO 2	FLAGSTAFF	AZ	86004
10702142A	ADAMS RICHARD C & MYRA JANE REVOCABLE ; LIVING TRUST DTD 2-4-08	2115 N WEST ST	FLAGSTAFF	AZ	86004	322 CANHAM RD	SCOTTS VALLEY	CA	95066
10702143	ODEGAARD VAN A	2117 N WEST ST	FLAGSTAFF	AZ	86004	PO BOX 2984	FLAGSTAFF	AZ	86003
10917008	MASON DARIA	2401 N WEST ST #107	FLAGSTAFF	AZ	86004	PO BOX 864	PINE	AZ	85544
10702137	EATON KEITH A DECEDENT'S TRUST CREATED U/D/T 6-16-95	2114 N WEST ST	FLAGSTAFF	AZ	86004	3317 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10702135	COLLINS CEJR & MR REVOCABLE LIVING TRUST	2200 N WEST ST	FLAGSTAFF	AZ	86004	11715 N HOMESTEAD LN	FLAGSTAFF	AZ	86004
10702136	EATON KEITH A DECEDENT'S TRUST CREATED U/D/T 6-16-95	2116 N WEST ST	FLAGSTAFF	AZ	86004	3317 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10911118	LIPTON JOSH	2505 N CENTER ST	FLAGSTAFF	AZ	86004	120 E PHOENIX AVE	FLAGSTAFF	AZ	86001
10911117	HANSON KELLY & LIBERTY A	2503 N CENTER ST	FLAGSTAFF	AZ	86004	1805 W HEAVENLY COURT	FLAGSTAFF	AZ	86001
10911119	LASHER JAMES N & PAMELA E	2519 N CENTER ST	FLAGSTAFF	AZ	86004	2057 W CAMBRIDGE AVE	PHOENIX	AZ	85009
10702172	MONTOYA BENNY & BLANCHE JT	2208 N CENTER ST	FLAGSTAFF	AZ	86004	2208 N CENTER	FLAGSTAFF	AZ	86004
10702173	NORTHERN ARIZONA CHURCH OF CHRIST INC	2202 N	FLAGSTAFF	AZ	86004	PO BOX 3556	FLAGSTAFF	AZ	86003
10702170A	NICHOLS JABARAH L	1905 E SIXTH AVE	FLAGSTAFF	AZ	86004	1905 E SIXTH AVE	FLAGSTAFF	AZ	86004
10917003	NOVACK MARGRIT & ALAN TRUST DTD 4-8-09	2401 N WEST ST #102	FLAGSTAFF	AZ	86004	1626 N PRAIRIE WAY	FLAGSTAFF	AZ	86004
10917005	ALLAR HOLLY L	2401 N WEST ST #104	FLAGSTAFF	AZ	86004	2401 N WEST ST NO 104	FLAGSTAFF	AZ	86004
10917007	FUNK JACQUELINE	2401 N WEST ST #106	FLAGSTAFF	AZ	86004	2401 N WEST ST NO 106	FLAGSTAFF	AZ	86004
10917002	GUERRA JOSEPH E & NELLY J	2401 N WEST ST #101	FLAGSTAFF	AZ	86004	7213 W SOPHIE LANE	LAVEEN	AZ	85339
10917004	SHANKER MATTHEW & LEAH	2401 N WEST ST #103	FLAGSTAFF	AZ	86004	2121 6TH AVE N2005	SEATTLE	WA	98121
10917006	GABBITAS ISAAC W & AMANDA K	2401 N WEST ST #105	FLAGSTAFF	AZ	86004	2401 N WEST ST NO 105	FLAGSTAFF	AZ	86004
10911090	VAGEN LIVING TRUST DTD 7/12/16	2408 N WEST ST	FLAGSTAFF	AZ	86004	PO BOX 1176	FLAGSTAFF	AZ	86002
10911120	ORAVITS INVESTMENT GROUP LLC	2521 N CENTER ST	FLAGSTAFF	AZ	86004	2532 N 4TH ST PMB 118	FLAGSTAFF	AZ	86004
10911116	STEFAN RYAN P & MICHELLE L	2501 N CENTER ST	FLAGSTAFF	AZ	86004	9148 W HASHKNIFE TRL	FLAGSTAFF	AZ	86001
10702155	CAMPOS EDUARDO G & DARLENE M TRUSTEES ; CAMPOS FMLY TR U/A/D 7/1/02	2128 N IZABEL ST	FLAGSTAFF	AZ	86004	4540 S KATHY RD	FLAGSTAFF	AZ	86001
10702154	SOPER TREVOR R & ANNE M	2208 N IZABEL ST	FLAGSTAFF	AZ	86004	2208 N IZABEL ST NO 2	FLAGSTAFF	AZ	86004
10702152C	BAIN GEORGE W	2210 N IZABEL ST	FLAGSTAFF	AZ	86004	145 E ASTRO LANE	FLAGSTAFF	AZ	86001
10702156	LIPPMAN ARROYO S	2124 N IZABEL ST	FLAGSTAFF	AZ	86004	2124 N IZABEL ST	FLAGSTAFF	AZ	86004

APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS STA	SITUS ZIPCD	OWNER ADDRESS	OWNER CITY	OWNER ST	OWNER ZIPCOD
10702152B	WELCH LUCILLE C TRUSTEE	2214 N IZABEL ST	FLAGSTAFF	AZ	86004	4200 COUNTRY CLUB DR	FLAGSTAFF	AZ	86004
10702157	CHIZHOV YURI & LARISA	2120 N IZABEL ST	FLAGSTAFF	AZ	86004	37 EAGLE ST	MONROE	NY	10950
10702158	KIDZ INVESTMENTS LLC	2112 N IZABEL ST	FLAGSTAFF	AZ	86004	6588 E VAIL DR	FLAGSTAFF	AZ	86004
10911005J	TRIPLE J LIVING TRST U/A DTD 5-4-15	1820 E SIXTH AVE	FLAGSTAFF	AZ	86004	908 WEST MURRAY RD	FLAGSTAFF	AZ	86001
10911003A	SUNNYSIDE BAPTIST CHURCH	2350 N WEST ST	FLAGSTAFF	AZ	86004	2300 N WEST ST	FLAGSTAFF	AZ	86004
10911005D	HOMEOWNERS PRIDE LLC	2315 N CENTER ST	FLAGSTAFF	AZ	86004	12707 N 95TH PLACE	SCOTTSDALE	AZ	85260
10911005K	MELENDEZ FAMILY TRUST DTD 7/11/16	2311 N CENTER ST	FLAGSTAFF	AZ	86004	3040 E MATTERHORN	FLAGSTAFF	AZ	86004
10911005L	FLOOD STEPHEN A & PENNY L	2313 N CENTER ST	FLAGSTAFF	AZ	86004	3450 N PINE DR	FLAGSTAFF	AZ	86004
10911005F	KP PROPERTIES LLC	2309 N CENTER ST	FLAGSTAFF	AZ	86004	7045 SLAYTON RANCH RD	FLAGSTAFF	AZ	86004
10917009	WEBB ERNEST N JR & LINDA A	2401 N WEST ST #108	FLAGSTAFF	AZ	86004	3576 N CAPTAIN COLTON LN	FLAGSTAFF	AZ	86001
10917011	SWAN IVETA A	2401 N WEST ST #110	FLAGSTAFF	AZ	86004	1256 W SAND CANYON DR	CASA GRANDE	AZ	85122
10917010	BARBER STEVEN J	2401 N WEST ST #109	FLAGSTAFF	AZ	86004	513 E COTTONWOOD AVENUE	BOZEMAN	MT	59715
10917012	DOUVILLE JENNIFER	2401 N WEST ST #111	FLAGSTAFF	AZ	86004	2401 N WEST ST NO 111	FLAGSTAFF	AZ	86004
10917013	MALLIE GREGORY J	2401 N WEST ST #112	FLAGSTAFF	AZ	86004	2401 N WEST ST NO 112	FLAGSTAFF	AZ	86004
10911141	CAPITAL INVESTMENT PROPERTIES LLC	2511 N WEST ST	FLAGSTAFF	AZ	86004	2532 N FOURTH ST NO 277	FLAGSTAFF	AZ	86004
10911142	GOMEZ CRUZ P & DOLORES M	2515 N WEST ST	FLAGSTAFF	AZ	86004	2515 N WEST ST	FLAGSTAFF	AZ	86004
10917014	MCCABE BERNICE	2401 N WEST ST #201	FLAGSTAFF	AZ	86004	2401 N WEST ST NO 201	FLAGSTAFF	AZ	86004
10917016	MCALLISTER STEPHEN J & PAULA	2401 N WEST ST #203	FLAGSTAFF	AZ	86004	305 W PINE AVE	FLAGSTAFF	AZ	86004
10917017	MIYAHARA FAMILY TRUST DTD 4-3-04	2401 N WEST ST #204	FLAGSTAFF	AZ	86004	3625 GANGEL AVE	PICO RIVERA	CA	90660
10917018	OZMUN JON	2401 N WEST ST #205	FLAGSTAFF	AZ	86004	5271 MT PLEASANT DR	FLAGSTAFF	AZ	86004
10917023	ZIMMERMAN ROBERT	2401 N WEST ST #210	FLAGSTAFF	AZ	86004	2522 W GRANITE PASS RD	PHOENIX	AZ	85085
10917024	LAZOVICH MARC	2401 N WEST ST #211	FLAGSTAFF	AZ	86004	2401 N WEST ST S 211	FLAGSTAFF	AZ	86004
10917021	BLANKENSHIP ANNE MARIE	2401 N WEST ST #208	FLAGSTAFF	AZ	86004	2401 N WEST ST UN 208	FLAGSTAFF	AZ	86004
10917022	JANIS ANTHONY MICHAEL	2401 N WEST ST #209	FLAGSTAFF	AZ	86004	20 VULTEE ROAD	SEDONA	AZ	86351
10917015	HAYES MARK & CAROL HAYES LIVING TRUST UA DTD 4-20-17	2401 N WEST ST #202	FLAGSTAFF	AZ	86004	1546 W BAHIA CT	GILBERT	AZ	85233
10917019	YAMADA LAURA LEI	2401 N WEST ST #206	FLAGSTAFF	AZ	86004	PO BOX 817	FLAGSTAFF	AZ	86002
10917020	MYERS-JONES ANN	2401 N WEST ST #207	FLAGSTAFF	AZ	86004	4321 E ANDERSON DR	PHOENIX	AZ	85032
10917025	QUINHONEIRO MAURICE C & ANGELA M MEULLER	2401 N WEST ST #212	FLAGSTAFF	AZ	86004	8200 N LAURELGLEN BLVD NO 411	BAKERSFIELD	CA	93311
10911140	CAPITAL INVESTMENT PROPERTIES LLC	2507 N WEST ST	FLAGSTAFF	AZ	86004	2532 N FOURTH ST NO 277	FLAGSTAFF	AZ	86004
10911135A	KAVANAGH TRACIE RAE CHILDREN TRUST DTD 2-25-13	2518 N WEST ST	FLAGSTAFF	AZ	86004	310 S BEAVER ST	FLAGSTAFF	AZ	86001
10911139	VALLEN GARY & KIM TRUST DTD 10/9/13	2501 N WEST ST	FLAGSTAFF	AZ	86004	1655 N KITTREDGE RD	FLAGSTAFF	AZ	86001
10911138	CABRERA ROSA MARIE A	2502 N WEST ST	FLAGSTAFF	AZ	86004	2502 N WEST ST	FLAGSTAFF	AZ	86004
10911068	TACHIAS ERNEST & ELOISE JT	2412 N CENTER ST	FLAGSTAFF	AZ	86004	2412 N CENTER ST	FLAGSTAFF	AZ	86004
10911074	MILLER CLAYTON	2314 N CENTER ST	FLAGSTAFF	AZ	86004	2314 N CENTER ST	FLAGSTAFF	AZ	86004
10911071	MCGILL JOHN M & ELISABETH R	2400 N CENTER ST	FLAGSTAFF	AZ	86004	2400 N CENTER ST	FLAGSTAFF	AZ	86004
10911066	SCHAEFFER ELIZABETH JEAN	2420 N CENTER ST	FLAGSTAFF	AZ	86004	2420 N CENTER ST	FLAGSTAFF	AZ	86004
10911069	TACHIAS ERNESTO & ELOISA JT	2406 N CENTER ST	FLAGSTAFF	AZ	86004	2412 N CENTER ST	FLAGSTAFF	AZ	86004
10911070	SMITH EDDIE A & GABIE A CO-TRUSTEES ; SMITH EA & GA RVCBL LIV TR DTD 12/14/04	2404 N CENTER ST	FLAGSTAFF	AZ	86004	2404 N CENTER ST	FLAGSTAFF	AZ	86004

APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS STA	SITUS ZIPCD	OWNER ADDRESS	OWNER CITY	OWNER ST	OWNER ZIPCOD
10911076B	LUCCHITTA IVO & BAERBEL K JT	1900 E SIXTH AVE	FLAGSTAFF	AZ	86004	6969 W SNOWBOWL VIEW CIR	FLAGSTAFF	AZ	86001
10911076C	LUCCHITTA IVO & BAERBEL K JT	1900 E SIXTH AVE	FLAGSTAFF	AZ	86004	6969 W SNOWBOWL VIEW CIR	FLAGSTAFF	AZ	86001
10911067	TRATHNIGG ROBERT W & HEIDI K	2416 N CENTER ST	FLAGSTAFF	AZ	86004	2030 S ASH LN	FLAGSTAFF	AZ	86004
10911079	CANYON MEADOWS LLC	2409 N CENTER ST	FLAGSTAFF	AZ	86004	PO BOX 1812	FLAGSTAFF	AZ	86002
10911072	LOOF DAVID	2322 N CENTER ST	FLAGSTAFF	AZ	86004	2322 N CENTER ST	FLAGSTAFF	AZ	86004
10911073	MONTOYA RAYMOND S	2318 N CENTER ST	FLAGSTAFF	AZ	86004	1716 W ST MORITZ LN	PHOENIX	AZ	85023
10911075	PLASSMAN MARK S TRUST U/A DTD 7-19-11	2310 N CENTER ST	FLAGSTAFF	AZ	86004	8585 ARROYO TRL	FLAGSTAFF	AZ	86004
10911077	BENALLY PRINCESS D	2403 N CENTER ST	FLAGSTAFF	AZ	86004	2403 N CENTER ST	FLAGSTAFF	AZ	86004
10911080	ASPEN MEADOWS LLC	2411 N CENTER ST	FLAGSTAFF	AZ	86004	4521 S LANCE RD	FLAGSTAFF	AZ	86001
10911083	REYES RALPH J & MELBA B JT	2421 N CENTER ST	FLAGSTAFF	AZ	86004	2421 N CENTER ST	FLAGSTAFF	AZ	86004
10911087	ENTRUST AZ LLC FBO MAJID MAHDAVI-NEJAD IRA #10579	2412 N WEST ST	FLAGSTAFF	AZ	86004	6998 W MURIEL DR	GLENDALE	AZ	85308
10911078	KELLERUP FRIDOLF H & LINDA A	2405 N CENTER ST	FLAGSTAFF	AZ	86004	2617 PAJARIOT MEADOWS SW	ALBUQUERQUE	NM	87105
10911081	STENDEL ARTHUR E	2417 N CENTER ST	FLAGSTAFF	AZ	86004	2417 N CENTER ST	FLAGSTAFF	AZ	86004
10911082	REYES RALPH J & MELBA B JT	1821 E	FLAGSTAFF	AZ	86004	2421 N CENTER ST	FLAGSTAFF	AZ	86004
10911085	DOLLERSCHELL ARLYS	2420 N	FLAGSTAFF	AZ	86004	200 S LEROUX	FLAGSTAFF	AZ	86001
10911086	DOLLERSCHELL ARLYS	2420 N WEST ST	FLAGSTAFF	AZ	86004	200 S LEROUX NO 101	FLAGSTAFF	AZ	86001
10902001M	CEDAR CREST/ FLAGSTAFF LP	2251 N IZABEL ST	FLAGSTAFF	AZ	86004	4745 N 7TH ST STE 110	PHOENIX	AZ	85014
10902003D	HOUSING SOLUTIONS OF NORTHERN ARIZONA INC	2303 N IZABEL ST	FLAGSTAFF	AZ	86004	PO BOX 30134	FLAGSTAFF	AZ	86003
10902003E	HOUSING SOLUTIONS OF NORTHERN ARIZONA INC	N	FLAGSTAFF	AZ	86004	PO BOX 30134	FLAGSTAFF	AZ	86003
10911089	VAGEN LIVING TRUST DTD 7/12/16	2408 N WEST ST	FLAGSTAFF	AZ	86004	PO BOX 1176	FLAGSTAFF	AZ	86002
10911088	VISOCKIS PETER J & VADA S	2410 N WEST ST	FLAGSTAFF	AZ	86004	3319 N ESTATES ST	FLAGSTAFF	AZ	86001
10911146A	ARIZONA CENTRAL CREDIT UNION	2521 N WEST ST	FLAGSTAFF	AZ	86004	PO BOX 11650	PHOENIX	AZ	85061
10911147	SCHROEDER KURT	2609 N WEST ST	FLAGSTAFF	AZ	86004	1950 N CRESCENT	FLAGSTAFF	AZ	86001
10702125	LUNA FERN RVCBL TR DTD 5-28-2001	2209 N CENTER ST	FLAGSTAFF	AZ	86004	23312 N 70TH LANE	GLENDALE	AZ	85310
10702126	LOPEZ MARK L ; LOPEZ LOUIE A	2213 N CENTER ST	FLAGSTAFF	AZ	86004	2213 N CENTER ST	FLAGSTAFF	AZ	86004
10702127	DELGADILLO AUGUSTINE	2221 1/2 N CENTER ST	FLAGSTAFF	AZ	86004	2221 1/2 N CENTER ST	FLAGSTAFF	AZ	86004
10702131	WILLINGHAM MICHAEL JASON	2212 N WEST ST	FLAGSTAFF	AZ	86004	4210 E SHEENA DR	PHOENIX	AZ	85032
10702124B	MARTINEZ ANTHONY	2205 N CENTER ST	FLAGSTAFF	AZ	86004	2205 N CENTER ST	FLAGSTAFF	AZ	86004
10702129B	SUNNYSIDE INVESTMENT COMPANY LLC	2220 N WEST ST	FLAGSTAFF	AZ	86004	2287 N FREMONT BLVD	FLAGSTAFF	AZ	86001
10702124A	EGAN DANIEL G	2201 N CENTER ST	FLAGSTAFF	AZ	86004	3575 N SCHEVENE NO 1	FLAGSTAFF	AZ	86004
10702122	PAGE FAMILY PROPERTIES LLC	2113 N CENTER ST	FLAGSTAFF	AZ	86004	627 W HAVASUPAI RD	FLAGSTAFF	AZ	86001
10702123	TRIPLE J LIVING TRST U/A DTD 5-4-15	2121 N CENTER ST	FLAGSTAFF	AZ	86004	908 WEST MURRAY RD	FLAGSTAFF	AZ	86001
10702128A	DELGADILLO AUGUSTINE	2221 N CENTER ST	FLAGSTAFF	AZ	86004	2221 1/2 N CENTER ST	FLAGSTAFF	AZ	86004
10702132	RICKETT KENNETH R	2208 N WEST ST	FLAGSTAFF	AZ	86004	2625 N KING ST	FLAGSTAFF	AZ	86004
10702171B	MCKENZIE DAVID & DEBRA REVOCABLE TRUST DTD 5-8-08	2212 N CENTER ST	FLAGSTAFF	AZ	86004	9780 HIDDENWATERS LN	VICTOR	ID	83455
10702171A	MCKENZIE DAVID & DEBRA REVOCABLE TRUST DTD 5-8-08	2216 N CENTER ST	FLAGSTAFF	AZ	86004	9780 HIDDENWATERS LN	VICTOR	ID	83455
10911166	CITY OF FLAGSTAFF	1708 E COLANTHE AVE	FLAGSTAFF	AZ	86004	1708 E COLANTHE AVE	FLAGSTAFF	AZ	86001

APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS STA	SITUS ZIPCD	OWNER ADDRESS	OWNER CITY	OWNER ST	OWNER ZIPCOD
10911159	FLAGSTAFF CITY OF	2342 N IZABEL ST	FLAGSTAFF	AZ	86004	2342 N IZABEL ST	FLAGSTAFF	AZ	86004
10911158	FLAGSTAFF CITY OF	2358 N IZABEL ST	FLAGSTAFF	AZ	86004	2358 N IZABEL ST	FLAGSTAFF	AZ	86004
10911163	FLAGSTAFF CITY OF	2310 N IZABEL ST	FLAGSTAFF	AZ	86004	2310 N IZABEL ST	FLAGSTAFF	AZ	86004
10911156	FLAGSTAFF CITY OF	2366 N IZABEL ST	FLAGSTAFF	AZ	86004	2366 N IZABEL ST	FLAGSTAFF	AZ	86004
10911162	FLAGSTAFF CITY OF	2302 N IZABEL ST	FLAGSTAFF	AZ	86004	2302 N IZABEL ST	FLAGSTAFF	AZ	86004
10911167	FLAGSTAFF CITY OF	1716 E COLANTHE AVE	FLAGSTAFF	AZ	86004	1716 E COLANTHE AVE	FLAGSTAFF	AZ	86004
10911157	FLAGSTAFF CITY OF	2350 N IZABEL ST	FLAGSTAFF	AZ	86004	2350 N IZABEL ST	FLAGSTAFF	AZ	86004
10911160	FLAGSTAFF CITY OF	2334 N IZABEL ST	FLAGSTAFF	AZ	86004	2334 N IZABEL ST	FLAGSTAFF	AZ	86004
10911161	FLAGSTAFF CITY OF	2326 N IZABEL ST	FLAGSTAFF	AZ	86004	2326 N IZABEL ST	FLAGSTAFF	AZ	86004
10911164	FLAGSTAFF CITY OF	2318 N IZABEL ST	FLAGSTAFF	AZ	86004	2318 N IZABEL ST	FLAGSTAFF	AZ	86004
10911155	FLAGSTAFF CITY OF	2374 N IZABEL ST	FLAGSTAFF	AZ	86004	2374 N IZABEL ST	FLAGSTAFF	AZ	86004
10911165	FLAGSTAFF CITY OF	1700 E COLANTHE AVE	FLAGSTAFF	AZ	86004	1700 E COLANTHE AVE	FLAGSTAFF	AZ	86001
10702130A	SUNNYSIDE INVESTMENT COMPANY LLC	2214 N WEST ST	FLAGSTAFF	AZ	86004	2287 N FREMONT BLVD	FLAGSTAFF	AZ	86001
10911137B	TEAM RENTALS LLC	2508 N WEST ST	FLAGSTAFF	AZ	86004	7899 N HWY 89	FLAGSTAFF	AZ	86004
	CITY OF FLAGSTAFF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
	FRIENDS OF FLAGSTAFF'S FUTURE					PO BOX 23462	FLAGSTAFF	AZ	86002
	NORTHERN ARIZONA BUILDING ASSOCIATION					1500 EAST CEDAR AVENUE, SUITE 86	FLAGSTAFF	AZ	86004
	NORTHERN ARIZONA ASSOCIATION OF REALTORS					1515 EAST CEDAR AVENUE, SUITE C-4	FLAGSTAFF	AZ	86004
	TISH BOGAN-OZMUN					5271 MT. PLEASANT DRIVE	FLAGSTAFF	AZ	86004
	MARILYN WEISSMAN					1055 EAST APPLE WAY	FLAGSTAFF	AZ	86001
	MAURY HERMAN, COAST & MOUNTAIN PROPERTIES					3 NORTH LEROUX STREET	FLAGSTAFF	AZ	86001
	NAT WHITE					1120 NORTH ROCKRIDGE ROAD	FLAGSTAFF	AZ	86001
	CHARLIE SILVER					720 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001
	BETSY MCKELLAR					330 S ASH LANE	FLAGSTAFF	AZ	86004



600' Buffer Map

September 25, 2017

THIS MAP WAS GENERATED BY THE COCONINO COUNTY WEB MAP APPLICATION. IT IS FOR GENERAL PUPOSES ONLY. NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.



★SIGN-IN SHEET★

Scattered Site Affordable Housing Concept Rezoning Neighborhood Meeting 23-Oct-17

	NAME:	EMAIL:	PHONE:
1	Devonna McLaughlin	devonna.m@housingnaz.org	(928) 214-7456
2	LAURA YAMADA	808.LAURA@GMAIL.COM	
3	ALAN NOVACIC	MARGRET.NOVACIK@AHOOD.COM	
4	Bryan Buecker	BBUECKER@NAZMS.COM	928-556-0552
5	MIKE COSTA	N/A	928-774-9040
6	Justyna Costa	jcosta@flagstaffaz.gov	928 213 2746
7	Doug Pierce	twopiecesneped2010@hotmail.com	928-350-4711
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NOTICE OF NEIGHBORHOOD MEETING

MONDAY, OCTOBER 23, 2017

5:30 PM

HAL JENSEN RECREATION CENTER

The City of El Paso is holding an informational neighborhood meeting regarding the rezoning of this property, located at 1700 E. 6th Ave. from Public Facility to Medium Density Residential for an affordable housing project. At this meeting, City staff will discuss a concept plan and will gather public input.

If you cannot attend the meeting, you can provide comments about the project to the City of El Paso at the following link: <https://www.elpaso.gov/development/1700E6thAve>

If you have questions, please contact the City of El Paso at planning@elpaso.gov

3:00 PM

October 10th, 2017.

Citizen Participation Report

Methods to keep the Planning Director informed

As a part of the application process, The Housing Section is submitting a final report summarizing the public involvement process. This report includes the following information:

- Certification, on a form established by the Planning Director, that the meeting was noticed and conducted in compliance with the requirements of Section 10-20.30.060 of the Flagstaff Zoning Code.
- Details of the techniques the Applicant used to involve the public, including:
 1. Date and location of the neighborhood meetings;
 2. Copies of the letters and other correspondence, including dates and number of mailings or deliveries;
 3. A copy of the mailing list and a summary of where residents, property owners, and other affected parties receiving notices were located;
 4. The number and names of the people that participated in the process based on the sign-in sheet for the meeting; and
 5. A dated photograph of the notification sign installed in compliance with Section 10-20.30.060 Subsection D5 of the Flagstaff Zoning Code.
- A summary of concerns, issues, and problems expressed during the neighborhood meetings, including:
 1. The substance of the concerns, issues, and problems; and
 2. The City's response to the comments received at the neighborhood meeting. If public comments or suggestions are not included in future submittal documents, an explanation of why they were not included will be provided.

Citizen Participation Report

The neighborhood meeting for the concept rezoning of 1700 E 6th Avenue was held Monday, October 23, 2017 at 5:30 PM at the Hal Jensen Recreation Center, 2304 N Izabel St.

A summary of the concerns raised and City staff response is as follows.

- There were broad questions about the Concept Rezoning process and the Low Income Housing Tax Credit (LIHTC) funding deadlines, which staff clarified.
- The primary concern raised at the neighborhood meeting was parking. It was believed by a neighboring property manager that providing the required 15 parking spots will not be sufficient and that overflow parking would likely occur on his property.
- There was a comment that the concept plan is not reflective of reality.
- Staff stated that the parking concerns would be relayed to the developer when they submit for site plan review.
- There was a question about the skate park being split from the overall parcel.
- Staff answered that there is likely going to be a lot split putting the apartments and the park on separate parcels.
- There was a suggestion to just make the project smaller so parking would be less of a problem.
- Staff questioned if the city's parking requirements weren't sufficient and is this project unique enough that more than code should be applied.
- A comment that perhaps the city's zoning code is wrong.
- Someone asked if the project included more studios and one bedroom units if the 15 spaces would be enough. It was agreed that it might make a little difference, but even the studios at the neighboring property are occupied by couples with two vehicles. Perhaps if the project were all seniors the 15 spaces would be enough.
- It was stated that the economic viability of the project is impacted by decreasing units and increasing parking area.
- There is a wish that the community garden be improved or use the garden area for parking.
- Staff said parking cannot occur in the floodway, but perhaps there are alternative configurations for the garden and parking areas.
- Residents in neighboring complex use the garden, but there is overall unhappiness about the state of the garden, that is why a fence was put up between the adjacent parcel and the subject property.
- City staff provided clarification on income qualification and intended populations for the units, and who determines length of affordability.
- Staff clarified the city rezoning timeline versus the LIHTC funding timelines, that construction is contingent on funding from the state and that a developer would have 24 months to complete construction.

Meeting ended at 6:14 PM.

No written comments were submitted at the neighborhood meeting for 1700 E 6th Avenue.

Jennifer Mikelson

From: Jennifer Mikelson
Sent: Thursday, November 02, 2017 2:21 PM
To: 'Devonna McLaughlin'
Subject: RE: Neighborhood Meeting Notes from 10.23.17

Thank you for your attendance and comments Devonna!

From: Devonna McLaughlin [mailto:devonnam@housingnaz.org]
Sent: Thursday, November 02, 2017 12:46 PM
To: Jennifer Mikelson <JMikelson@flagstaffaz.gov>
Subject: RE: Neighborhood Meeting Notes from 10.23.17

Thanks Jennifer, for the opportunity to provide written comments on the proposed re-zoning of City-owned property, located at 1700 E. 6th Ave.

I was in attendance at the public meeting, but did not choose, at that time, to speak. I know neighbors in the room expressed concerns about the proposed parking on the site, which is proposed to provide units of affordable, rental housing to low-income households. While I understand the sensitivity our community has regarding adequate parking, I hope the parking discussion does not derail the re-zoning or the project, in general. Simply put, our community needs affordable housing. The re-zoning of this property to medium density residential is a critical first-step and I wholeheartedly support the proposed re-zoning, as additional low-income families (and individuals) will access decent housing. Thanks to the City for its efforts to increase the supply of guaranteed affordable housing.

Sincerely,

Devonna McLaughlin | Executive Director
Housing Solutions of Northern Arizona
1000 N. Third St. | Flagstaff, AZ 86001 | 908.761.7461 | devonnam@housingnaz.org
Connect with us on: Facebook | Website | Twitter | Instagram



From: Jennifer Mikelson [mailto:JMikelson@flagstaffaz.gov]
Sent: Thursday, November 02, 2017 10:58 AM
To: Jennifer Mikelson
Subject: Neighborhood Meeting Notes from 10.23.17

Hello,
I have attached for your review a report of the neighborhood meeting held for the concept rezoning of the City parcel located at 1700 E 6th Avenue. Please let me know if the meeting notes do not capture the content of the meeting, or if I can answer any other questions. If you would like to provide a written comment to be included in the public hearing staff reports, you can submit them to me up until Friday, November 17. If you are a property owner residing within 600' of the subject parcel, please anticipate another letter detailing the public hearing process for this concept rezoning case.

Thank you for your participation in this first step of our Scattered Site Affordable Housing project.

Jennifer



Jennifer Mikelson

Housing Analyst | City of Flagstaff | 928.213.2744

Jennifer Mikelson

From: C Corbin <cc837@nau.edu>
Sent: Tuesday, October 17, 2017 11:11 AM
To: Jennifer Mikelson; McKenzie Jones
Subject: Re: bmx lot

Jennifer,

Thank you for the response and for the information. I appreciate your inclusion and protection of the gardens.

I will follow up with McKenzie as well to express my gratitude for the garden on Izabel St. and interest in seeing it continue!

Thank you both,

Cara Corbin
MA, Sustainable Communities
479-871-3999 cell

On Tue, Oct 17, 2017 at 10:48 AM, Jennifer Mikelson <JMikelson@flagstaffaz.gov> wrote:

Hi Cara-

Thank you for getting in touch, I'm glad to hear the garden is well loved by your family! The developer is required to keep the community garden on the site. They are permitted to relocate it around the new buildings or parking areas if necessary, but the City anticipates it will remain in the same location. Housing staff will be coordinating with the City's Sustainability Section during the design process, so you can also contact them about programming or any future plans for the garden. Sustainability contact is McKenzie Jones mjones@flagstaffaz.gov.

Have a great day,

Jennifer



Jennifer Mikelson

From: C Corbin [mailto:cc837@nau.edu]
Sent: Monday, October 16, 2017 3:33 PM
To: Jennifer Mikelson <JMikelson@flagstaffaz.gov>
Subject: bmx lot

Hi Jennifer,

I got your letter about the empty lot by the BMX park on Izabel St.

I would like to voice support for keeping the Izabel St. Community Garden.

Please let me know if there is another or better way to share this. I own a home on Izabel St. and my kids and I would love to continue gardening there.

Thank you,

Cara Corbin

MA, Sustainable Communities

[479-871-3999](tel:479-871-3999) cell

Scattered Site Affordable Housing Concept Rezoning
Record of Public Correspondence

Phone Call Tracking as of November 6, 2017

1. Pete Nicholson, (928) 526-246
Left message 10/9/17, called back 10/17/17

Needed general clarification of what the notice was regarding and how it may affect his rentals in the neighborhood. He said he couldn't attend the neighborhood meeting, but said he was supportive of the project.

2. Tony Jennis, (928) 380-7063
Left message 10/10/17, called back 10/17/17

Needed general clarification of what the notice was regarding and what the plans for the parcel were. He wanted to be sure there was no further action required on his part. He couldn't attend the neighborhood meeting but said he was supportive of the project.

3. Rick Lopez, (928) 600-1949
Called 10/20/17

Wanted to verify which parcel on West Street was being developed. He asked for an update about the Scattered Site Affordable Housing RFP.

4. Adrienne & Lawrence Wasserman, wassermanadrienne@gmail.com, (928) 774-3654
Left message 10/25/17, called again 10/26/17

They live above the West street location on Appalachian. She and her husband can't make it to the meeting but would like more information about the proposed project. Will send her an email including the concept plan and project narrative.

5. Michael Cerise, (928) 699-7211, mikesouris@aol.com
Called 11/6/17

As the primary property owner of the Safeway shopping center, he wanted to convey a few comments. First, he wasn't notified until the morning of Monday November 6, by a concerned resident. He provided his correct mailing address so that he would receive the upcoming public hearing notice. Second, he was under the impression the subject property was zoned as public land open space and has an old map indicating such. Third, he is concerned that the complex will be under parked and tenants will use his parking lot. He was notified that written comments are encouraged for the upcoming public hearings if he can't attend, and gave his email address so that staff could send him the concept plan and neighborhood meeting notes.