

Citizen Participation Report
for 3150 N West Street

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 o F Housing, do hereby attest that the neighborhood meeting for Project No. PZ-17 - 00194 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 1,000 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 1,000 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 10/5/17 at the following location(s):
 - o 3100 N. West St.
 - 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 located at 3100 N West Street. 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 5:00 PM on October 26, 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

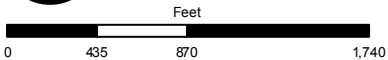
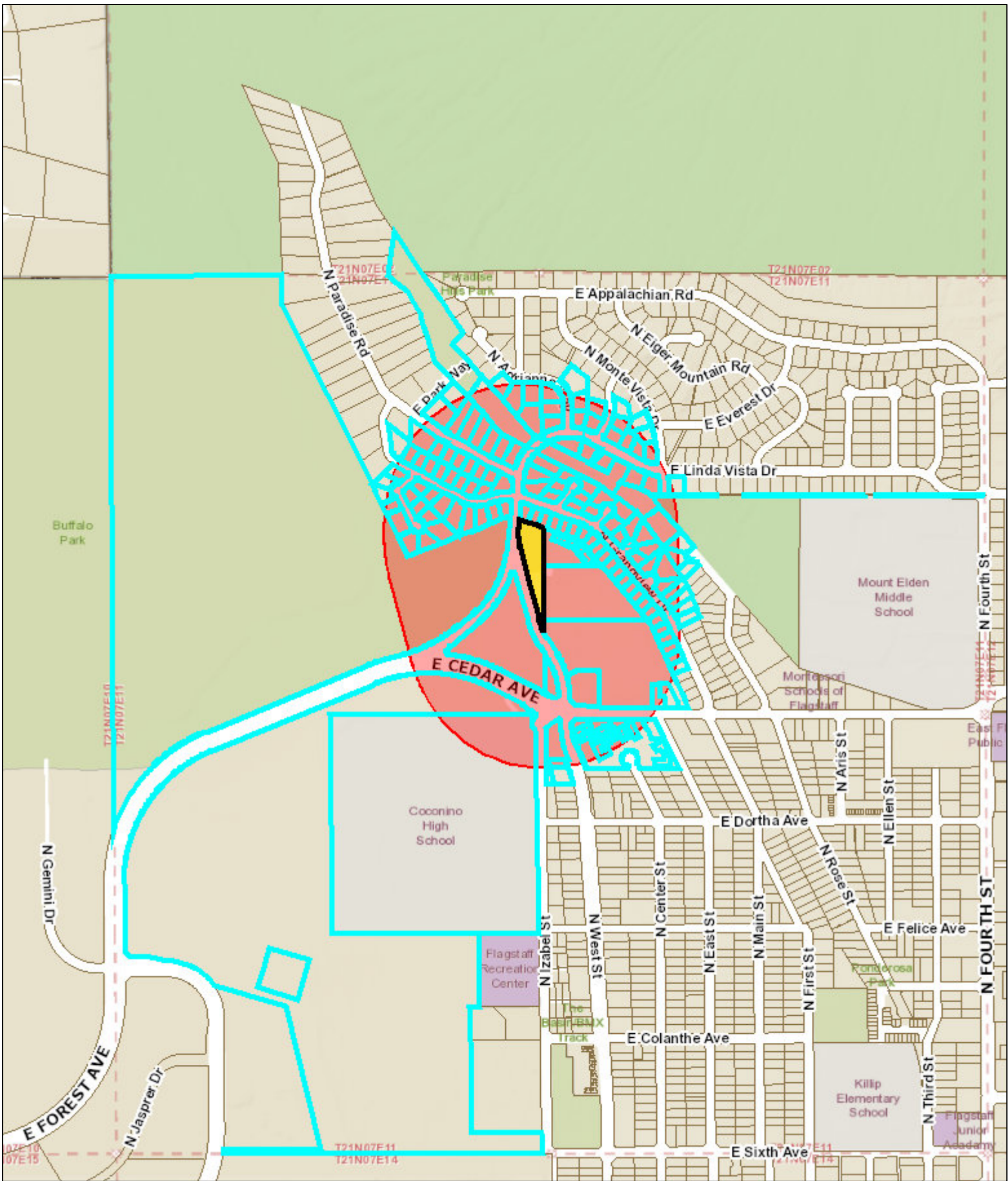
APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS ST	SITUS ZIPCO	OWNER ADDRESS	OWNER CITY	OWNE	OWNER ZIPCC
10905021	MOORE CHRISTOPHER JAMES & PATRICIA GAYLE CLUFF	3120 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3120 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905022	MC REYNOLDS FRANCES TRUSTEE ; MC REYNOLDS FC TRUST AGR DTD 3-30-04	3114 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	PO BOX 1557	CAMP VERDE	AZ	86322
10905023	LOVELACE LOUISE ; LOVELACE JAMES R & LOUISE	3110 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	202 E CHARLOTTE ST	STERLING	VA	22170
10905025A	LEUENBERGER LIVING TRUST DTD 12-15-15	2100 E CEDAR AVE	FLAGSTAFF	AZ	86004	10376 ROAN RD	FLAGSTAFF	AZ	86004
10905020	HELLSTERN ELIZABETH	3124 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3124 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905024	LOVELACE LOUISE	3106 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	202 E CHARLOTTE ST	STERLING	VA	22170
10905026A	3101 LLC	2110 E CEDAR AVE	FLAGSTAFF	AZ	86004	2200 E CEDAR AVE NO 6	FLAGSTAFF	AZ	86004
10905081A	CEDAR WEST CAPITAL LLC		FLAGSTAFF	AZ	86004	10 E DALE AVE	FLAGSTAFF	AZ	86001
10914055B	JANSEN SARA L	3318 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3318 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10914055A	YAVAPAI SAVINGS & LOAN ASSOCIATION		FLAGSTAFF	AZ	86004	PO BOX 2299	PRESCOTT	AZ	86301
10905007	BELTZ JENNIFER B	3127 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3127 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905012	GREENE FAM U/D/T DTD 12/19/02	3223 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3223 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905005	KELLEY LACY L	3119 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3119 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905006	SHOAF CARL M	3123 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	2418 TOREVA PL	FLAGSTAFF	AZ	86005
10905009	WELCH LUCILLE TRUSTEE	3209 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	4200 COUNTRY CLUB DR	FLAGSTAFF	AZ	86004
10905011	TAYLOR KENT A	3219 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	1203 E LAUREL DR	CASA GRANDE	AZ	85222
10905014	KURPIERZ FRANK & STEPHANIE G	3220 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	2920 W DARLEEN DR	FLAGSTAFF	AZ	86001
10905017	BOJORQUEZ RAYMOND A & ROSALIE T	3208 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3208 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905008	VIOTTI LISA N JT ; MONTECHELLO MARIO V JT	3203 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3203 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905016	DELGADILLO R & G RVCBL TRUST DTD 2-14-08	3214 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	1196 HATTIE GREENE	FLAGSTAFF	AZ	86001
10905019	ROARK TARA E	3128 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3128 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905015	SULLIVAN BENJAMIN W & SARA E CPWROS	3218 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3218 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905010	AUKON GEORGE	3215 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3215 N GRANDVIEW DR	FLAGSTAFF	AZ	86001
10905013	TEWKSBURY-BLOOM SHARON	3224 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3224 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905018	MORALES FAMILY LIVING TRUST DTD 2/2/16	3202 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3202 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10908160A	GOODMAN & GOODMAN	2103 E CEDAR AVE	FLAGSTAFF	AZ	86004	115 N PARK ST	FLAGSTAFF	AZ	86001
10914036	MANLEY DAREN J	1400 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1400 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10914037	LOPEZ STEPHEN M RVCBL TRUST DTD 8-4-14	1440 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1440 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10904013	MONCHER CARLI M	3509 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3905 E COYOTE LN	FLAGSTAFF	AZ	86004
10904016	LEE JAYNE	1124 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1124 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10904020	ABDELKADER ALAIN & CAROLINE CPWROS	3619 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3619 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904014	ABELS LARRY P II	3513 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3513 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904018	WACHTER ROBERT M & VICKI L JT	3609 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3609 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904019	PHIPPS MICHAEL PARK & BRENDA LOUISE	3613 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3613 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904022	RESCHNER KATHARINA	3707 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3707 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904017	SWEENEY ANDREW	3605 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3605 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904028	COSNER SHANNON & THOMAS	1032 E HILLCREST DR	FLAGSTAFF	AZ	86004	1032 E HILLCREST DR	FLAGSTAFF	AZ	86004

APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS ST	SITUS ZIPCO	OWNER ADDRESS	OWNER CITY	OWNE	OWNER ZIPCC
10904015	DOTEN PATRICIA ANNE & RALPH G CO-TTEES ; DOTEN PA & RG RVCBL TRUST DTD 6-21-05	1131 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	9490 HASHKNIFE TRL	FLAGSTAFF	AZ	86001
10904026	CARTER CARMEN	1024 E HILLCREST DR	FLAGSTAFF	AZ	86004	1024 E HILLCREST DR	FLAGSTAFF	AZ	86004
10904021	POEN MONTE M & KATHRYN L TRUSTEES ; POEN MM & KL FAMILY TRUST UTA	3703 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3703 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904036	GABALDON CARLOS & LISA	3601 N PARADISE RD	FLAGSTAFF	AZ	86004	3601 N PARADISE RD	FLAGSTAFF	AZ	86004
10904038A	REEVES MARY PONTAL	3618 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3618 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904029	CROWE DAVID	1027 E HILLCREST DR	FLAGSTAFF	AZ	86004	1027 E HILLCREST DR	FLAGSTAFF	AZ	86004
10904037A	DUNDAS COLIN M	3608 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3608 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904025	DRUMRIGHT STEPHEN	1018 E HILLCREST DR	FLAGSTAFF	AZ	86004	1018 E HILLCREST DR	FLAGSTAFF	AZ	86004
10904027	JACOBSEN MURIEL	1028 E HILLCREST DR	FLAGSTAFF	AZ	86004	1028 E HILLCREST DR	FLAGSTAFF	AZ	86004
10904054	TURNER ELTON E & SANDRA J	3608 N PARADISE RD	FLAGSTAFF	AZ	86004	3608 N PARADISE RD	FLAGSTAFF	AZ	86004
10904056	JOHNSON MARGARET E TRUSTEE ; JOHNSON DISCLAIMER TRUST UDT DTD 9-27-95	3612 N PARADISE RD	FLAGSTAFF	AZ	86004	3612 N PARADISE RD	FLAGSTAFF	AZ	86004
10904052B	DRAWZ KURT R	1225 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1225 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10904051	STEVENSON CATHERINE N	3602 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3602 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904052C	TANNER JOLINE	1205 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1205 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10904055	GRIM JOHN N SURVIVOR'S TRUST CREATED U/D/T 12/15/95	3610 N PARADISE RD	FLAGSTAFF	AZ	86004	3610 N PARADISE RD	FLAGSTAFF	AZ	86004
10904057	JOHNSON LIVIVNG TRUST DTD 1-19-11	3702 N PARADISE RD	FLAGSTAFF	AZ	86004	380 OAK CREEK DR	SEDONA	AZ	86351
10905040	WELCH LUCILLE TRUSTEE ; WELCH FMLY TRUST DTD 5/26/94	3204 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	4200 COUNTRY CLUB DR	FLAGSTAFF	AZ	86004
10905039	JORDAN RHEBA C	3210 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3210 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10907005	ARROYO VS RVCBL LIVING TRUST DTD 10-28-04	3122 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	278 S HILLSVIEW AVE	MONTEBELLO	CA	90022
10907004C	DOS PINOS LLC	3108 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	2200 E CEDAR STE 6	FLAGSTAFF	AZ	86004
10904039A	VASQUEZ MICHAEL L & MARINA C JT	3700 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3700 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904040	SHRADER JUDITH WOOD	3704 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3704 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10904041	BACKUS BRENT & LINDA	3708 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	4855 N PRIMROSE CIRCLE	FLAGSTAFF	AZ	86001
10904047	GARDNER BRADLEY R	3705 N PARADISE RD	FLAGSTAFF	AZ	86004	3705 N PARADISE ROAD	FLAGSTAFF	AZ	86004
10904048	WIDMANN DUSTIN & JULIE A	3613 N PARADISE RD	FLAGSTAFF	AZ	86004	5564 KAMET CT	VENTURA	CA	93003
10904049	GOOCH ROBERT A & KRISTA S JT	3609 N PARADISE RD	FLAGSTAFF	AZ	86004	3609 N PARADISE RD	FLAGSTAFF	AZ	86004
10904050	VEALE Z & BE RVCBL TR AGMT DTD 8-23-88	3605 N PARADISE RD	FLAGSTAFF	AZ	86004	3605 N PARADISE RD	FLAGSTAFF	AZ	86004
10905058	RENNER DARIN	1306 E DUNROVEN CT	FLAGSTAFF	AZ	86004	912 JOVIAN DR	PRESCOTT	AZ	86301
10905056	KEENE PAUL D CPWROS ; HARRINGTON LISA M CPWROS	1303 E DUNROVEN CT	FLAGSTAFF	AZ	86004	1303 E DUNROVEN CT	FLAGSTAFF	AZ	86004
10905057	C & D RIGGS FAMILY LIMITED LIABILITY CO	1305 E DUNROVEN CT	FLAGSTAFF	AZ	86004	4075 N FRIBOURG WY	FLAGSTAFF	AZ	86004
10905055	AKERS BRENDA JO	1402 E MARYMONT CIR	FLAGSTAFF	AZ	86004	1402 E MARYMONT CIR	FLAGSTAFF	AZ	86004
10905059	KEITH WILLIAM D & DEBORAH A	1302 E DUNROVEN CT	FLAGSTAFF	AZ	86004	1302 E DUNROVEN CT	FLAGSTAFF	AZ	86004
10918015A	MONTHOFER MARK W & PAULA ROCCO	1230 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1230 E LINDA VISTA	FLAGSTAFF	AZ	86004
10908162	HOOD FAMILY TRUST DATED 1-4-91	2109 E CEDAR AVE	FLAGSTAFF	AZ	86004	309 W PINE AVE	FLAGSTAFF	AZ	86001
10905001F	SAFeway INC	1490 E CEDAR AVE	FLAGSTAFF	AZ	86004	1371 OAKLAND BLVD STE 200	WALNUT CREEK	CA	94596
10904060	WOLFF PETER B & REGINA M CPWROS	1220 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1220 E LINDA VISTA DR	FLAGSTAFF	AZ	86004

APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS ST	SITUS ZIPCO	OWNER ADDRESS	OWNER CITY	OWNE	OWNER ZIPCC
10905001K	JAMISON DARLEEN M TRUSTEE ; JAMISON FAMILY TRUST U/A/D 8/25/86	1500 E CEDAR AVE	FLAGSTAFF	AZ	86004	1619 AZTEC DR	FLAGSTAFF	AZ	86001
10905002A	ROBINSON REALTY CO LLC	2010 E CEDAR AVE	FLAGSTAFF	AZ	86004	2010 E CEDAR AVE	FLAGSTAFF	AZ	86004
10905003	BARRAZA FAUSTINO CPWROS ; BATREZ GUADALUPE CPWROS	3109 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3109 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905004	WESTBROOK RUBY JOYCE	3115 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3115 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905001G	CEDAR WEST CAPITAL LLC	1500 E CEDAR AVE #1	FLAGSTAFF	AZ	86004	10 E DALE AVE	FLAGSTAFF	AZ	86001
10905001J	NORTHERN ARIZONA HOME BUILDERS INC	1500 E	FLAGSTAFF	AZ	86004	1500 E CEDAR AVE STE 86	FLAGSTAFF	AZ	86004
10905041	ODEGAARD VAN A & GLENDA JT	3126 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	2109 N 4TH ST STE 3	FLAGSTAFF	AZ	86004
10905042	RODRIGUEZ PEDRO & ANGELINA CPWROS	3223 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3223 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905044	WHITTEN KAREN	3231 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3208 N 4TH ST	FLAGSTAFF	AZ	86004
10905045	HOWINGTON GEORGE A	3301 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3301 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905043	MYERS JEAN L	3227 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	PO BOX 609	FLAGSTAFF	AZ	86002
10913006B	DGG HOLDINGS LLC	1515 E	FLAGSTAFF	AZ	86004	PO DRAWER 397	RILLITO	AZ	85654
10913007	NORTHEAST PROFESSIONAL PLAZA OWNERS ASSOC	1515 E	FLAGSTAFF	AZ	86004	405 N BEAVER ST STE 7	FLAGSTAFF	AZ	86001
10913006A	DGG HOLDINGS LLC	1515 E	FLAGSTAFF	AZ	86004	PO DRAWER 397	RILLITO	AZ	85654
10905048	LESAGE BRIAN J JT ; CRAIG ROBIN A JT	3228 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3228 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905046	JOSEFCHUK JOHN & RACHEL B	3307 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3307 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905052	MONTOYA FMLY U/D/T/D 9/4/03	1407 E MARYMONT CIR	FLAGSTAFF	AZ	86004	1407 E MARYMONT CIR	FLAGSTAFF	AZ	86004
10905051	TERAN PAUL DEAN & ELIZABETH ANN CPWROS	1401 E MARYMONT CIR	FLAGSTAFF	AZ	86004	1401 E MARYMOUNT CIR	FLAGSTAFF	AZ	86004
10905053	ALPERN SUSAN B	1410 E MARYMONT CIR	FLAGSTAFF	AZ	86004	1410 E MARYMONT	FLAGSTAFF	AZ	86004
10905047	HAHN ROLAND T II & JUDITH F	3313 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	12919 W ROY ROGERS RD	PEORIA	AZ	85383
10905049	TELLEZ CARMELO A & ALICE L JT	3302 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3302 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905050	NEWELL SHAWN L	3308 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3308 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905054	WILSON LAWRENCE C & JACQUI	1406 E MARYMONT CIR	FLAGSTAFF	AZ	86004	1406 E MARYMONT CIR	FLAGSTAFF	AZ	86004
10910006C	CARO MARK & VALERIE REVOCABLE TRUST DTD 3-26-14	1555 E CEDAR AVE	FLAGSTAFF	AZ	86004	6955 E OLD WALNUT CANYON RD	FLAGSTAFF	AZ	86004
10905037	BOUGHNER FAMILY LIVING TRUST DTD 3/7/17	3219 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	8175 N HARMONY LN	FLAGSTAFF	AZ	86001
10905033	GODWIN RONALD S	3129 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3129 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905031	COLLINS NELDA B	3121 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3121 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905032	ROCHA SEVERO R	3125 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3125 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905034	CARRANZA SERGIO	3203 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3203 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905038	WAGNER LINDSAY	3216 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3216 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905035	COVEY THOMAS B	3209 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3209 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905036	GRANADA NICHOLAS B	3215 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3215 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905062	ANDERSON LS TRUST DTD 5-3-05	1209 E HARMONY WAY	FLAGSTAFF	AZ	86004	1209 E HARMONY WAY	FLAGSTAFF	AZ	86004
10905061	TARR PATRICK A & ROSANNA JT	1207 E HARMONY WAY	FLAGSTAFF	AZ	86004	1207 E HARMONY WAY	FLAGSTAFF	AZ	86004
10905060	CISNEROS MAGDALENA	3502 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	1452 N MCALLISTER AVE	TEMPE	AZ	85281
10905063	TOMLINSON WILLIAM R & CHARLENE CPWROS	1210 E HARMONY WAY	FLAGSTAFF	AZ	86004	1210 E HARMONY WAY	FLAGSTAFF	AZ	86004
10905064	TALBOTT RONALD L & CHARLENE JANE TRUSTEE ; TALBOTT RL & CJ LIVING TRUST	1206 E HARMONY WAY	FLAGSTAFF	AZ	86004	1206 E HARMONY WAY	FLAGSTAFF	AZ	86004
10902002A	FLAGSTAFF UNIFIED SCHOOL DISTRICT #1	2801 N IZABEL ST	FLAGSTAFF	AZ	86004	3285 E SPARROW AVE	FLAGSTAFF	AZ	86004

APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS ST	SITUS ZIPCO	OWNER ADDRESS	OWNER CITY	OWNE	OWNER ZIPCC
10905028	GARDUNO MANUELLA IRENE	3109 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3109 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905030	SELF KARA	3115 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3115 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905029	WHITTEN KAREN	3111 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3208 N 4TH ST	FLAGSTAFF	AZ	86004
10905027	3101 LLC	3107 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	2200 E CEDAR AVE NO 6	FLAGSTAFF	AZ	86004
10910140A	CEDAR SQUARE ASSOCIATES LLC	2009 E CEDAR AVE	FLAGSTAFF	AZ	86004	221 N ELDEN ST	FLAGSTAFF	AZ	86001
10910137	CEDAR SQUARE ASSOCIATES LLC	1901 E CEDAR AVE	FLAGSTAFF	AZ	86004	221 N ELDEN ST	FLAGSTAFF	AZ	86001
10913003	CROFT BRADFORD A & KATHLEEN WASSELL TTEE ; CROFT FMLY TRUST DTD 4/14/05	1515 E	FLAGSTAFF	AZ	86004	7410 TAYLOR SPRINGS LN	FLAGSTAFF	AZ	86001
10913002	SMILEYFACE LLC	1515 E	FLAGSTAFF	AZ	86004	813 N BEAVER ST	FLAGSTAFF	AZ	86001
10913004	CROFT BRADFORD A & KATHLEEN WASSELL TTEE ; CROFT FMLY TRUST DTD 4/14/05	1515 E	FLAGSTAFF	AZ	86004	7410 TAYLOR SPRINGS LN	FLAGSTAFF	AZ	86001
10913005A	EDGAR ALLEN D & CHERYL J TRUSTEES ; EDGAR FAMILY TRUST UDT DTD 11-26-96	1515 E	FLAGSTAFF	AZ	86004	211 N LAKE HILLS DR	FLAGSTAFF	AZ	86004
10913001	NORTHEAST PROFESSIONAL PLAZA OWNERS ASSO	1515 E CEDAR AVE	FLAGSTAFF	AZ	86004	405 N BEAVER ST NO 7	FLAGSTAFF	AZ	86001
10913005B	JOHNSON HELEN E TRUSTEE ; JOHNSON HELEN E TRUST DTD 9/16/70	1515 E	FLAGSTAFF	AZ	86004	PO BOX 1131	CORNVILLE	AZ	86325
10914004	PAGE JEFFREY SCOTT	1475 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1475 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10913012	DGG PROPERTIES LLC	1515 E Cedar AVE	FLAGSTAFF	AZ	86004	PO BOX 397	RILLITO	AZ	85654
10914005	YEATTS MICHAEL L JT ; SWIDLER NINA B JT	1455 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1455 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10914006	CELESTINE EDDIE F & ROSE ANN JT	1425 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1425 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10913011A	UNITED WAY OF NORTHERN ARIZONA	1515 E	FLAGSTAFF	AZ	86004	1515 E CEDAR AVE UNIT D1	FLAGSTAFF	AZ	86004
10913011B	BRENTNALL ROBERT LEWIS JR EXEMPT TRUST	1515 E	FLAGSTAFF	AZ	86004	23912 BOUGH AVE	MISSION VIEJO	CA	92691
10914007	FURNISH DALE B	3316 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3316 N MONTE VISTS DR	FLAGSTAFF	AZ	86004
10914010A	DONALDSON JOSEPH C & JANICE K	1325 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1325 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10914008	KOHNE KRIS R & CAROL O JT	3319 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3319 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10914011	BUSHNELL CORY	1305 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1305 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10914013	SHERRY DANA L & KARI A	1265 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1265 E LINDA VISTA DR	FLAGSTAFF	AZ	86005
10914009A	BALL WILLIAM A & LOIS A	1345 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1345 E LINDA VISTA DRIVE	FLAGSTAFF	AZ	86004
10914012	GOMORA KEITH & LARA	1285 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1285 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10914014	GALLAHER DEAN A & KIMBERLY L CPWROS	1240 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1240 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10914022	SHORT BOB H & MAUREEN KNOWLES	3305 N CHINWOOD WAY	FLAGSTAFF	AZ	86004	3305 N CHINWOOD ST	FLAGSTAFF	AZ	86004
10914029	THOMPSON WM GEORGE & GERTRUDE E TRUSTEES ; THOMPSON FMLY LVNG TRUST DATED 9-10-97	3340 N CHINWOOD WAY	FLAGSTAFF	AZ	86004	3340 N CHINWOOD WAY	FLAGSTAFF	AZ	86004
10914031	CHRISTIANSAN MATTHEW J & ANGELA R CPWROS	3300 N CHINWOOD WAY	FLAGSTAFF	AZ	86004	3300 N CHINWOOD WAY	FLAGSTAFF	AZ	86004
10914033	MURPHY DANIEL K	3325 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3325 N MONTE VISTA DR	FLAGSTAFF	AZ	86004
10914032	NEUMANN PAUL A & JOANNE C JT	1320 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1320 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10914034	CANIZALES JOSE R & JULIA L JT	1340 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1340 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10914035	CARTER MICHAEL	1360 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	348 SHELTERWOOD CT	DANVILLE	CA	94506
10905065	EMSHWILLER MARK EDWARD	1202 E HARMONY WAY	FLAGSTAFF	AZ	86004	2435 N CESSNA CIR	CAMP VERDE	AZ	86322
10905066	CABRARA MARIO A	3227 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3227 N GRANDVIEW DR	FLAGSTAFF	AZ	86004

APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS ST	SITUS ZIPCODE	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
10905067	MCNAIR EMILY	3301 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3301 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905068	REVERING DENNIS J & GOLDIE M JT	3305 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3305 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905069	MINISTER MATTHEW E JT ; CONN CYNTHIA A JT	3309 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	820 W MURRAY DR	FLAGSTAFF	AZ	86001
10905070	CHAVEZ RICHARD & ROSE LINDA CPWROS	3313 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3313 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905071	FLOREZ WILLIAM R	3317 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3317 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905072	GARDINIER RIAN DAVID	3321 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3321 N GRANDVIEW	FLAGSTAFF	AZ	86001
10905073	WELCH LUCILLE TRUSTEE ; WELCH FMLY TRUST DTD 5/26/94	3325 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	4200 COUNTRY CLUB DR	FLAGSTAFF	AZ	86004
10905074	SHERMAN DAVID LEON	3405 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3405 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905078	RICHARDS SCOTT S	3505 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3505 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905075	SMITH JACOB	3409 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3409 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905076	MARECK KATHERINE A	3413 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3413 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905077	BANNER SANDRA J	3501 N GRANDVIEW DR	FLAGSTAFF	AZ	86004	3501 N GRANDVIEW DR	FLAGSTAFF	AZ	86004
10905079F	EATON KATHERINE A SURVIVOR'S TRUST CREATED U/D/T 6-16-95	N	FLAGSTAFF	AZ	86004	3317 NORTH MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905079B	EATON KATHERINE A SURVIVOR'S TRUST CREATED U/D/T 6-16-95	3317 N MONTE VISTA DR	FLAGSTAFF	AZ	86004	3317 NORTH MONTE VISTA DR	FLAGSTAFF	AZ	86004
10905081C	FREEMAN WEST LLC	3100 N WEST ST #100	FLAGSTAFF	AZ	86004	3100 N WEST ST	FLAGSTAFF	AZ	86004
10905081D	GEILE MANAGEMENT LLC	3100 N WEST ST #300	FLAGSTAFF	AZ	86004	PO BOX 30278	FLAGSTAFF	AZ	86003
10907007B	PAGE JEFFREY SCOTT		FLAGSTAFF	AZ	86004	1475 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10910141B	MORRIS TERRY G & DIANNA L	3013 N WEST ST	FLAGSTAFF	AZ	86004	871 ALPINE HWY	ALPINE	UT	84004
10907007E	JOHNSON HARPER P		FLAGSTAFF	AZ	86004	1545 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10913009A	FILER HOLDINGS LLC	1515 E	FLAGSTAFF	AZ	86004	4201 ROOSEVELT WAY NE STE 20	SEATTLE	WA	98105
10913010A	NORTHERN AZ ASSOC OF REALTORS INC FKA NORTHERN AZ BOARD OF REALTORS	1515 E	FLAGSTAFF	AZ	86004	1515 E CEDAR AVE STE C4	FLAGSTAFF	AZ	86004
10913008A	SMILEYFACE LLC	1515 E	FLAGSTAFF	AZ	86004	813 N BEAVER ST	FLAGSTAFF	AZ	86001
10902001P	FLAGSTAFF CITY OF	3100 N WEST ST	FLAGSTAFF	AZ	86004	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10914069	YAVAPAI SAVINGS & LOAN ASSOCIATION		FLAGSTAFF	AZ	86004	PO BOX 2299	PRESCOTT	AZ	86301
10914070	YAVAPAI SAVINGS & LOAN ASSOCIATION		FLAGSTAFF	AZ	86004	PO BOX 2299	PRESCOTT	AZ	86301
	FRIENDS OF FLAGSTAFF'S FUTURE					PO BOX 23462	FLAGSTAFF	AZ	86002
	NORTHERN ARIZONA BUILDING ASSOCIATION					1500 EAST CEDAR AVENUE, SUIT	FLAGSTAFF	AZ	86004
	NORTHERN ARIZONA ASSOCIATION OF REALTORS					1515 EAST CEDAR AVENUE, SUIT	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
10914005	NINA SWIDLER	1455 E LINDA VISTA DR	FLAGSTAFF	AZ	86004	1455 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
10905081A	CEDAR WEST CAPITAL LLC C/O MIKE SOURIS					504 N BEAVER ST SUITE 7	FLAGSTAFF	AZ	86001



1000' 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.





NOTICE OF NEIGHBORHOOD MEETING

THURSDAY, OCTOBER 26, 2017

5:00 PM

HAL JENSEN RECREATION CENTER

The City of Flagstaff is holding an informational neighborhood meeting regarding the rezoning of this property, located at 3100 N. West St, 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 and have questions or comments about the rezoning, please contact Jennifer Mikebon at (928) 213-2744 or jmikebon@flagstaffaz.gov

4:00 PM

October 10th, 2017

★ SIGN-IN SHEET

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

	NAME:	EMAIL:	PHONE:
1	Eric Mandia	eric3500lv@aol.com	928-522-3824
2	Cara Lisa Gabaldon	lisagabaldon@gmail.com	928-277-6023
3	Breana Higgs	Bphiggs44@gmail.com	928 600 5293
4	Terry Casheen	terrycasheen.org	928-774-2116
5	Lee Brooks	—	928-779-2050
6	WOLF TURNER	Stewart@smcdconsult.com	928-814-9593
7	Lina H. Waller	lina@infomagie.net	853-6603
8	Nwa Swider	nswider@gmail.com	928 607-7757
9	William Tomlinson	tomlinson.wert@gmail.com	928 607 7073
10	Vicki Weber	zwachter@fussMore	928-707-3548
11	Brad Gardner	bradgardner@mac.com	
12	Mark Spitt	ismoose@yahoo.com	928 527-3924

SIGN-IN SHEET

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

	NAME:	EMAIL:	PHONE:
1	Bruce Greco	bcgreco@gmail.com	928.814.2427
2	MIKE LOVZ	N/A	N/A
3	Arthur Studley	arstudley@yahoo.com	928-707-2319
4	Susan Coheene	Susan-greene.ca@telnet.net	N/A
5	Kasper Gantenbein	Kasper@e2ol.com	928-774-1550
6	Ron Talbott	RonTalbot@gmail.com	928 255 3517
7	Sharon Super	sdsuper@aol.com	928-774-0769
8	Devonna McLaughlin	devonna@housingaz.org	928-814-8271
9	Norm Walker		779-1192
10	Dennis Hoastre	CCAuto99@yahoo	928 6074943
11	TAD MOONS	TADREALESTATE@gmail.com	807-4113
12	MOSES MILAZZO	mosespm@gmail.com	266 6189

SIGN-IN SHEET

Scattered Site Affordable Housing Concept Rezoning
Neighborhood Meeting

26-Oct-17

	NAME:	EMAIL:	PHONE:
1	Kurt Drazw	longridra@gmail.com	928-853-7484
2	George Aukon	gaukon@yahoo.com	928 607 2289
3	Larry Abels	LarryAbels2@gmail	814.602.0706
4	Jean Manstfield	jeanm774@aol.com	928-853-5787
5			
6			
7			
8			
9			
10			
11			
12			

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 3150 N West Street was held Thursday, October 26, 2017 at 5:00 PM at the Hal Jensen Recreation Center, 2304 N Izabel St.

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

- After introduction to the meeting there was clarification needed about which parcel was being discussed for rezoning. There was general concern that the realignment properties in the area were being rezoned, and weren't they designated as open areas. Staff explained these areas are not a part of this rezoning application.
- Someone asked if the images in the poster were examples of what we wanted to build. Staff answered yes, a two story building would be built.
- Staff clarified what the current zoning is and what uses are permitted in the Public Facility zone, and what the Medium Density Residential zone would allow. Some one asked why it couldn't it retain its existing zoning and become a park.
- There was a suggestion that the City buy up mobile home parks and rehabilitate them.
- 23 parking spaces shown on concept plan is generally not well received, comments that the plan is different than reality. Staff explains that is the reason we have gathered the neighborhood at this point in the process.
- After the concept zone plan was reviewed there was a comment about how City determines how many units fit onsite. Someone asked if we could fit more units onsite. Staff explained that there is a citywide need for studios and one bedroom rental apartments.
- There was a comment that if we pursued this concept plan as shown, aren't there things we could do to limit traffic issues. Perhaps limit the number of people living in the units. It was asked if it can be made clear that students aren't eligible for these units. Staff explained we can't prohibit a student from living in a unit if they meet other income and independent tax status requirements, and that generally students do not seek affordable rental units.
- A property owner from a quarter mile away warned that there will be parking shortages because they provided more spaces than required at his property but there still aren't enough.
- There was a great concern about the number of stories of the proposed buildings – that if the building height was 35' the developer would try to get three stories. Staff responded that three stories at 35' is rarely seen. Attendees wanted assurance that a three story building will not be proposed, staff responded that the developer will be aware of the preference for two stories and will bring the site plan back to the neighborhood for review.
- There were a couple questions about the RFP; Is there a specific population these units need to serve, and does the RFP specifically state that a two story height limit would be enforced on this site. Staff answered that developers respond to the RFP with a special population they intend to serve, if any. Staff answered that a two story limitation at this site was not included in the RFP.
- By an informal vote, attendees decided they want to limit the building to two stories.
- There were several comments made by a neighborhood resident that did not receive a letter of notice for the meeting:
 - These meetings need to be scheduled later than 5 PM sine people are still working.
 - Better notice methods should be put into place (Daily Sun, City website, etc).
 - Is there an opportunity to discuss alternative uses on the parcel given the existing traffic issues in the neighborhood.

Citizen Participation Report

- Increased traffic – due to the construction – contacted city council, PD – the PD says there is insufficient staffing to handle traffic issues
- Concerned about increased crime in the area due to this type of housing.
- Concerned about decreased property values.
- There are federal NEPA and historic preservation requirements that City's Historic Preservation Officer should take seriously
- It is part of the wildlife corridor
- Another question was if the project has an occupancy limit. There is concern about regulating the number of people living in each unit. Staff answered that the building code regulates occupancy but enforcement is very difficult.
- In response to the concern about decreased property values, another attendee stated that, as a real estate agent, he believes what will impact property values more is the mass exodus of people who can't afford to live here – affordable housing is the answer.
- There was another comment from a neighborhood homeowner that his house was his investment and retirement and can't imagine looking out and seeing a two story apartment. He is also concerned about their property values not being as high as other areas in town.
- Another comment that this rezoning sounds like it is a done deal. Staff answered that no, this is a public process and City Council makes the ultimate decision. Another asked if this site is housing or nothing, and are there no other options? Staff answered that this affordable housing project is relatable to Council's goal of increasing affordable housing stock.
- There was more concern that the notification process is inadequate – 4 months and 1 day until (LIHTC) application deadline – solid timeframes requested. Staff explained that the RFP is closed, a developer had just been chosen, and property negotiations will begin next week. Planning & Zoning Commission is likely to hear this rezoning case on November 30 (a Thursday at 4 PM) with Council shortly after. This information will appear on the City's website as soon as dates are confirmed. There was a comment that "fast tracked" projects should do a better job of getting the word out to the public, and that is a long standing problem. Staff suggested getting a spot on the Flagstaff Community Forum where the public can weigh in on this issue
- Another comment: are we sure there can't be development on the south end of the parcel where landscaping is? Staff answered that access easements will remain and the driveway to Safeway will be maintained. No new driveways will be introduced to the site.
- There was a question that if this goes forward, will the developer be required to install a roundabout, traffic light or other methods of traffic control since Linda Vista can be so dangerous. Staff explained that the addition of traffic signals further congest streets and that Linda Vista is a collector street and will always have more traffic than a neighborhood street. In addition, the size of this project doesn't warrant a traffic impact analysis.
- Staff explained the ownership of the apartments is not determined yet, but that there will be a property management company who is required, per the RFP, to keep a long term maintenance fund. There was concern that the finished apartment complex would have similar landscaping to Flagstaff Senior Meadows, that the landscaping at that facility is ugly.
- There was a question about the loss of ponderosa pine trees at the subject site which led to a discussion of the pine trees on McMillan Mesa. Staff explained the resource protection requirement for that area.

Citizen Participation Report

- The last discussion point was about the primary driveway off and onto the property. An attendee had heard the City Engineer discussing driveway standards on the radio and wondered if the driveway would be restricted to a one way turn. Staff clarified the existing full access driveway would remain.

Meeting ended at 6:45 PM.

Written comments submitted at the meeting are copied in the following pages.

Comment Card
Scattered Site Affordable Housing Concept Rezoning – Neighborhood Meeting
October 26, 2017

Thanks for holding a meeting on a topic that can be emotional for some people impacted. Fly staff needs more small projects like this all over town. Parking does need to be plentiful. If height is an issue, why not dig down to lower the profile, that does increase cost. This is a good location for a project like this, It is close to schools, a store, etc.

Contact Information (optional):

Mark Spinti
Name

ismoose@yahoo.com
E-Mail

Comment Card
Scattered Site Affordable Housing Concept Rezoning – Neighborhood Meeting
October 26, 2017

I have concerns of what would happen if this project is not profitable, what will happen, will it be subsidised by taxes, closed, sold?
Also I think there could be an increase in crime if this goes through. Lastly I think it would be better if a new police station or fire station was built here instead, the current stations for both in this area are distant.

Contact Information (optional):

Eric Mandia
Name

eric35001v@aol.com
E-Mail

Comment Card
Scattered Site Affordable Housing Concept Rezoning – Neighborhood Meeting
October 26, 2017

My biggest concern w/ this concept zoning plan is having enough parking for this location. 23 spaces would not allow for each unit to have 2 cars or parking spaces per unit. The second concern is the added traffic that would be added to this intersection.

I am overall in support of affordable housing projects in Flossmoor. But I feel that this location is too small for family housing. My preference would be to keep this location as an open space and not develop on this location!

Contact Information (optional):

Name

Carlos Gabaldon

E-Mail

cgabaldon@gmail.com

Comment Card
Scattered Site Affordable Housing Concept Rezoning – Neighborhood Meeting
October 26, 2017

I Love This plan. I would Support High Density Residential Zoning.

We NEED affordable housing.

I have no concerns about parking or traffic with this ~~is~~ concept.

Contact Information (optional):

Name

MOSES MILAZZO

E-Mail

mosesm@ gmail.com

Comment Card
Scattered Site Affordable Housing Concept Rezoning – Neighborhood Meeting
October 26, 2017

Keep it open space First maybe a Park
Limit Occupancy if it goes Through
Not Enough Parking
Great idea ~~is~~ wrong out conc

Contact Information (optional):

Dennis Rooster
Name

ccauto99@yahoo.
E-Mail

Comment Card
Scattered Site Affordable Housing Concept Rezoning – Neighborhood Meeting
October 26, 2017

Conceptually — yes!

As long as stays in scale.

Thank you

Contact Information (optional):

Susan Greene
Name

susan-greene@earthlink.net
E-Mail

Comment Card
Scattered Site Affordable Housing Concept Rezoning - Neighborhood Meeting
October 26, 2017

I FEEL STRONGLY THAT THE LAND RUNNING PARALLEL TO N. WEST ST/EAST LINDA VISTA DRIVE SHOULD REMAIN AS OPEN LAND - AND NOT DEVELOPED! INADEQUATE PARKING SPACES & INCREASING TRAFFIC IN AN AREA WHERE TRAFFIC IS ALREADY A PROBLEM ARE TWO OF THE MANY REASONS. WITH HIGHER DENSITY LIVING, CRIME INCREASES. BECAUSE SAFETY IS A PRIMARY CONCERN, I FEEL THE FACT THAT IT IS SO PROXIMATE TO COCONINO, THE SECHRIST SCHOOL BUS (PICK UP SPOT) & OTHER SCHOOLS WHO USE THE NORTH WEST ST/EAST LINDA VISTA

Contact Information (optional):

Name

E-Mail

OVER

CORRIDOR AS THEIR MAIN WALKING ROUTE TO THEIR HOMES IT IS NOT IN THE BEST INTEREST OF EITHER THE NEIGHBORHOOD (NOR THE CITY) TO DEVELOP THIS LAND. PLEASE KEEP THIS LAND OPEN!!

In case you think I'm a snob, my granddaughter, her husband and 2 boys live in low income housing off 3rd Street and it backs up to a school. Because of the school, there is beautiful

landscaping wonderful Police Patrol and great supervision. Leaving off West Street and Linda Vista would not be the same as this area. Who would be forced to walk into speeding traffic? Let real with low income housing

Comment Card
Scattered Site Affordable Housing Concept Rezoning - Neighborhood Meeting
October 26, 2017

I have lived in Flagstaff since 1962 coming here because of the university. The first three years were spent house hunting looking for a place, tired, spots close to schools. We purchased our 1/2 acre spot in the Spring of 1965 and hired our contractor. We built our ^{estate} home close to schools, in a great neighborhood, near other university people and we were sage, had backgrounds similar to our neighbors, and our happy with our great neighbors.

Contact Information (optional):

Linda K Brooks
Name

E-Mail

Now the city is trying to spoil our safe quiet neighborhood!! I am disgusted with this current thinking!

Jennifer Mikelson

From: Devonna McLaughlin <devonnam@housingnaz.org>
Sent: Thursday, November 02, 2017 1:40 PM
To: Jennifer Mikelson
Subject: RE: Neighborhood Meeting Notes from 10.26.17

Hi Jennifer,

Thanks for sending out the meeting notes and for providing an additional opportunity for public comment. I was present at the community meeting re: the proposed rezoning of the City land located at 3100 N. West St, but had to leave early.

I appreciate the opportunity to weigh in on the proposed rezoning of the City property, located at 3100 West St. from Public Facility to Medium Density Residential. Our city is in dire need of affordable housing. Every affordable housing property and program in town has waiting lists with hundreds of families who are seeking decent, affordable housing. This property would be ideal for affordable housing development as it is close to a grocery store, schools, public transportation, banking, etc. The proposed medium density residential use is in keeping with the surrounding neighborhood. There is significant open space and park amenities nearby so the development of this property will not negatively impact neighbor's access to open space. Because affordable housing is such a huge community need, I urge Council and the City to move forward with the re-zoning of this property to create affordable housing.

Devonna McLaughlin | Executive Director
Housing Solutions of Northern Arizona
1000 Thomas Street, Suite 400, Flagstaff, AZ 86001 | 928.745.6100 | devonnam@housingnaz.org
www.housingnaz.org | Facebook | Website | Twitter | Instagram



From: Jennifer Mikelson [mailto:JMikelson@flagstaffaz.gov]
Sent: Thursday, November 02, 2017 11:45 AM
To: Jennifer Mikelson
Subject: Neighborhood Meeting Notes from 10.26.17

Hello,
I have attached for your review a report of the neighborhood meeting held for the concept rezoning of the City parcel located at 3100 N West Street. Please let me know if the meeting notes do not capture the content of the meeting, or if I can answer any other questions. All written comments received at the neighborhood meeting as well as emails sent to City staff will be included as part of a packet to the Planning & Zoning Commission and City Council. If you would like to provide an additional written comment to be included in the public hearing staff reports, you can send them to me up until Friday, November 17. 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

From: Tiffany Antol
Sent: Monday, October 30, 2017 4:49 PM
To: Jennifer Mikelson; Justyna Costa; Sarah Darr
Subject: FW: Comments on Proposal Re; Project 2017.16

Tiffany Antol, AICP

Planning Development Manager
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: bcgreco@gmail.com [mailto:bcgreco@gmail.com]
Sent: Thursday, October 26, 2017 8:00 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Comments on Proposal Re; Project 2017.16

Ms Antol:

Thank you for providing your contact information at tonight's public meeting so I feel that I have an adequate opportunity to provide some comments on the housing proposal on North West Street (Project 2017.16).

As I stated in the meeting, the City of flagstaff has failed to adequately notify & provide adequate information to the public, to date, on this project proposal. One sign posted on the parcel (that required stopping in an unsafe area in a driving lane, to read) and mailing to residents within 1000' feet may have met the "requirement" of public notification, but shame on the city; you must do better! At least communicate to us thru the city website.

My comments are coming from one who has participated in many different planning processes regarding lands in the City of Flagstaff, since late 1970's. Let me sum up my input by referencing a portion of the Flagstaff Open Spaces Management Plan, one of which I gave substantial input to:

"The Regional Plan reiterates the idea that the preservation of open space enhances a community's quality of life. Building on that, the plan explores how open spaces function as recreational sites, as buffers between neighborhoods, as corridors for trails and for wildlife, and many other uses.

In May of 2004, voters approved a bond question that enables the city to expand the Flagstaff Urban Trails System and to acquire neighborhood open space. The citizens' support of Question 302 allocated \$7.6 million to be used for the following purpose. The acquisition of up to approximately 550 acres of open space lands in and around the City's neighborhoods consisting of wildlife habitat, geological features, riparian and scenic areas, and buffers spread throughout the City and for the connection of neighborhoods, parks, schools, employment, shopping and other areas with approximately 50 miles of the Flagstaff Urban Trails System.

Prior to May 2004, the city had designated for open space 260 acres of city-owned land on McMillan Mesa. A third bond question sought to raise \$10 million to purchase an adjacent 110 acres for open space. The question narrowly failed at the polls. The planning documents, the formation of the Open Spaces Commission, and the voters' approval of bond questions provide abundant evidence that the community values open space and wants to protect it." That's over \$13

million dollars invested to increase and retain quality areas such as this parcel. To re-zone it residential is to defy the initial vision and intent of what we worked for as a community for the last two decades.

Parcels like this one exemplify the intent and vision of providing buffers, filters and connectivity between residential and forested-open spaces that provide the 'quality of place' that we are losing so much of in Flagstaff. This area provides significant opportunity for pedestrian access from residential to commercial areas. Why not increase that experience by maintaining it as open space or a neighborhood park, of which does not exist in this area? I request that this option be evaluated and documentation of the evaluation be provided to the public.

In the spirit of clarity & brevity, I'll add the additional input:

- The parcel currently provides connectivity to key wildlife habitat, as a minimum, that I have observed in the immediate area (Mule deer, squirrels, foxes, coyotes, rodents & birds)
- Building on this parcel will not achieve "Resource Retention" as stated by City Staff at the meeting, to be a very high priority for all parcel assessments.
- Parking on site, traffic ingress/egress, safety are concerns that need addressing
- Please evaluate alternate uses, including leaving the parcel as open space or a public-neighborhood park prior to submitting recommendations for rezoning and development.

I request to be added to any mailing list to receive notifications of future opportunities to comment and any meetings associated with this project proposal.

Thank you,
Bruce Greco
bcgreco@gmail.com

Sent from Mail for Windows 10

Jennifer Mikelson

From: Jennifer Mikelson
Sent: Monday, October 30, 2017 2:57 PM
To: 'Adrienne Wasserman'
Subject: RE: 3050 N. West St. Concept Rezoning

These affordable units are intended for low income individuals and families **earning 30-60% of the area median income**. The residents would all need some form of income to qualify. As of now we aren't focusing on veterans or seniors, however, the developers will weigh in on who they are designing the units for, since they will ultimately be the property managers. To give you an idea of the income limits for these units, a family of four in Flagstaff would need to earn less than \$37,680 annually. A single individual would need to earn \$26,400 or less to qualify to rent there.

We like the West Street location for specifically the reasons you mentioned, and we do hope that it encourages some households to bring fewer cars. The comments we've received at two public meetings so far are the opposite of your thoughts; there is fear that the parking provided is not nearly enough and we should have more. The parking spaces shown on the concept plan is the number that is required by the zoning code. Your comments on parking would be a welcome challenge to the perception that all residential projects in this town aren't adequately parked!

Thank you and let me know if you have any other comments ahead of the public hearings.
Jennifer



Jennifer Mikelson
Housing Analyst | City of Flagstaff | 928.213.2744

From: Adrienne Wasserman [mailto:wassermanadrienne@gmail.com]
Sent: Sunday, October 29, 2017 11:25 AM
To: Jennifer Mikelson <JMikelson@flagstaffaz.gov>
Subject: Re: 3050 N. West St. Concept Rezoning

Dear Ms. Mikelson:

Thank you for your prompt, courteous and detailed message. I do have an inquiry: what income level will the tenants have to be to qualify for what I assume is subsidized rent? Is this designed to help unemployed people in Flagstaff, low income working poor families, seniors, veterans?

Larry and I are conscious enough of the need for affordable housing to reserve judgement until we know more. My first thought was that placement right next to a supermarket was a good idea for those who no longer drive, or don't have reliable transportation, but now I see parking places enough for every family. I will point out that a bus stop is right at the end of the Safeway shopping center; if we're talking about the very real need to have transportation to work, do you really need to have parking places enough for every adult in the complex?

Thank you again,

Sincerely,

Adrienne and Larry Wasserman

On Thu, Oct 26, 2017 at 12:54 PM, Jennifer Mikelson <JMikelson@flagstaffaz.gov> wrote:

Hi Adrienne-

Good speaking with you this morning and thank you for your interest in this project. I've attached a concept plan of what we intend to see built on the site. The concept plan includes information like the number of residential units and parking spaces required. The architectural elevations will come later this winter, and the developer will lead those neighborhood meetings. The next mailing you receive from the City will announce the public hearing schedule for the Planning & Zoning Commission and City Council. You will be able to make a formal public comment at these hearings if you chose. Please let me know if there is anything about the project you want more information about and I'll be happy to get back to you. Have a great day!

-Jennifer



Jennifer Mikelson

Housing Analyst | City of Flagstaff | [928.213.2744](tel:928.213.2744)

Jennifer Mikelson

From: Tad Moore <tadrealstate@gmail.com>
Sent: Friday, October 27, 2017 5:05 PM
To: Jennifer Mikelson
Subject: Re: More affordable housing info

Sounds good! Thanks!



Tad Moore / Realtor, e-Pro
tadrealstate@gmail.com / 928.607.4113

RE/MAX Peak Properties
928.214.7325
717 W. Riordan Road Flagstaff, AZ 86001
www.tadmoorerealestate.com



On Oct 27, 2017, at 4:44 PM, Jennifer Mikelson <JMikelson@flagstaffaz.gov> wrote:

Thanks for your support! I will keep you in mind for certain outreach but the only thing I can think of off-hand is to have you show up for the Commission and Council meetings with a public statement in favor of the affordable rentals. I'll be in touch with you as I talk with our team about outreach going forward.

From: Tad Moore [<mailto:tadrealstate@gmail.com>]
Sent: Friday, October 27, 2017 1:30 PM
To: Jennifer Mikelson <JMikelson@flagstaffaz.gov>
Subject: Re: More affordable housing info

Thank you so much Jennifer! This issue is something I'm pretty passionate about. What other ways can I get involved and help?

Thanks!
Tad

Tad Moore / Realtor, e-Pro
tadrealstate@gmail.com / 928.607.4113

RE/MAX Peak Properties
928.214.7325
717 W. Riordan Road Flagstaff, AZ 86001
www.tadmoorerealestate.com

On Oct 27, 2017, at 11:32 AM, Jennifer Mikelson <JMikelson@flagstaffaz.gov> wrote:

Hi Tad-

Thank you for coming last night and sharing your professional opinions about property values. At public meetings like these it's always so helpful to have a voice in support of affordable rentals. Sarah Darr asked me to forward you some basic information we put

out this summer regarding the Scattered Site Affordable Housing project. This PDF includes the "Schultz" parcel which was eventually traded by City Council at a July Council meeting for the Sawmill property at the corner of Lone Tree and Butler. If there's something that's confusing let me know and I'll help explain or send other info – it's been a winding path just getting to these rezoning cases!

Have a great weekend,
Jennifer

<image001.jpg>

Jennifer Mikelson

Housing Analyst | City of Flagstaff | 928.213.2744

<Fact Sheet 06192017 with drawings.pdf>

Jennifer Mikelson

From: Norm Wallen <normwallenflg@gmail.com>
Sent: Friday, October 27, 2017 11:26 AM
To: Jennifer Mikelson
Subject: Re: Locations of LIHTC properties

Thanks, Norm

On Fri, Oct 27, 2017 at 11:18 AM, Jennifer Mikelson <JMikelson@flagstaffaz.gov> wrote:

Hi Norm-

Thank you for attending our first outreach effort in this concept rezoning application process. Tiffany says you'd like a list of the low income housing tax credit (LIHTC) properties in town. I've attached an informational flyer we have available at our Housing office for those in search of affordable rentals. On the second page you'll find the names and addresses of all the LIHTC properties. Let me know if any questions come up in the coming weeks and I'll be happy to help!

Have a great weekend,

Jennifer



Jennifer Mikelson

Housing Analyst | City of Flagstaff | [928.213.2744](tel:928.213.2744)

Jennifer Mikelson

From: Tiffany Antol
Sent: Friday, October 27, 2017 11:10 AM
To: Jennifer Mikelson
Subject: FW: Thank you -- Affordable Housing Concept Zoning Mtg

Follow Up Flag: Follow up
Flag Status: Flagged

Tiffany Antol, AICP

Planning Development Manager
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Mo Ses [mailto:mosespm@gmail.com]
Sent: Friday, October 27, 2017 10:19 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>; Sarah Darr <sdarr@flagstaffaz.gov>
Subject: Thank you -- Affordable Housing Concept Zoning Mtg

Hello!

I wanted to thank you, again, for holding the affordable housing neighborhood meeting last night.

I am in complete support of this initiative and others like it across the city.

As an individual employer who brings in approximately 0.02% of the city's economy through federal grants, I find it incredibly difficult to hire and retain talented and skilled employees (software developers, geologists, and everybody in between) who can afford to live in the city. I often lose potential employees to more attractive salaries in places like Silicon Valley, Denver, Seattle, Tucson, Phoenix, and other areas with high tech reputations. If I could hire more people, I could probably double or triple the amount of money I bring in (in federal dollars) to the Flagstaff Community.

As a community member who has spent more than 30 years—and who plans to live quite a bit longer in the area, I am also concerned about the long-term viability of a city whose main employment is through the service industry, which cannot pay enough for people to work one job and afford rent or home ownership. This is not sustainable.

I would like to contribute to these initiatives in any way possible, so if there's something I can do to help, please let me know.

Thanks again!

--Moses Milazzo
928 266 6189
mosespm@gmail.com

Jennifer Mikelson

From: Jennifer Mikelson
Sent: Tuesday, November 07, 2017 8:47 AM
To: 'Jennifer Spinti'
Subject: RE: Comments on affordable housing project located at 3100 N West Street

Ms. Spinti-

Thank you very much for your comments on this rezoning case. I'm glad someone was able to forward you the meeting summary so you can weigh in on the matter. If you have other questions or would like to be added to the notifications mailing list let me know. Your comment will be included in the packets to the Planning & Zoning Commission and City Council.

Have a great day,
Jennifer

Jennifer Mikelson
Housing Analyst | City of Flagstaff | 928.213.2744

-----Original Message-----

From: Jennifer Spinti [mailto:jennifer.spinti@gmail.com]
Sent: Monday, November 06, 2017 10:55 PM
To: Jennifer Mikelson <JMikelson@flagstaffaz.gov>
Subject: Comments on affordable housing project located at 3100 N West Street

Dear Jennifer,

Your email summarizing the public input from the October 26, 2017, meeting relating to the proposed affordable housing project at 3100 N West St was forwarded to me. I would like to have my comments included in the public record. I live a few blocks from the proposed site (above Linda Vista) and ride my bike by the site almost daily. I think this site is a great location for this type of project. Right now it is a small, isolated parcel of "open space" that seems to collect only trash and transients, not wildlife. I know because my family and I have picked up trash on this parcel many times. Its location along a busy street next to a shopping center means that are limited uses for this parcel. Affordable housing seems like a perfect fit because it is close to shopping, to downtown, to schools, and to the city bus system. I am unclear why people are concerned about traffic impacts. I anticipate that most occupants exiting the property would be heading south on West Street toward Cedar and thus away from the congestion on Linda Vista. Also, recent congestion on Linda Vista is a direct result of the road construction on Lockett, so the traffic load should decrease once Lockett is reopened. As for the removal of trees, there is considerably more tree removal going on in the forest at the base of Mt. Elden than any tree removal due to building construction.

Sincerely,

Jennifer Spinti
2130 E. Skyline Dr.
Flagstaff, AZ 86004

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.

Kaspar Gantenbein
1919 E Linda Vista Drive
Flagstaff AZ 86004
Tel: 928-774-1559
e-mail: kasparg@aol.com

Flagstaff 11-17-2017

Flagstaff City Council
and
Flagstaff Planning and Zoning Commission.

Re: Re-zoning request for property at 3050N West Street.

Ladies and Gentlemen:

Before presenting my case let me give you a short description of myself, my education and my business experience. I was born in Switzerland where I studied architecture and city planning at one of Europe's top universities. In 1957 I joined the staff of one of the largest US developers in Phoenix AZ and worked there for 3 years. In 1960 I moved to Flagstaff and started my own business as a General Contractor, Developer and Real Estate Broker. During the period of 1961 to 1995 I developed multiple commercial projects in Arizona and New Mexico a couple of dozens of residential subdivisions. I stopped doing local projects in 1995 when the City started pushing development types (cottage housing) which in my opinion would not work in our area. Time has proven me right.

The reason I decided to get involved with this re-zoning request is as follows:
I live approx a quarter mile away from the property being re-zoned and some of my companies also own several commercial and residential properties within the same distance. Let me tell you why I think this re-zoning should be denied.

1. This request is a flagrant case of spot zoning. It is against all principles of proper zoning and in this case seems to have heavy political reasons. It could face legal challenges.
2. The parcel in question is at the west entrance of several subdivisions nestled at the foot of Mount Eden and should be preserved in its present forested condition.
3. I understand that the City is under time pressure to receive funds for low income housing. If this is the case why not use these funds to add more units to the already existing and properly zoned project at Izabel Street, situated approx 1/4mile south of the West street site. It is important to have on-site management in this type of projects. The Izabel street project already has this. Having on-site management on a small project like the West Street project would not be feasible.
4. Fifty-five years of experience in developing properties make me disagree with 2 comments made by city staff during the 10-26-17 meeting.
 - a) Owning similar rental projects in this area has shown us that the number of parking spaces according to City code is not meeting actual demand and eventually leads to problems.
 - b) I disagree with the statement that the value of homes in subdivisions adjoining affordable housing projects will not decrease.

I hope you will be able to overlook political issues and make your decision according to good zoning principles.

Sincerely,


Kaspar Gantenbein

Alexandra Pucciarelli

From: Kathy Jenkins <jenkins4flag@gmail.com>
Sent: Wednesday, November 29, 2017 4:09 PM
To: Alexandra Pucciarelli
Subject: Re: FW: West Street rezoning

Hi Alexandra,

Thank you for sending the information on the West Street rezoning proposal. I also received information from Jennifer which was very helpful. I'm requesting that you pass this e-mail along to the P&Z Commission for their public hearing on November 30th. I was with the City of Flagstaff Planning Department for approximately 26 years before retiring a few years back. So here are my questions for staff and the commission regarding the affordable housing proposal.

1. When the office complex to the east of the subject property was approved and constructed, the City required access be taken from the Cedar Shopping Center and not through the City owned property. The zoning and corresponding land use designation for the City property at that time was public land/open space. There was also documentation that the City owned parcel was part of the Buffalo Park annexation after the original Buffalo Park dedication. I would like to know when the City property's current zoning and land use designation was changed. Along with the public notification process, and if the Buffalo Park boundaries were studied or modified.
2. Will on-street parking be permitted along the property frontage? Currently a designated bike lane is adjacent to the sidewalk.
3. I support staff's recommendation for applying resource. protection standards, but would suggest a specific percentage be noted instead of the greatest extent possible.
4. The property will be sold to a private developer, will there be requirements for property maintenance?
5. Has staff, commission or council considered an affordable housing project for the site that would include ownership? Similar to the townhouse units constructed in Sunnyside?
6. I was pleased that the preliminary concept plan placed parking to the rear of the structure and that the existing driveway would be utilized with no additional driveway cuts.
7. There have been some great looking small scale apartment projects built in the past few years and some that have missed the mark. I was pleased to read in the informative staff summary that the developer will conduct a neighborhood meeting when additional site plan information is available. After all the devil is in the details.

Thank you for the opportunity to comment. Please give me a call at 928-6073938.

Sincerely,
Reed Jenkins
1030 E. Appalachian Road
Flagstaff, AZ 86004

On Wed, Nov 29, 2017 at 9:51 AM, Alexandra Pucciarelli <APucciarelli@flagstaffaz.gov> wrote:

Reed-

Attached please find the staff report for the West Street property. Feel free to email me any comments.

Thanks,

Alexandra Pucciarelli

Planning Development Manager

Current Planning Program

211 W. Aspen Avenue

Flagstaff, AZ 86001

Phone: (928) 213-2640

Email: apucciarelli@flagstaffaz.gov

Alaxandra Pucciarelli

From: mikesouris@aol.com
Sent: Wednesday, November 29, 2017 11:50 AM
To: Jennifer Mikelson
Cc: Sarah Darr; Justyna Costa; Alaxandra Pucciarelli
Subject: Re: Public Hearing Schedule

Dear Jennifer,

Please consider this email our formal reply concerning the proposed hi density residential development proposed for the West Street location. Cedar West Capital, owners of the Cedar Safeway Shopping Center, opposes the project as described for the following reasons;

- The easement was designed to accommodate access for delivery trucks to the Cedar Hills Shopping Center and the office project located at 3100 N. West Street. It is not uncommon for delivery vehicles to park along the edges of the easement waiting in the q to park at the rear entrance of Safeway to offload.
- The subject parcel was zoned PLO-E and the owners of Cedar West along with the owners of the adjoining office complex were told it would never be developed.
- Cedar West is responsible for the maintenance and repair of the access and during snow season, snow is pushed to the outer edges of the easement to keep access possible.
- Access to the proposed project should come through curb cuts off of West Street.
- The project as proposed does not provide adequate parking, and Cedar West is concerned that future residents will park on Cedars property.
- Cedar West is concerned about safety issues that could arise due to the development of the subject parcel.

Sincerely,

Mike Souris
Cedar West Capital Investors, LLC.

-----Original Message-----

From: Jennifer Mikelson <JMikelson@flagstaffaz.gov>
To: Jennifer Mikelson <JMikelson@flagstaffaz.gov>
Cc: Sarah Darr <sdarr@flagstaffaz.gov>; Justyna Costa <jcosta@flagstaffaz.gov>; Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>
Sent: Wed, Nov 22, 2017 8:42 am
Subject: Public Hearing Schedule

The public hearing process is underway for the rezoning of two city properties located at 1700 E. 6th Avenue and 3100 N. West Street. The properties are currently zoned Public Facility and the City is proposing to rezone both to Medium Density Residential. Anyone interested in attending will have the opportunity to speak publicly on the matter, or submit a comment card. All written comments received through November 20 have been included in packets for the Commissioners and Council to review ahead of their public hearings.

The successful proposer to the City's Scattered Site Affordable Housing RFP, Brinshore Development, will attend the Planning & Zoning Commission hearing on November 30th to present their ideas to the community and listen to issues raised at the hearing.

Schedule of upcoming public hearings

Meeting	Date	Time	Location
Planning & Zoning Commission	Thursday	4:00 PM	City Council Chambers

	November 30		211 W Aspen Avenue
City Council (1 st public hearing)	Tuesday December 19	6:00 PM	City Council Chambers 211 W Aspen Avenue
City Council (2 nd public hearing)	Tuesday January 2, 2018	6:00 PM	City Council Chambers 211 W Aspen Avenue

Additional Meeting Information

Agendas for each meeting are available on the [Planning & Zoning Commission’s webpage](#) and [City Council’s webpage](#). Meeting information and additional application materials are posted to [Facebook](#) and the City’s [News & Announcements page](#). If you are unable to attend the meetings in person you can watch them [here](#).

You received this email if you signed in at the neighborhood meetings held on October 23rd & 26th, or if you contacted City staff with a comment or question pertaining to the rezoning of City property.



Jennifer Mikelson
Housing Analyst | City of Flagstaff | 928.213.2744