CITY COUNCIL REGULAR MEETING AGENDA

REGULAR COUNCIL MEETING
TUESDAY
JANUARY 18, 2022

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
3:00 P.M.

ATTENTION

IN-PERSON AUDIENCES AT CITY COUNCIL MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

All City Council Meetings are live streamed on the city's website (https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings)

PUBLIC COMMENT

Verbal public comments may be given through a virtual public comment platform.

If you want to provide a verbal comment during the Council Meeting, use the link below to join the virtual public comment room.

VIRTUAL PUBLIC COMMENT WAITING ROOM

Written comments may be submitted to publiccomment@flagstaffaz.gov. All comments submitted via email will be considered written comments and will be documented into the record as such.

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1. CALL TO ORDER

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance through other technological means.

MAYOR DEASY
VICE MAYOR DAGGETT
COUNCILMEMBER ASLAN
COUNCILMEMBER MCCARTHY
COUNCILMEMBER SALAS
COUNCILMEMBER SHIMONI
COUNCILMEMBER SWEET

3. PLEDGE OF ALLEGIANCE, MISSION STATEMENT, AND LAND ACKNOWLEDGEMENT

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

LAND ACKNOWLEDGEMENT

The Flagstaff City Council humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

A. **Consideration and Approval of Minutes**: City Council Regular Meeting of February 18, 2020, Regular Meeting of March 3, 2020, Emergency Meeting of March 16, 2020, Regular Meeting of March 17, 2020, Work Session of March 31, 2020, Regular Meeting of April 7, 2020, Special Meeting of April 10, 2020, Regular Meeting of April 21, 2020, Regular Meeting of May 5, 2020, Special Meeting (Executive Session) of November 2, 2021, Special Meeting (Executive Session) of November 8, 2021, Special Meeting (Executive Session) of November 23, 2021, Special Meeting (Executive Session) of November 30, 2021, Special Meeting (Executive Session) of December 7, 2021, Special Meeting (Executive Session) of December 14, 2021, and Special Meeting (Executive Session) of December 14, 2021.

STAFF RECOMMENDED ACTION:

Approve the minutes of the City Council Regular Meeting of February 18, 2020, Regular Meeting of March 3, 2020, Emergency Meeting of March 16, 2020, Regular Meeting of March 17, 2020, Work Session of March 31, 2020, Regular Meeting of April 7, 2020, Special Meeting of April 10, 2020, Regular Meeting of April 21, 2020, Regular Meeting of May 5, 2020, Special Meeting (Executive Session) of November 2, 2021, Special Meeting (Executive Session) of November 8, 2021, Special Meeting (Executive Session) of November 23, 2021, Special Meeting (Executive Session) of November 30, 2021, Special Meeting (Executive Session) of December 7, 2021, Special Meeting (Executive Session) of December 14, 2021, and Special Meeting (Executive Session) of December 14, 2021.

5. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

6. COVID-19 UPDATES

A. COVID-19 Update

STAFF RECOMMENDED ACTION:

This presentation is for informational purposes only.

7. PROCLAMATIONS AND RECOGNITIONS

A. **Proclamation:** Human Trafficking Prevention Month

8. COUNCIL LIAISON REPORTS

9. LIQUOR LICENSE PUBLIC HEARINGS

A. **Consideration and Action on Liquor License Application:** Craig Allen Bouchard, "The Corner Tavern," 102 E. Route 66, Series 06, Location/Owner Transfer.

STAFF RECOMMENDED ACTION:

Hold the public hearing.

The City Council has the option to:
1) Forward the application to the State with a recommendation for approval;
2) Forward the application to the State with a recommendation for denial based on the testimony received at the public hearing and/or other factors.

10. CONSENT ITEMS

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

A. **Consideration and Approval of Contract:** Approve a contract renewal with Foxglove Landscaping for a one year term in the amount of $80,155 for Flowers and Enhanced Plantings.

STAFF RECOMMENDED ACTION:

Approve the contract renewal with Foxglove Landscaping in the amount of $80,155.00 for Flowers and and Enhanced Plantings for 2022-2023.

B. On-Call Magistrates for the Flagstaff Municipal Court.

STAFF RECOMMENDED ACTION:

Approve the appointments of Honorable Lewis Levin and Honorable Russell Hughes as On-Call Magistrates.

C. **Consideration and Approval of Final Plat:** Case No. PZ-20-000088-02, CDR 276, LLC requests Final Plat approval for Canyon Del Rio Block I located at 3200 E Butler Avenue, a single-family subdivision on 13.34 acres in the Single-family Residential (R1) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the City Council approve the Final Plat and authorize the Mayor to sign both the Final Plat and the City/Subdivider Agreement when notified by staff that all documents are ready for signature and recordation.

D. **Consideration and Approval of Final Plat:** PZ-20-00089-02, CDR 276, LLC requests Final Plat approval for Canyon Del Rio Block G located at 3200 E Butler Avenue, a single-family townhome subdivision on 9.03 acres in the Medium Density Residential (MR) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the City Council approve the Final Plat and authorize the Mayor to sign both the Final Plat and the City/Subdivider Agreement when notified by staff that all documents are ready for signature and recordation.

E. **Consideration and Approval of Contract:** Contract for Professional Services for the Cinder Lake Landfill Sequence D-Phase II Excavation Plan and Landfill Design to Tetra Tech BAS, Inc. for $148,808.00.

STAFF RECOMMENDED ACTION:

1. Approve the Contract for Professional Services with Tetra Tech BAS (Tetra Tech) for design of Cinder Lake Landfill Sequence D Phase II Excavation Plan and Landfill Design in the amount of $148,808.00; and
2. Authorize the City Manager to execute the necessary documents.

F. **Consideration and Approval of Grant Agreement:** Grant Agreement between the City of Flagstaff (COF) and the U.S. Department of Transportation (FAA) for Airport Rescue Grant Program funding for Concession Rent Relief.

STAFF RECOMMENDED ACTION:

Approve the Grant Agreement in the amount of $102,687 for Concession Rent Relief.

11. REGULAR AGENDA

A. **Consideration and Adoption of Resolution No. 2022-02:** A resolution approving Binding Waivers of Enforcement for twenty-two parcels of land located in the City of Flagstaff.

STAFF RECOMMENDED ACTION:

1) Read Resolution No. 2022-02 by title only
2) City Clerk reads Resolution No. 2022-02 by title only (if approved above)
3) Adopt Resolution No. 2022-02

B. **Consideration and Adoption of Ordinance No. 2022-01:** An Ordinance of the City Council of the City of Flagstaff, extending and increasing the corporate limits of the City of Flagstaff pursuant to the provisions of Title 9, Chapter 4, Arizona Revised Statutes, by annexing approximately 10.05 acres of land located at 7000 North Highway 89, which certain land is contiguous to the existing corporate limits of the City of Flagstaff, and establishing city zoning for said land as Highway Commercial (HC) with a Resource Protection Overlay (RPO); providing for severability, authority for clerical corrections, and establishing an effective date. ***(Flagstaff Rehab Campus Annexation: Project Number PZ-20-00164-03).***

STAFF RECOMMENDED ACTION:

At the January 18, 2022 Council Meeting:
1) Read Ordinance No. 2022-01 by title only for the first time
2) City Clerk reads Ordinance No. 2022-01 by title only (if approved above)
At the February 1, 2022 Council Meeting:
3) Read Ordinance No. 2022-01 by title only for the final time
4) City Clerk reads Ordinance No. 2022-01 by title only (if approved above)
5) Adopt Ordinance No. 2022-01

12. PUBLIC HEARING ITEMS

A. **Public Hearing, Consideration, and Adoption of Ordinance No. 2022-02:** An Ordinance of the City Council of the City of Flagstaff, amending the Flagstaff Zoning Map to rezone approximately 1.09 acres of real property generally located at 7000 North Highway 89, a portion of APN 301-50-005G, from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) with a Resource Protection Overlay (RPO) with conditions, providing for severability, authority for clerical corrections, and establishing an effective date. ***(Flagstaff Rehab Campus Concept Zoning Map Amendment: Project Number PZ-20-00164-04).***

STAFF RECOMMENDED ACTION:

At the January 18, 2022 Council Meeting:
1) Hold the Public Hearing
2) Read Ordinance No. 2022-02 by title only for the first time
3) City Clerk reads Ordinance No. 2022-02 by title only (if approved above)
At the February 1, 2022 Council Meeting:
4) Read Ordinance No. 2022-02 by title only for the final time
5) City Clerk reads Ordinance No.2022-02 by title only (if approved above)
6) Adopt Ordinance No. 2022-02

13. DISCUSSION ITEMS

A. **Transformative Transportation Solutions**

STAFF RECOMMENDED ACTION:

This is an informative discussion on transformative transportation solutions.

14. PUBLIC PARTICIPATION

15. INFORMATIONAL ITEMS TO/FROM MAYOR, COUNCIL, AND STAFF, AND FUTURE AGENDA ITEM REQUESTS

16. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2022.

_____
Stacy Saltzburg, MMC, City Clerk

4. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Stacy Saltzburg, City Clerk
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Consideration and Approval of Minutes: City Council Regular Meeting of February 18, 2020, Regular Meeting of March 3, 2020, Emergency Meeting of March 16, 2020, Regular Meeting of March 17, 2020, Work Session of March 31, 2020, Regular Meeting of April 7, 2020, Special Meeting of April 10, 2020, Regular Meeting of April 21, 2020, Regular Meeting of May 5, 2020, Special Meeting (Executive Session) of November 2, 2021, Special Meeting (Executive Session) of November 8, 2021, Special Meeting (Executive Session) of November 23, 2021, Special Meeting (Executive Session) of November 30, 2021, Special Meeting (Executive Session) of December 7, 2021, Special Meeting (Executive Session) of December 14, 2021, and Special Meeting (Executive Session) of December 14, 2021.

STAFF RECOMMENDED ACTION:

Approve the minutes of the City Council Regular Meeting of February 18, 2020, Regular Meeting of March 3, 2020, Emergency Meeting of March 16, 2020, Regular Meeting of March 17, 2020, Work Session of March 31, 2020, Regular Meeting of April 7, 2020, Special Meeting of April 10, 2020, Regular Meeting of April 21, 2020, Regular Meeting of May 5, 2020, Special Meeting (Executive Session) of November 2, 2021, Special Meeting (Executive Session) of November 8, 2021, Special Meeting (Executive Session) of November 23, 2021, Special Meeting (Executive Session) of November 30, 2021, Special Meeting (Executive Session) of December 7, 2021, Special Meeting (Executive Session) of December 14, 2021, and Special Meeting (Executive Session) of December 14, 2021.

Executive Summary:

Minutes of City Council meetings are a requirement of Arizona Revised Statutes and, additionally, provide a method of informing the public of discussions and actions being taken by the City Council.

Financial Impact:

None

Policy Impact:

None

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Effective Governance

Previous Council Decision on This:
None

Attachments:
02.18.2020 CCRM
03.03.2020 CCRM
03.16.2020 CCEM
03.17.2020 CCRM
03.31.2020 CCWS
04.07.2020 CCRM
04.10.2020 CCSM
04.21.2020 CCRM
05.05.2020 CCRM
11.02.2021 CCSMES
11.08.2021 CCSMES
11.23.2021 CCSMES
11.30.2021 CCSMES
12.07.2021 CCSMES
12.14.2021 CCSMES
12.28.2021 CCSMES

CITY COUNCIL REGULAR MEETING
TUESDAY, FEBRUARY 18, 2020
CITY HALL COUNCIL CHAMBERS
211 WEST ASPEN
4:30 P.M.

MINUTES

1. CALL TO ORDER

Mayor Evans called the meeting of the Flagstaff City Council held February 18, 2020, to order at 4:30 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR EVANS	COUNCILMEMBER WHELAN
VICE MAYOR SHIMONI	
COUNCILMEMBER ASLAN	
COUNCILMEMBER MCCARTHY	
COUNCILMEMBER ODEGAARD	
COUNCILMEMBER SALAS	

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

The Council and audience recited the pledge of allegiance and Councilmember Aslan read the Mission Statement of the City of Flagstaff.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

4. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

Sustainability DIrector Nicole Antonopoulos addressed Council to introduce the “I’m Making a Difference” initiative to celebrate community members who are taking action to make a difference in the community.

5. LIQUOR LICENSE PUBLIC HEARINGS

A. Consideration and Action on Liquor License Application: Michael Marquess, "Mother Road Brewing Company," 1300 E. Butler Avenue, Suite 200, Series 07 (beer and wine bar), Owner/Location Transfer.

Mayor Evans opened the public hearing.

Sgt. Collin Seay provided a brief overview of the application.

Councilmember Odegaard asked the applicant where they are ranked in Arizona in terms of the amount of beer produced. Mr. Marquess, on behalf of Mother Road Brewing Company, stated that they are the fourth largest brewer by production.

Councilmember Salas noted that it was Arizona Beer Week and she asked how Mother Road Brewing Company is promoting the entrepreneurship opportunities provided by breweries. Mr. Marquess stated that Mother Road partnered with the Lumberyard to promote the nine breweries in Flagstaff and how Flagstaff is one of the hubs of beer breweries.

There being no public comment Mayor Evans closed the public hearing.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to forward the application to the state with a recommendation of approval.

Vote: 6 - 0 - Unanimously

6. CONSENT ITEMS

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Charlie Odegaard to approve the Consent Agenda as submitted.

Vote: 6 - 0 - Unanimously

A. **Consideration and Approval of Contract:** Consideration of a Contract for Human Resources Advertising Services

1. Approve a contract for Human Resources Advertising Services between the City of Flagstaff and Geo & Associates, Inc. for an amount not to exceed $250,000; and
2. Authorize the City Manager to execute the necessary documents.

7. **ROUTINE ITEMS**

A. **Consideration and Adoption of Ordinance No. 2020-04:** An ordinance of the City Council of the City of Flagstaff, authorizing the City of Flagstaff to enter into the Fifth Amendment to Development Agreement with Nestle Purina Petcare Company; providing for repeal of conflicting ordinances, severability, and establishing an effective date.

THIS ITEM WAS CARRIED OVER TO THE 6:00 P.M. PORTION OF THE AGENDA

B. **Consideration and Adoption of Resolution No. 2020-05:** A resolution of the Flagstaff City Council, authorizing the acquisition of real property interests necessary for the Rio De Flag Flood Control Project, confirming that the project is a public use for the benefit of the residents of the City of Flagstaff; providing for delegation of authority, condemnation authority, prior approval of purchases; and establishing an effective date

Real Estate Manager Charity Lee provided a PowerPoint presentation that covered the following:

ACQUISITION OF REAL PROPERTY INTERESTS RIO DE FLAG FLOOD CONTROL PROJECT
OVERVIEW OF PRESENTATION
BACKGROUND/HISTORY
EXPANDED FINANCIAL CONSIDERATIONS
RESOLUTION NO. 2020-05
RIO DE FLAG FLOOD CONTROL PROJECT MAP
RESOLUTION NO. 2020-05
PROJECT UPDATE AND NEXT STEPS
NAVAJO DRIVE TEMPORARY WORK AREA
LOWER REACH
CLAY AVENUE REACH
UPPER REACH
KEY CONSIDERATIONS

Vice Mayor Shimoni asked if there have been any major hurdles associated with the process. Ms. Lee stated that there have been no hurdles that could not be overcome, and that BNSF is being very responsive.

Councilmember Aslan asked how final the $52 million is in the federal budget. Deputy City Manager Shane Dille stated that there are a number of agencies involved with the project and all proper steps have been taken for the project to move forward. The more the city gets committed and started into the project, the harder it is for that money to be retracted. By getting contracts in place this summer it will add a layer of legality to the allocation of those funds. Staff is moving as aggressively as possible to meet the necessary deadlines.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Regina Salas to read Resolution No. 2020-05 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, AUTHORIZING THE ACQUISITION OF REAL PROPERTY INTERESTS NECESSARY FOR THE RIO DE FLAG FLOOD CONTROL PROJECT, CONFIRMING THAT THE PROJECT IS A PUBLIC USE FOR THE BENEFIT OF THE RESIDENTS OF THE CITY OF FLAGSTAFF; PROVIDING FOR DELEGATION OF AUTHORITY, CONDEMNATION AUTHORITY, PRIOR APPROVAL OF PURCHASES; AND ESTABLISHING AN EFFECTIVE DATE

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Austin Aslan to adopt Resolution No. 2020-05.

Councilmember Salas expressed gratitude for the work that has gone into making the project happen. She requested that information continue to be provided on the dedicated Rio de Flag webpage.

Vote: 6 - 0 - Unanimously

RECESS

The 4:30 p.m. portion of the February 18, 2020, Regular Council Meeting recessed at 4:58 p.m.

6:00 P.M. MEETING

RECONVENE

Mayor Evans reconvened the Regular Meeting of February 18, 2020, at 6:00 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

8. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR EVANS	COUNCILMEMBER WHELAN
VICE MAYOR SHIMONI	
COUNCILMEMBER ASLAN	
COUNCILMEMBER MCCARTHY	
COUNCILMEMBER ODEGAARD	
COUNCILMEMBER SALAS	

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

9. PLEDGE OF ALLEGIANCE

The Council and audience recited the pledge of allegiance.

10. PUBLIC PARTICIPATION

Noah Davidson addressed Council in opposition to Representative Thorpe's bill to prohibit students from voting in local elections.

Ann Heitland, on behalf of the Coconino County Democratic Party, addressed Council with concerns about the two-hour parking restrictions on Verde and Elden streets.

Roabie Johnson addressed Council about the Thorpe Park land designations and requested that the old public works property be reverted to a park.

Charlie Silver addressed Council about the old public works yard property and requested that the land be maintained as a park.

Galilea Flores addressed Council to voice opposition to HB2461 that would limit students right to vote locally.

Arizona Yhiha addressed Council on behalf of Up with People asking the community to consider hosting international students during their time in Flagstaff.

Written comment cards in opposition of HB2461 were submitted by the following individuals:

- Gabe Morrow
- Kai Beattie
- Melissa Berry
- Lindsey Greenwood

11. CARRY OVER ITEMS FROM THE 4:30 P.M. AGENDA

A. Consideration and Adoption of Ordinance No. 2020-04: An ordinance of the City Council of the City of Flagstaff, authorizing the City of Flagstaff to enter into the Fifth Amendment to Development Agreement with Nestle Purina Petcare Company; providing for repeal of conflicting ordinances, severability, and establishing an effective date.

Business Retention and Expansion Manager John Saltonstall stated that the Development Agreement was amended in 2016 to facilitate an odor mitigation project, which would result in a 50% reduction of modeled ground level odor at the fence line of the Nestle-Purina property, via two Phases. Phase 1 has been completed and achieved a 44% odor reduction, exceeding the originally planned 37.5%; however, Phase 1 went over Nestle-Purina's estimated budget by $870,000. Nestle-Purina has determined that the cost of Phase 2, as described in the Development Agreement, is prohibitive. They has the option of returning $400,000 in property tax savings without any obligation to complete Phase 2. However, Nestle-Purina remains committed to achieving the original goal of at least 50% odor reduction and has proposed a new Phase 2 at a lower cost, which is anticipated to accomplish the 50% reduction originally intended.

Paul Deasy addressed Council urging them to not approve the amendment because it reduces their original obligations. Purina should fulfill their original agreement or pay the $400,000 back to the city.

Written comment cards in opposition to the amendment were submitted by the following

individuals:

- William Wilson
- Marcia Burns

Vice Mayor Shimoni asked how the 50% reduction is calculated. Mr. Saltonstall explained that Purina contacts with the engineering firm Brown and Caldwell who took a sample of the air coming from the stacks and ran an initial analysis before any work began. They then determined the best way to address the issue and they would come back and do the exact same process after each phase. They returned in December 2017 after Phase 1 was complete and found that there was a 44% reduction. It is important to note that all tests were run on the heaviest production days.

Mr. Saltonstall further explained that Nestle Purina is very aware of the concerns of the community, and they are very interested in being a good partner. They are in compliance with all air quality standards, and they want to meet the obligations of the fourth amendment which is why the current amendment is before Council.

Councilmember Salas stated that the goal of the fourth amendment was to achieve a 50% odor reduction. The reason Council is considering the amendment is for Purina to continue their pursuit of the promised goal of a minimum of 50% odor reduction. This is only a modification of how to get to that goal.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Regina Salas to read Ordinance No. 2020-04 by title only for the final time.

Vote: 6 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AUTHORIZING THE CITY OF FLAGSTAFF TO ENTER INTO A FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT WITH NESTLE PURINA PETCARE COMPANY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Regina Salas to adopt Ordinance No. 2020-04.

Vote: 6 - 0 - Unanimously

12. PUBLIC HEARING ITEMS

A. **Public Hearing:** On Land Use Assumptions and Infrastructure Improvement Plan in support of updated Public Safety Development (Impact Fees).

Mayor Evans opened the public hearing.

Planning Director Tiffany Antol provided a PowerPoint presentation that covered the following:

DRAFT LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENTS PLAN
OVERVIEW OF THE ADOPTION PROCESS
ELIGIBLE COSTS
DEMAND FACTORS – RESIDENTIAL
DEMAND FACTORS – NONRESIDENTIAL
LAND USE ASSUMPTIONS

PROPOSED FIRE FEES
PROPOSED POLICE FEES
FEE COMPARISON
ADOPTION TIMELINE

Councilmember McCarthy expressed support for Option 1 by bedroom instead of by unit. Councilmember Odegaard agreed.

Vice Mayor Shimoni stated that he was open to Option 1 and asked if there was a way for there to be a phased approach to the increase in fees. Ms. Antol explained that if there was a phased approach, the city would have to pay the difference each year until full roll out. The fee has to be proportionate to each and every home.

MacKenzie Brower addressed Council with concerns about the cost of housing and the impact it has on students.

Mayor Evans stated that it is important to consider the level of service. If the desire is to maintain the current level of service, current response times, and number of officers and fire personnel, then the city is going to need additional things. There will need to be a consideration of whether levels of service will be maintained or lowered with growth.

There being no further comments, Mayor Evans closed the public hearing.

13. DISCUSSION ITEMS

A. Case No. PZ-19-00187: Lake Mary Road and I-17 Zoning Code Text Amendment

Zoning Code Administrator Dan Symer provided a PowerPoint presentation that covered the following:

APPLICANTS REQUEST TO AMEND THE ZONING CODE
LOCATION
DESCRIPTION OF THE RURAL AND URBAN FLOODPLAINS
GENERAL LOCATION OF HISTORIC AND MODIFIED FLOWS
SITE MAP
AREA OF CHANGE FROM RURAL FLOODPLAIN TO URBAN FLOODPLAIN
ZONING CODE TEXT AMENDMENT FINDINGS

Councilmember McCarthy stated that when he went and looked at the area, he observed that it was definitely not a channelized wash. He takes issue with calling it a channelized wash because it looks more natural he wondered if it is appropriate to make the change. Floodplain Manager Jim Janacek indicated that it is not a typical channelized wash but there is a man-made redirection of water to divert a historical natural watercourse to accommodate development on the northeast side of Lake Mary Road.

Councilmember McCarthy asked how the change in zoning would impact development in the area. Mr. Janacek indicated that any development would still have to adhere to FEMA's rules related to flood areas. One potential implication is the community rating system. The change could impact that rating, not significantly, but it is a potential outcome. The channel was developed in the 1950s to divert water away from the Bow and Arrow neighborhood.

Mayor Evans indicated that the situation was an attempt to address one area's issues but inadvertently created other issues. She asked if this type of situation could happen again. Mr. Janacek stated that with the regulations currently in place this type of situation would not

be able to occur.

Councilmember McCarthy stated that if it was left as a rural floodplain it would have to stay the way that it is, if it is changed to an urban floodplain then a concrete channel could be put in and the land could be used for development. Mr. Symer offered that rural floodplains have to stay in their natural states and urban floodplains have to adhere to all the FEMA regulations. Mr. Janacek added that the channels are protected by the Clean Water Act and all environmental impacts have to be addressed before any channels can be destroyed. Turning a natural channel into a concrete channel would require approval by the Army Corp of Engineers.

Councilmember Aslan stated that he does not think a change is currently warranted. It is not primary or prime land and he is leaning towards not changing the zoning for the time being. Mr. Symer clarified that it is not a change in zoning but rather a change in the floodplain map designation.

Rick Shuller, with Woodson Engineering, addressed Council stating that they believe that the area was erroneously designated as rural when it should have been designated as urban. The change in the map designation does not mean that the area will be replaced with a concrete channel, it could be an earthen channel. Currently there is no way to cross the area except for a dirt access road which does not seem consistent with the zoning on the land.

Vice Mayor Shimoni expressed concern with how the land could be developed should the amendment be granted.

Mayor Evans stated that she is comfortable moving forward with the text amendment.

Councilmember Odegaard asked if the Planning and Zoning Commission reviewed the application. Mr. Symer stated that the Planning and Zoning Commission considered the application and voted unanimously to recommend approval.

B. Discussion on the Wastewater Biosolids Master Plan prepared by Carollo Engineers

Water Services Engineer Ryan Roberts introduced Russ Wachter and Brian Bernard from Carollo Engineers who provided a PowerPoint presentation that covered the following:

BIOSOLIDS MASTER PLAN
TODAY'S AGENDA
PROJECT BACKGROUND AND GOALS
GENERAL APPROACH FOR FLAGSTAFF
THREE MAIN EVALUATIONS COMPLETED IN THIS MASTER PLAN WERE USED IN THE DEVELOPMENT OF THE CIP
PRIORITIZATION OF MAJOR CAPITAL IMPROVEMENT NEEDS
CONDITION ASSESSMENT OF EXISTING FACILITIES
RIO DE FLAG WATER RECLAMATION PLANT -CONDITION ASSESSMENT
RIO DE FLAG WRP – CONDITION ASSESSMENT SUMMARY
WILDCAT HILL WATER RECLAMATION PLAN – CONDITION ASSESSMENT
WILDCAT HILL WRP – CONDITION ASSESSMENT SUMMARY
BIOSOLIDS MANAGEMENT STRATEGIES FOR THE WILDCAT HILL WRP
EXISTING BIOSOLIDS MANAGEMENT DISPOSAL STRATEGY
A BIOSOLIDS MANAGEMENT STRATEGY CONSISTS OF TWO MAIN COMPONENTS – END USE/DISPOSAL METHODS AND SOLIDS TREATMENT PROCESSES
WHAT ARE THE POTENTIAL MARKETS THAT EXIST FOR THE WHWRP BIOSOLIDS?
SOLIDS TREATMENT PROCESSES WERE SELECTED FOR THE WILDCAT HILL WRP BASED ON THE PREFERRED BIOSOLIDS END USE/DISPOSAL OPTIONS

RECOMMENDED NEAR-TERM BIOSOLIDS MANAGEMENT STRATEGY
SOLIDS TREATMENT PROCESSES - BIOSOLIDS NEED #1 – DIGESTER CAPACITY EXPANSION AT WILDCAT HILL WRP
RECOMMENDED LONG-TERM BIOSOLIDS MANAGEMENT STRATEGY
SOLIDS TREATMENT PROCESSES - BIOSOLIDS NEED #2 – ADD MECHANICAL DEWATERING AT WILDCAT HILL WRP
SOLIDS TREATMENT PROCESSES - BIOSOLIDS NEED #3 – SOLAR DRYING AT WILDCAT HILL
LIQUIDS CAPACITY NEEDS AT WHWRP AND RDFWRP
LIQUIDS CAPACITY – EVALUATION
LIQUIDS CAPACITY – CURRENT OPERATION
LIQUIDS CAPACITY – FLOW DIVERSION OPTION 1
LIQUIDS CAPACITY – FLOW DIVERSION OPTION 2
LIQUIDS CAPACITY – SUMMARY AND RECOMMENDATIONS
SUMMARY AND CAPITAL IMPROVEMENT PLAN RECOMMENDATIONS
SUMMARY
PRIORITIZATION OF MAJOR CAPITAL IMPROVEMENT NEEDS

Vice Mayor Shimoni stated that he is happy to see that there are plans to take the waste and use it for something useful. He asked if there had been any testing to determine any contamination of the land. Mr. Wachter explained that there has been no testing at this point. There is a lot of ongoing dialogue about future potential chemicals but today, the disposal of the solids meet all regulations and requirements. Water Services Director Brad Hill added that testing for unregulated compounds has not been done because they are unregulated and there is no standard for measurement of levels. The City maintains all compliance with state and federal regulations.

Vice Mayor Shimoni stated that ASU had done some testing but the results have not been obtained. He asked if those could be requested and provided to Council.

14. COUNCIL LIAISON REPORTS

Councilmember Odegaard reported that the Audit Committee met last week to review the recent audit results. There were no concerns noted in the audit which is a great thing for the City and speaks to the quality of processes and staff.

Vice Mayor Shimoni reported that the CJCC committee group is leaving tomorrow for Clearwater, Florida to tour a safe harbor facility.

Councilmember Salas reported that she attended the Parks and Recreation Commission and Airport Commission meetings last week. She indicated that both are involved in reviewing budget recommendations.

Councilmember McCarthy reported that Erika Mazza is leaving Mountain Line and that the Board has been meeting to determine the appointment of an Interim CEO.

Mayor Evans reported that she and Councilmember Odegaard attended the Inclusive and Adaptive Living Commission’s 2019 community recognition where 11 recognitions were handed out to members of the community. It was a great event.

15. FUTURE AGENDA ITEM REQUESTS

After discussion and upon agreement by three members of the Council, an item will be moved to a regularly-scheduled Council meeting.

A. **Future Agenda Item Request (F.A.I.R.)** A Citizens' Petition requesting that the Council "formally declare 2020 the year of the mother in Flagstaff, Arizona to help promote and push conversations to take motherhood seriously to challenge local employers to find ways to better support mothers and get real about maternal mental health."

Vice Mayor Shimoni and Mayor Evans voiced their opposition to the petition as submitted. Three members of Council were supportive of moving it forward to a future agenda.

B. **Future Agenda Item Request (F.A.I.R.)** A request by Councilmember Aslan to have a discussion about strategies that would recognize the true cost of carbon associated with transportation in Flagstaff and looking at options to offset that true cost in some fashion.

Councilmember Aslan stated that a conversation around carbon offsets is something that should be done especially in light of the Climate Emergency Declaration.

Three members of Council were supportive of moving it forward to a future agenda.

16. CITY MANAGER REPORT

A. City Manager Report

Mr. Clifton briefly reviewed his report.

B. Review of Outcomes from the December 5, 2019 Retreat

Mr. Clifton reported that there were five takeaways from the retreat that speak to outcomes that were fairly agreed to.He reviewed the outcomes to make sure staff and Council are moving in the right direction.

Council expressed gratitude for the retreat and were supportive of the outcomes and direction thus far.

17. INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, FUTURE AGENDA ITEM REQUESTS

Councilmember Salas reported that she met with the Industrial Commission and discussed strengthening their presence in Northern Arizona through consultation with businesses and non-profits. She will continue to connect with them and offer assistance as needed.

Councilmember Odegaard expressed frustration at missing some recent meetings related to the Flood Control District and the Fourth Street Bridge.

Councilmember McCarthy noted that he will be reaching out to the City Manager and Community Investment Director David McIntire to discuss the public comment made about two-hour parking. He also asked about Ordinance 425 that was never recorded and

asked if it could be recorded now. Mr. Solomon explained that the topic would require an Executive Session.

Mayor Evans stated that she is supportive of the Council sending a letter in opposition to HB2461. She also requested a joint meeting with the City Council and Coconino County Flood Control District Board. Mr. Clifton explained that a request was forwarded to the Council which they politely declined.

18. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held February 18, 2020, adjourned at 8:24 p.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFICATION

I, STACY SALTZBURG, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Flagstaff held on February 18, 2020. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 18th day of January, 2022.

_____
CITY CLERK

CITY COUNCIL REGULAR MEETING
TUESDAY, MARCH 3, 2020
CITY HALL COUNCIL CHAMBERS
211 WEST ASPEN
4:30 P.M.

MINUTES

1. CALL TO ORDER

Mayor Evans called the meeting of the Flagstaff City Council held March 3, 2020, to order at 4:30 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR EVANS
VICE MAYOR SHIMONI
COUNCILMEMBER ASLAN
COUNCILMEMBER MCCARTHY
COUNCILMEMBER ODEGAARD
COUNCILMEMBER SALAS
COUNCILMEMBER WHELAN

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

The Council and audience recited the pledge of allegiance and Mr. Clifton read the Mission Statement of the City of Flagstaff.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

Mayor called for a moment of silence for the victims of child abuse and neglect and to recognize the child who lost his life recently in Flagstaff.

4. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

Public Affairs Director Jessica Drum introduced Rose Toehe, the new Coordinator of Indigenous Initiatives. Ms. Toehe addressed Council with gratitude and excitement about the position.

Wayne Gregg addressed Council with concerns and in opposition of the development of Tract 22. His concerns focused on density, parking allocation, and lack of fit with the existing area.

5. PROCLAMATIONS AND RECOGNITIONS

A. Recognition: ADOT Scenic Sign Reveal

Economic Development Director Heidi Hansen introduced Arizona Office of Tourism Director Debbie Johnson. Ms. Johnson provided a PowerPoint presentation that covered the following:

ADOT / WELCOME SIGNS
LEAVE NO TRACE PARTNERSHIP
ARIZONA CENSUS 2020
AZ TRAVEL ID

Council expressed appreciation for the signs and the emphasis on Arizona being a four-season destination state. Ms. Johnson presented Mayor Evans with one of the welcome signs.

B. Recognition: Girl Scout Silver Award Recipients

This item was rescheduled to March 10, 2020.

6. APPOINTMENTS

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that the City Council may vote to go into executive session, which will not be open to the public, for the purpose of discussing or considering employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee, or employee of any public body...., pursuant to A.R.S. §38-431.03(A)(1).

A. Consideration of Appointments: Parks and Recreation Commission.

Stephen Parsons addressed Council requesting his appointment to the Parks and Recreation Commission. He believes that he has the experience required to be a good member of the commission.

Moved by Vice Mayor Adam Shimoni, **seconded by** Councilmember Jim McCarthy to appoint Stephen Parsons to a term expiring August 2021.

Vote: 7 - 0 - Unanimously

7. ROUTINE ITEMS

A. Consideration of Audited Financial Reports: Year ending June 30, 2019

Finance Director Brandi Suda addressed Council stating that the City is required to perform an annual financial audit and a single audit due to the amount of federal funding the City receives. She reported that there was one deficiency identified this year which was a single invoice that was recorded in the wrong fiscal year. The error was fixed, and procedures have been put in place to prevent such an error in the future.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jamie Whelan to approve the FY 2019 Comprehensive Annual Financial Report and the FY 2019 Single Audit Report.

Vote: 7 - 0 - Unanimously

B. Consideration and Adoption of Resolution No. 2020-06: A resolution of the Flagstaff City Council, approving the 2020 Cooperative Fire Rate Agreement (CFRA) Intergovernmental Agreement between the AZ Department of Forestry & Fire Management (DFFM) and the City of Flagstaff.

Wildland Fire Manager Paul Summerfelt addressed Council stating that the agreement is a standing agreement with the state for the past 30 years and is renewed every other year. The agreement allows for full reimbursement of any costs that the City expends when responding to a wildfire outside the City's jurisdiction. That typically results in about $1 million in reimbursements coming into the city each year. That funding has typically been used for equipment and training.

Councilmember Whelan asked if it is an expectation that the City participate. Mr. Summerfelt stated that participation is not required and it is something that certain members of the department have chosen to participate in. Councilmember Whelan expressed concern about the long-term health risks associated with fire fighting.

Mr. Summerfelt offered that April 1, 2020 is the deadline to have the agreements signed by the state and if the city misses that deadline it will be two years before they can join in again. He added that response to wildland fires is once or twice per year so the exposure risks from that perspective is not significant. The greatest exposure is coming from structure fires.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to read Resolution No. 2020-06 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING THE 2020 COOPERATIVE FIRE RATE AGREEMENT (CFRA) INTERGOVERNMENTAL AGREEMENT BETWEEN THE AZ DEPARTMENT OF FORESTRY & FIRE MANAGEMENT AND THE CITY OF FLAGSTAFF

Moved by Councilmember Austin Aslan, **seconded by** Vice Mayor Adam Shimoni to adopt Resolution No. 2020-06.

Vote: 7 - 0 - Unanimously

C. **Consideration and Adoption of Ordinance No. 2020-06:** An ordinance of the City Council of the City of Flagstaff amending the Employee Handbook of Regulations relating to Compensation, Promotion and Vacation Leave

Mr. Clifton explained that there is a small correction that needed to be made to the ordinance in Section 1-20-020.B to allow the City Manager to offer more than 12% above the minimum with certain conditions. The correction will be made and presented for the final read and adoption in two weeks.

The changes being proposed would allow the use of the same standards used for external new hires to be used with internal employees. The Employee Advisory Committee was in support along with the Leadership and Budget Teams. The change will help level the playing field among outside applicants and internal staff promoting within the organization.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Austin Aslan to read Ordinance No. 2020-06 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, AMENDING THE FLAGSTAFF CITY CODE, CHAPTER 1-14, PERSONNEL SYSTEM BY AMENDING THE EMPLOYEE HANDBOOK OF REGULATIONS RELATING TO COMPENSATION, PROMOTION AND VACATION LEAVE; PROVIDING FOR PENALTIES; REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

8. LEGISLATIVE UPDATES

A. **Consideration of Potential Action:** Letter regarding SB1160 and SB116~~0~~1

Management Analysis Jack Fitchett provided a PowerPoint presentation that covered the following:

LEGISLATIVE UPDATE
OVERVIEW
COUNCIL DIRECTION – POTENTIAL LETTER
SB 1160 (CANCER PRESUMPTION)

Mr. Clifton stated that staff is seeking approval for a letter that provides information on the financial impact that SB1160 and SB1161 can have on municipalities and there is no funding mechanism in place to help offset the costs. The letter will be asking the state to consider allocating funding to assist in the costs. There is no position on the bills themselves, just on the financial considerations.

Councilmember McCarthy expressed concern about the legislation creating a special class of employees that is exempt from the standards of proving a work-related illness. He indicated that treating different employees in different ways is unfair.

Councilmember Odegaard stated that the letter is appropriate with the concern of funding and placing the burden solely upon municipalities. It is a budget concern for the city and the letter is appropriate at this time.

Mayor Evans indicated that the Council had historically taken the stance that they want to see other cancers included in this type of legislation. She expressed frustration that the insurance companies in the state have taken a more limited view of what cancers should or should not be covered. At this juncture, the city is not weighing in on who should or should not get coverage but rather that assistance is needed to achieve the coverage.

Moved by Councilmember Austin Aslan, **seconded by** Councilmember Regina Salas to approve the letter and authorize the Mayor to sign it.

Vote: 7 - 0 - Unanimously

B. **Direction:** Upcoming State and Federal Legislative Lobbying Trips.

Mr. Fitchett provided a PowerPoint presentation that covered the following:

UPCOMING LEGISLATIVE TRIPS
STATE
OTHER PLANNED TRAVEL MEETINGS

Councilmember Whelan suggested that a third meeting be added during the legislative session. Mayor Evans indicated that while she is open to a third meeting, she is afraid that three meetings would be too much to ask on everyone's already busy schedules.

Councilmember Aslan suggested meeting with the Arizona Corporation Commission as well.

Council agreed to keep things they way they are currently and asked that staff continue to extend invitations to our delegates to come to Flagstaff.

Management Analyst Sarah Langley concluded the presentation.

UPCOMING FEDERAL TRIP

RECESS

The 4:30 p.m. portion of the March 3, 2020, Regular Council Meeting recessed at 4:58 p.m.

6:00 P.M. MEETING

RECONVENE

Mayor Evans reconvened the Regular Meeting of March 3, 2020, at 6:02 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

9. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR EVANS
VICE MAYOR SHIMONI
COUNCILMEMBER ASLAN
COUNCILMEMBER MCCARTHY
COUNCILMEMBER ODEGAARD
COUNCILMEMBER SALAS
COUNCILMEMBER WHELAN

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

10. PLEDGE OF ALLEGIANCE

The Council and audience recited the pledge of allegiance.

Mayor requested a moment of silence for victims of child abuse and in remembrance of the child that recently lost his life in Flagstaff.

Mayor reordered the agenda and took items 15A and 15B before the other items.

11. PUBLIC PARTICIPATION

Richard O'Keeffe addressed Council with concerns about rising costs resulting from an increase in minimum wage.

Carol Curtis addressed Council to thank the Council and city staff for their assistance in a pipe issue they had at their house.

Avalon Wendel addressed Council in opposition to HB2461.

Mary Metzger addressed Council about there being no trash cans at Picture Canyon. She requested that maintenance of the area be transferred to BBB.

The following individuals addressed Council in opposition to the Tract 22 development and their concerns about parking, safety, and lack of fit with the surrounding neighborhood:

- Maxine Sellman
- Ted Wotasik
- Michael Banker
- Bruce Carl Ertmann
- Skip Allen

12. CARRY OVER ITEMS FROM THE 4:30 P.M. AGENDA

None

13. DISCUSSION ITEMS

A. Preliminary Discussion of Potential Ballot Measures

Deputy City Manager Shannon Anderson provided a PowerPoint presentation that covered the following:

PRELIMINARY DISCUSSION OF POTENTIAL BALLOT MEASURES
PROJECT TEAM
AGENDA

Management Services Director Rick Tadder continued the presentation.

SECONDARY PROPERTY TAX & BOND CAPACITY
GENERAL OBLIGATION BOND
LEGAL LIMITS – ASSESS VALUATIONS (STATE STATUTE)
CURRENT RATE
FOR PLANNING PURPOSES
SECONDARY PROPERTY TAX CAPACITY
SUMMARY
BOND HISTORY
GENERAL OBLIGATION BOND HISTORY

Mayor Evans asked what the additional .085 rate equates to for a property. Mr. Tadder stated that it is about $21 per year.

Housing Director Sarah Darr continued the presentation.

BUILDING COMMUNITY TOGETHER
ATTAINABLE HOUSING RECOMMENDATIONS
OVERVIEW
EMERGENCY HOUSING RECOMMENDATIONS - $10 MILLION
RENTAL HOUSING RECOMMENDATIONS - $10 MILLION
WORKFORCE HOUSING – HOMEOWNERSHIP - $10 MILLION
HOUSING COMMISSION BOND RECOMMENDATIONS

Sustainability Director Nicole Antonopoulos continued the presentation.

OPEN SPACE RECOMMENDATIONS
INTEGRATED OPEN SPACE SYSTEM
FLAGSTAFF'S EXISTING REGIONAL PRESERVES
LONG-TERM VISION FOR AN INTEGRATED OPEN SPACE SYSTEM
INTEGRATING OPEN SPACE SYSTEM

Open Space Specialist Robert Wallace continued the presentation.

OPEN SPACE RECOMMENDATIONS
INTEGRATED OPEN SPACE SYSTEM - $24.5 M
CONSERVE AND PROTECT - $2 M
OBSERVATORY MESA TRAIL - $2.9 M

OPEN SPACE - $29.5 M

Parks Director Amy Hagin continued the presentation.

PARKS AND RECREATION RECOMMENDATIONS
GIRLS' SOFTBALL COMPLEX - $15.5 M
OUTDOOR RACQUET COMPLEX - $8.5 M
MULTI-PURPOSE FIELDS - $4 M
WHERE DO WE GO FROM HERE?

Wildland Forest Health Supervisor Neil Chapman continued the presentation.

FLAGSTAFF WATERSHED PROTECTION PROJECT RECOMMENDATIONS
PHASE III – MORMON MOUNTAIN (LAKE MARY WATERSHED)
PUBLIC SUPPORT
PROJECT = $7 M NEED

Mr. Tadder continued the presentation.

UNFUNDED PENSION LIABILITY
PENSION BONDS
HIGH LEVEL "WHAT IF" SCENARIOS
WHAT ARE THE SHORT-TERM GOALS?
SUMMARY

Councilmember McCarthy asked if there was any capacity in the existing general fund to put any more money toward the unfunded pension liability. Mr. Tadder explained that the capacity within the general fund is very limited and they do not see any additional capacity at this time.

Ms. Anderson concluded the presentation.

PARTNER UPDATES
WHAT COMES NEXT?
COUNCIL QUESTIONS

The following individuals addressed Council with regard to potential ballot measures:

- Catherine Esquivel
- Jennifer Kottra
- Ryan Ashley
- Al White
- Nicole Ellman
- Jean Moore
- Laura and Lana Sandoval
- Tad Moore
- Heather Marcy
- Kai Beattie
- Steve Finch
- Sat Best
- Jerry Thull
- Justin Inglis
- Mark Haughwout
- Emily Melhorne
- Devonna McLaughlin

- Sandi Flores
- Ross Altenbaugh
- Holly Creager
- Karen Enyedy
- Khara House
- Nicole Chambers
- Chloe Pozar
- Ryan Martin
- Jan Blackman
- Ray Carver
- Bernice Carver
- Lauren Lauder

The following comments were received:

- There are not enough houses in Flagstaff anymore.
- Arizona has one of the highest homeless populations.
- A bond should be put forward to fund new pickleball courts.
- Flagstaff is missing out on the tourism impacts of having pickleball courts and tournaments.
- Consider expanding housing stock, expand the land trust, develop rentals, and utility infrastructure.
- Housing should be the top priority.
- Promote and improve our outdoor amenities with bonding.
- Recreational facilities are needed in Flagstaff.
- Move forward with the softball field proposal.
- Supportive of the Housing Commission recommendation.
- Do not increase property taxes, people already cannot afford to live in Flagstaff.
- The pension liability needs to take priority.
- The City needs to separate wants from needs.
- Open space needs to be addressed and conservation values integrated into all plans and development.
- Soccer facilities are desperately needed.
- Please support the open space bond question.
- Take a holistic approach to housing.
- City owned parcels should be used for affordable housing, not parks and open space.
- Bonding for the full amount of the proposed affordable housing question should be a priority.
- Support the recommendations of the commission and urge the Council to move forward with a bond question for affordable housing.
- The Housing Commission has worked hard to include governance and specificity in the housing bond.
- There are concerns about non-native invasive plants in Flagstaff and the open space program needs support to continue efforts to eradicate these plants on public land.
- Please consider supporting a bond question that provides softball facilities to Flagstaff.

Written comments in support of one or more of the bond measures were submitted by the following individuals:

- Madison Kier
- Karen Malis-Clark
- Joe Galli
- Christa Terhufen
- Wendy Tooker
- Lauren Lander

- Noah Davidson
- Tatum Covey
- Matthew Eckhoff
- Robert Mark
- Evelyn Billo
- Diana Henry
- Jean Brown
- B. Johnson
- Gabriel Marilions
- Allison Caputo
- Lee Johnson
- Lorri Hull
- Melissa Berny
- Randy Marlett
- Vickey Finger
- Charles Hoyt
- Val Paleski
- Autumn Layden
- Irvine Callahan
- James Dryer

A break was held from 9:12 p.m. through 9:24 p.m.

Councilmember McCarthy expressed support for a bond that would address the unfunded pension liability. He was supportive of a housing measure but not at the full amount requested.

Councilmember Odegaard indicated that he was not supportive of a bond for the unfunded pension liability and would rather see that addressed in another way. He expressed support for a housing bond.

Vice Mayor Shimoni strongly supported the recommended housing bond. He was also supportive of full capacity for FWPP, multi-purpose fields, and $2 million for open space and conservation.

Councilmember Whelan stated that she was fully supportive of the housing bond recommendations. She also expressed support for the Parks and Recreation items presented.

Councilmember Aslan expressed support for the housing measure at the full recommendation along with FWPP. He also indicated that he is supportive of raising the bond capacity to the $61 million to support the Parks and Recreation needs.

Councilmember Salas stated that she is supportive of the eviction prevention funding and creating incentives for private development. She also expressed support for recreation facilities with a defined cost recovery mechanism included.

Mayor Evans voiced support for the housing bond and FWPP. She also expressed support for funding the Parks and Recreation Plan but reducing the multi-use space to $2 million and reallocating the $1 million to open space and conservation.

Council requested a follow up Work Session to continue the ballot measure discussion.

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Charlie Odegaard to continue the meeting in accordance with the City Council Rules of Procedure.

Vote: 7 - 0 - Unanimously

B. **Discussion:** Parking as it relates to:
A. 2016 Bond Measure for Municipal Court Facilities
B. Downtown Flagstaff Visioning Plan

Court Administrator Jessica Cortes provided a PowerPoint presentation that covered the following:

PARKING AS IT RELATES TO: 2016 MUNICIPAL COURTHOUSE BOND MEASURE & DOWNTOWN VISIONING PLAN
OVERVIEW – DISCUSSION POINTS
INADEQUATE COURTHOUSE FACILITY
PROJECT HISTORY 0 PROPOSITION NO. 412

Project Manager Christine Cameron continued the presentation.

PROJECT PARKING
NEW COURT FACILITY PARKING PLAN
PROJECT STATUS – UNDER CONSTRUCTION

Councilmember McCarthy asked why there was a reduction in parking spaces from what was included in the publicity pamphlet. Ms. Cortes explained that the original proposal was for a 70,000 square foot building in partnership with Coconino County and at that size, 200 spaces were required. When Coconino County backed out of the project the building size was significantly reduced which subsequently lowered the number of spaces required to 100.

The following individuals addressed Council in support of delivering the 200 parking spaces:

- Terry Madeksza
- John VanLandingham
- Maury Herman
- Karen Kinne-Herman
- Steve Finch
- Fitz Aspey
- Whitney Cunningham
- David Stephens
- Miranda Sweet
- Karan Patel
- Ki Won Choi

The following comments were received:

- When the ballot measure was created it was done through a very public process with a lot of community input.
- The voters expect 200 parking spaces because that is what they voted on.
- The 200 spaces are important for downtown and the community.
- This is very much a bait and switch.
- The city has an obligation to fulfill the obligations that the voters approved.
- This is an issue of trust and the public needs reassurance that the project will be delivered in full.

- The downtown business community was solicited to support the measure with the understanding that parking would be included.
- The publicity pamphlet was clear, both parking and a courthouse would be built.
- The city took away 64 parking spaces to build the courthouse and those should be returned in addition to the 200 promised spaces.
- The countless hours of people who developed the recommendations for ballot measures is for nothing if the voters do not trust the proposals enough to support them.
- If you expect the voters to support other measures, they have to know there will be follow-through.

Written comments in support of delivering the 200 parking spaces were submitted by the following individuals:

- Karan Patel
- Joe Galli
- David Stephens
- Shena Lyon
- Mark Lamberson
- Ki Won Choi
- Paul Moir

Mr. Clifton indicated that staff has been working to secure spaces at the old courthouse site as well as partnering with Flagstaff Senior Living for parking during and after construction. He recognizes that they are all surface level parking and not a structure but it will help until a structure can be built. He noted that the Downtown Visioning Plan will hopefully identify something that is inclusive of a structure. It is truly a timing issue and it is not about if but when.

Council discussed the matter and expressed their unanimous support to deliver on the commitment for parking. Mr. Clifton committed to continued partnership and collaboration with the Downtown Business Alliance to identify solutions.

Executive Director of the Downtown Business Alliance Terry Madeksza presented a PowerPoint presentation on the Downtown Vision and Action Plan.

DOWNTOWN VISION & ACTION PLAN
BACKGROUND
SELECTION PROCESS
OBJECTIVES
PROCESS

Council thanked Ms. Madeksza for the presentation and requested that the city continue to be a part of the visioning process.

14. COUNCIL LIAISON REPORTS

None

15. FUTURE AGENDA ITEM REQUESTS

After discussion and upon agreement by three members of the Council, an item will be moved to a regularly-scheduled Council meeting.

A. **Future Agenda Item Request (F.A.I.R.)** A Citizens' Petition requesting that the Council "place three 15 MPH 7am-5pm School Days signs with corresponding End School Zone signs on Pine Cliff Drive and Gemini Road."

Petitioner Kerry Richardson addressed Council requesting a permanent 15mph school zone signs in the general location of Basis school. Mr. Richardson explained that the area is growing and there are other parcels for sell that include both business and residential units. He is concerned for the safety of all the students attending Basis.

Three councilmembers indicated support to move the item forward to a future agenda for discussion.

B. **Future Agenda Item Request (F.A.I.R.)** A request by Vice Mayor Shimoni to have a discussion regarding levels of fire service and how they respond to calls for service.

Vice Mayor Shimoni requested the the FAIR be withdrawn as he has received the information that he was seeking. Council agreed to withdraw the request.

16. CITY MANAGER REPORT

A. City Manager Report

Mr. Clifton encouraged Council to review the report and that he would forego his verbal update given the late hour.

17. INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, FUTURE AGENDA ITEM REQUESTS

None

18. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held March 3, 2020, adjourned at 11:40 p.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFICATION

I, STACY SALTZBURG, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Flagstaff held on March 3, 2020. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 18th day of January, 2022.

_____

CITY CLERK

CITY COUNCIL EMERGENCY MEETING
MONDAY, MARCH 16, 2020
CITY HALL COUNCIL CHAMBERS
211 WEST ASPEN
3:00 P.M.

MINUTES

1. CALL TO ORDER

Mayor Evans called the emergency meeting of the Flagstaff City Council held March 16, 2020, to order at 3:03 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR EVANS
VICE MAYOR SHIMONI (telephonically)
COUNCILMEMBER ASLAN
COUNCILMEMBER MCCARTHY
COUNCILMEMBER ODEGAARD
COUNCILMEMBER SALAS
COUNCILMEMBER WHELAN

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

The Council and audience recited the pledge of allegiance and Mayor read the Mission Statement of the City of Flagstaff.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

4. **Discussion:** Declaration of Emergency regarding COVID-19

Mayor Evans stated that she signed a Declaration of Emergency regarding the COVID-19 conditions Flagstaff is experiencing. She indicated that she met with Congressman O'Halleran to discuss what they are doing at the federal level and that he will be providing an update to Council later in the meeting. She also spoke with Senator McSally and Senator Sinema who are both actively working to make sure the cities and towns are adequately supported as they move forward with the issue.

Mr. Clifton stated that Leadership Team has convened to discuss the measures within the Declaration of Emergency and the respective divisions have provided input on how to accommodate and provide services within those measures. They include a variety of suspensions of programs and events in city facilities, and a couple of facility closures. At this time there is no reduction of services but rather a curtailment of programs and activities mostly at the libraries and in parks and recreation. An emergency allocation of sick hours has been implemented to allow for employees who are ill or have family that are ill to stay at home. Employees have been encouraged to work from home whenever possible. The situation is rapidly evolving, and the narrative is ever changing. Staff stays committed to keeping Council apprised of changes as they arise.

Congressman Tom O'Halleran addressed Council stating that H.R. 6201, Families First Coronavirus Response Act has been introduced to address the issues surrounding COVID-19. He reviewed some of the key provisions of the bill, which is attached hereto as Exhibit A.

Council and Congressman O'Halleran discussed various concerns such as the homeless populations, national parks, tourism, employment, lack of personal protective equipment (PPE), child care in light of school closures.

Mayor Evans announced that there will not be live audiences at the Council Meetings but that the meetings remain accessible to the public through live streaming on the website. The public will be able to submit public comment to be read into the record.

Public Affairs Director Jessica Drum stated that the email to use is publiccomment@flagstaffaz.gov and it should include the commenters name, address, and comments.

A break was held from 4:01 p.m. through 5:03 p.m.

Ms. Drum read public comments from the following individuals:

- Ann Heitland
- Randy Hulcher
- Kristin Kauffman
- Kimberly Campbell
- Kara Delgado
- Kimberly Bashore
- Ronald Getto
- Karin Malis-Clark
- Chat Patel
- Jessica Hartsell
- JB Dewitt
- Matt Stribling

The following comments were received:

- The city should require or ask grocery stores to provide store hours that are limited to those over 60 years of age and those with suppressed immune systems (the high-risk group).
- Lobby for the closure of Grand Canyon National Park in concert with other measures to suppress community and avoidable direct spread of COVID-19 in Flagstaff.
- More drastic measures should be taken as individuals still aren't taking this seriously, people are still congregating at bars/restaurants, other public areas.
- Closures are needed to stop the spread of the virus.
- Community health is more important than businesses at this time.
- Total shutdown would not be good for the overall economy of Flagstaff.
- A shut down will only cause more panic and leave grocery stores more susceptible to disease because of overcrowding and panic.
- As tourism is our main staple of economy and livelihood for most restaurants and businesses in town how are we going to recover funds to pay employees? How are those employees suppose to pay rent or other bills? Do you have emergency funds to disperse to the community to pay for mortgages, utilities, other bills?
- How are the city and state going to help those who are NOT allowed to go to work?
- The city should help promote a small business stimulus bill to provide fast, direct stimulus to small businesses limited to their actual loss of business income using insurance industry business income coverage standards and claims adjusting infrastructure.
- Will the Emergency Operation Center and team set up to respond locally, include coordination with Coconino County Public Health District and Northern Arizona Healthcare?
- There is big shortfall in revenue and the current situation will be very difficult to survive please look at reducing tax liabilities.
- What is the hospital doing to prepare for coronavirus cases? What is the capacity of our hospital in Flagstaff, and is there anything that can be done to expand their capacity?
- Will there be any changes to tomorrow's scheduled presidential primary vote?
- No business wants to close, but our local government needs to provide clear leadership.
- Six feet apart is impossible if people are working in person.

Fire Chief Mark Gaillard reported that staff are conducting short-term planning to address workforce shortages from 10-50% and maintain essential services. Those plans will be fluid to accommodate the changing landscape. He indicated that they are not anticipating any special services for a city Emergency Operation Center and continue working through the typical chain of command. The County has opened a call-center as has Flagstaff Medical Center.

Mr. Clifton stated that shut offs for water services have been suspended to ensure proper sanitation measures can be achieved. Mayor Evans noted that APS has issued the same type of turn off suspension for electricity.

Councilmember Odegaard asked if declaring an emergency would allow the city to get funding reimbursement from the state and federal government. Mr. Clifton stated that it positions the city to apply for any available funding or resources. He indicated that staff has established accounting procedures to document costs related to the response to the virus to ensure proper documentation. The city will seek all possible assistance.

Council suggested coordination with NAU and CCC as it relates to their student populations. They are transitioning to an online platform for the remainder of the semester.

Council expressed concern about citizens losing their jobs due to business closures and how that could affect their general living and housing situations. They also expressed a desire to continue pressuring state and federal agencies to provide support and relief.

Mayor Evans indicated that she will be working on an additional proclamation related to business

operations within the city. The proclamation will be announced later in the evening.

5. ADJOURNMENT

The Emergency Meeting of the Flagstaff City Council held March 16, 2020, adjourned at 5:44 p.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CITY COUNCIL REGULAR MEETING
TUESDAY, MARCH 17, 2020
CITY HALL COUNCIL CHAMBERS
211 WEST ASPEN
4:30 P.M.

MINUTES

1. CALL TO ORDER

Mayor Evans called the meeting of the Flagstaff City Council held March 17, 2020, to order at 4:32 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR EVANS
VICE MAYOR SHIMONI (telephonically)
COUNCILMEMBER ASLAN
COUNCILMEMBER MCCARTHY
COUNCILMEMBER ODEGAARD (arrived at 4:36 p.m.)
COUNCILMEMBER SALAS
COUNCILMEMBER WHELAN

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

The Council and audience recited the pledge of allegiance and Councilmember Whelan read the Mission Statement of the City of Flagstaff.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

4. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

Deputy City Manager Shannon Anderson read public comments from the following individuals:

Gregg Ensminger expressed displeasure with the Mayor's proclamation that was issued that temporarily closed restaurants, bars, and entertainment venues.

Anne Duddy expressed concern and opposition to the development of Tract 22 because of traffic, loss of tree resources, noise pollution, and student housing.

Mike Biesemeyer offered comments related to disaster loan assistance for small businesses affected by the Mayor's proclamation to temporarily close businesses.

5. PROCLAMATIONS AND RECOGNITIONS

A. **Recognition:** Flagstaff Avalanche Hockey Team State Champions

ITEM WAS BEEN POSTPONED TO A LATER DATE

B. **Recognition:** Coach Kiki Lockett

ITEM WAS BEEN POSTPONED TO A LATER DATE

6. LIQUOR LICENSE PUBLIC HEARINGS

A. **Consideration and Action on Liquor License Application:** Andrea Lewkowitz "Drury Inn & Suites," 2300 S. Milton Road, Series 10 (beer and wine store), New License.

Item 6A was moved to the 6:00 p.m. portion of the meeting under Public Hearing Items.

7. CONSENT ITEMS

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

Councilmember McCarthy requested that Item 7A be pulled for discussion.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Austin Aslan to approve Consent Item 7B as submitted.

Vote: 7 - 0 - Unanimously

A. **Consideration and Approval of Contract**: Approve of the construction contract with Kinney Construction, LLC in the amount of $1,325,256.00 for the Sheep Crossing FUTS Trail Project.

Councilmember McCarthy asked if the trail would be closed to motorized vehicles including e-bikes. Multimodal Planning Director Martin Ince indicated that all trails allow e-bike unless posted otherwise. In this case the trail would be open for e-bikes to use.

Capital Improvements Project Manager David Pedersen provided a PowerPoint presentation that covered the following:

SHEEP CROSSING FUTS TRAIL MAPS
PROJECT DETAILS
JURISDICTION MAPS
EXISTING TWO-TRACK TRAIL
LIGHTING THE TUNNEL
DIGITAL SURFACE MODEL
SPECIAL THANKS TO…

Councilmember Whelan asked if other partners will be contributing financially to the project. Mr. Ince stated that the city will assume all financial responsibility for the project.

Councilmember Salas indicated that she would like to see an ask to assist with funding. Mr. Ince stated that most of the expense was for the underpass on the city's property and construction of the trail is significantly less; it is difficult to differentiate between the two properties. This was a city initiated project and ADOT permitted unrestricted access to their land.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Austin Aslan to approve the construction contract with Kinney Construction, LLC in the amount of $1,325,256.00 and a contract duration of 175 calendar days; approve a contract allowance of $66,262.80, which is 5% of the lowest responsive bid; approve Change Order Authority to the City Manager in the amount of $132,525.60 which is 10% of the lowest responsive bid; and authorize the City Manager to execute the necessary documents.

Vote: 7 - 0 - Unanimously

B. **Consideration and Approval of Contract:** Purchase of two (2) Commercial Front Load Refuse Trucks from Rush Truck Center Arizona through the Houston-Galveston Area Council Cooperative Purchase Agreement, Contract No. RH08-18 and HT06-18.

1. Approve the purchase of two (2) Commercial Front Load Refuse Trucks in the amount of $289,331.70 each for a total purchase amount of $578,663.40 (page 1 of pricing worksheet) from Rush Truck Center Arizona through the Houston-Galveston Area Council Cooperative Purchase Agreement, Contract No. RH-08-18 and HT06-18; and
2. Authorize the City Manager to execute the necessary documents.

8. **ROUTINE ITEMS**

A. **Consideration and Adoption of Ordinance No. 2020-06:** An ordinance of the City Council of the City of Flagstaff amending the Employee Handbook of Regulations relating to Compensation, Promotion and Vacation Leave

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Jamie Whelan to read Ordinance No. 2020-06 by title only for the final time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, AMENDING THE FLAGSTAFF CITY CODE, CHAPTER 1-14, PERSONNEL SYSTEM BY AMENDING THE EMPLOYEE HANDBOOK OF REGULATIONS RELATING TO COMPENSATION, PROMOTION AND VACATION LEAVE; PROVIDING FOR PENALTIES; REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Austin Aslan to adopt Ordinance No. 2020-06.

Vote: 7 - 0 - Unanimously

B. **Consideration and Approval of Contract:** Award Peak Engineering, Inc. a Contract for Professional Engineering Design Services for $169,925 for the Street Maintenance Program for Fiscal Years 2020, 2021 and 2022 in the total amount of $509,775.

Councilmember Whelan asked if instead of hiring engineers each cycle if the data can be used year after year. Public Works Streets Director Scott Overton explained that there is an inventory with documented road conditions but what the engineering service provides is verification of the field measurements and confirmation of the work done by staff. They also help identify things that may have been missed in the initial review. Unfortunately, there is not enough manpower and expertise in house to provide these services.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Regina Salas to award the Contract for Professional Engineering Design Services to Peak Engineering, Inc. for $169,925 for the Street Maintenance Program for Fiscal Years 2020, 2021 and 2022 for a total cost of $509,775 over the three years and authorize the City Manager to execute the necessary documents.

Vote: 7 - 0 - Unanimously

C. **Rio de Flag Project Update and Consideration and Approval of Contract:** Change Order No. 13 with Shephard-Wesnitzer, Inc. in the amount of $483,100.00 and adds 365 calendar days for the Rio de Flag Flood Control Utility Relocation design services contract.

Capital Improvements Project Manager Trevor Henry provided a PowerPoint presentation that covered the following:

RIO DE FLAG FLOOD CONTROL PROJECT
UPDATE AND CHANGE ORDER NO. 13
PROJECT DESIGN
REAL ESTATE
ENVIRONMENTAL
BNSF RAILWAY CO.

Councilmember McCarthy stated that meeting with BNSF went very well, and he believes that the communication and partnership on the project has improved. Councilmember Aslan agreed and indicated that it will be important to continue the momentum that has been started. Mayor Evans added that it would be helpful to bring in other councilmembers for

future meetings to understand the perspectives and elements of the project.

Mayor Evans left the meeting at 5:42 p.m. at which time Councilmember Whelan took over as chair of the meeting.

Mr. Henry continued.

USACE
CHANGE ORDER NO. 13
HISTORY OF DESIGN SERVICES WITH SHEPHARD WESNITZER, INC.

Moved by Councilmember Regina Salas, **seconded by** Councilmember Jim McCarthy to approve Change Order No. 13 with Shephard-Wesnitzer, Inc. the amount of $483,100.00, add 365 calendar days to the design services contract, and authorize the City Manager to execute the necessary documents.

Vote: 6 - 0 - Unanimously

D. **Consideration and Adoption of Resolution No. 2020-08:** A resolution approving an amended and restated intergovernmental agreement between Coconino County and the City of Flagstaff regarding the Flagstaff Metropolitan Planning Organization, also known as MetroPlan, and amending Resolution No. 2070 to add a representative of the Northern Arizona Intergovernmental Public Transportation Authority to the FMPO Executive Board

Item 8D was heard during the 6:00 p.m. portion of the meeting under Carry Over Items.

E. **Consideration and Adoption of Resolution No. 2020-11:** A resolution of the Flagstaff City Council adopting a notice of intention to increase Water Services rates or rate components, fees or service charges; and setting a public hearing date on June 2, 2020.

Item 8E was heard at the 6:00 p.m. portion of the meeting under Carry Over Items.

F. **Consideration and Approval of Contract:** Approve a professional services contract for Election Consulting and Public Outreach services with NuPoint Marketing, LLC in the amount of $145,185.

Item 8F was heard at the 6:00 p.m. portion of the meeting under Carry Over Items.

G. **Consideration and Approval of Amendment to Contract:** Amendment to Contract for Legal Services (on-call) with Dickinson Wright, PLLC.

Item 8G was heard at the 6:00 p.m. portion of the meeting under Carry Over Items.

RECESS

The 4:30 p.m. portion of the March 17, 2020, Regular Council Meeting recessed at 5:48 p.m.

6:00 P.M. MEETING

RECONVENE

Mayor Evans reconvened the Regular Meeting of March 17, 2020, at 6:04 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

9. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR EVANS
VICE MAYOR SHIMONI (telephonically)
COUNCILMEMBER ASLAN
COUNCILMEMBER MCCARTHY
COUNCILMEMBER ODEGAARD
COUNCILMEMBER SALAS
COUNCILMEMBER WHELAN

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

10. PLEDGE OF ALLEGIANCE

The Council and audience recited the pledge of allegiance.

11. PUBLIC PARTICIPATION

None

Mayor Evans reordered the agenda and took the Public Hearing items first.

12. CARRY OVER ITEMS FROM THE 4:30 P.M. AGENDA

D. Consideration and Adoption of Resolution No. 2020-08: A resolution approving an amended and restated intergovernmental agreement between Coconino County and the City of Flagstaff regarding the Flagstaff Metropolitan Planning Organization, also known as MetroPlan, and amending Resolution No. 2070 to add a representative of the Northern Arizona Intergovernmental Public Transportation Authority to the FMPO Executive Board

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jamie Whelan to read Resolution No. 2020-08 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL APPROVING AN AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN COCONINO COUNTY AND THE CITY OF FLAGSTAFF REGARDING THE FLAGSTAFF METROPOLITAN

PLANNING ORGANIZATION, ALSO KNOWN AS METROPLAN, AND AMENDING RESOLUTION NO. 2070 TO ADD A REPRESENTATIVE OF NORTHERN ARIZONA INTERGOVERNMENTAL PUBLIC TRANSPORTATION AUTHORITY TO THE FMPO EXECUTIVE BOARD

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Jamie Whelan to adopt Resolution No. 2020-08.

Vote: 7 - 0 - Unanimously

E. **Consideration and Adoption of Resolution No. 2020-11:** A resolution of the Flagstaff City Council adopting a notice of intention to increase Water Services rates or rate components, fees or service charges; and setting a public hearing date on June 2, 2020.

Management Services Director Rick Tadder provided a PowerPoint presentation that covered the following:

NOTICE OF INTENTION TO INCREASE WATER FEES: WATER RESOURCE PROTECTION AND ENVIRONMENTAL MANAGEMENT
OVERVIEW
WATER RESOURCE PROTECTION FEE
IF COUNCIL ADOPTS RES. 2020-11
OPTIONS

Councilmember Whelan asked why the maintenance is not being funded out of the Fire Department budget. Mr. Tadder indicated that because the Fire Department is funded through the general fund, they are limited in funding. The revenue generated from the rate increase would provide an ongoing revenue source to fund the continued maintenance.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Austin Aslan to read Resolution No. 2020-11 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL ADOPTING A NOTICE OF INTENTION TO INCREASE WATER SERVICES RATES OR RATE COMPONENTS, FEES OR SERVICE CHARGES; AND SETTING A PUBLIC HEARING DATE ON JUNE 2, 2020

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to adopt Resolution No. 2020-11.

Vote: 7 - 0 - Unanimously

F. **Consideration and Approval of Contract:** Approve a professional services contract for Election Consulting and Public Outreach services with NuPoint Marketing, LLC in the amount of $145,185.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Charlie Odegaard to approve a professional services contract for Election Consulting and Public Outreach services (Contract No. 2020-85) with NuPoint Marketing, LLC in the amount of $145,185 and authorize the City Manager to execute the necessary documents.

Vote: 7 - 0 - Unanimously

G. Consideration and Approval of Amendment to Contract: Amendment to Contract for Legal Services (on-call) with Dickinson Wright, PLLC.

Mr. Solomon explained that the amendment to the contract is with one of the city's on-call legal providers. There are opportunities for on-call providers to request a price adjustment and that is what is being presented. He indicated that the price adjustment seems significant but is based on discussions with other outside firms. The contract amount is well below what average firms charge which is why staff is recommending approval.

Mr. Solomon noted that staff is currently in the process to go through an RFP process to solicit contracts for new or renewed on-call legal services. Currently there are 14 firms on contract with the city.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to approve amendment for price adjustment to contract for on-call legal services with the law firm Dickinson Wright, PLLC.

Vote: 7 - 0 - Unanimously

13. PUBLIC HEARING ITEMS

A. Consideration and Action on Liquor License Application: Andrea Lewkowitz "Drury Inn & Suites," 2300 S. Milton Road, Series 10 (beer and wine store), New License.

Mayor Evans opened the public hearing.

Sergeant Ryan Turley introduced the application.

There being no public comment Mayor Evans closed the public hearing.

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Charlie Odegaard to forward the application to the state with a recommendation of approval.

Vote: 7 - 0 - Unanimously

B. Consideration and Adoption of Ordinance 2020-05: An Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code (Ordinance No. 2011-20), for the purpose of modifying Section 10-90.40.030 of the Zoning Code, the Rural Floodplain Map, to change the map designation of approximately 1.47 acres from Rural Floodplain to Urban Floodplain on an approximate 4.46-acre parcel located at 3451 East Lake Mary Road.

Mayor Evans opened the public hearing.

Planning Director Tiffany Antol provided a PowerPoint presentation that covered the following:

APPLICANT'S REQUEST TO AMEND THE ZONING CODE
PZ-19-00187 LAKE MARY AND I-17 RURAL TO URBAN FLOODPLAIN
LOCATION
DESCRIPTION OF THE RURAL AND URBAN FLOODPLAINS
GENERAL LOCATION MAP

SITE MAP
AREA OF CHANGE FROM RURAL FLOODPLAIN TO URBAN FLOODPLAIN
ZONING CODE TEXT AMENDMENT FINDINGS

Councilmember Aslan asked when the last rural floodplain was altered. Ms. Antol stated that in April 2017 there was a modification, there was a loss of properties. They went back in to add properties into the rural floodplain and the property was not one of them.

Mr. Mark Woodson with Woodson Engineering provided a PowerPoint presentation that covered the following:

SITE PHOTO
AERIAL MAP
SITE DESCRIPTION AND PHOTOS
USGS HISTORICAL TOPOGRAPHIC MAP – 1954
USGS HISTORICAL TOPOGRAPHIC MAP – 1962

There being no public comment Mayor Evans closed the public hearing.

Councilmember Whelan noted that the Planning and Zoning Commission unanimously recommended approval.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jamie Whelan to read Ordinance No. 2020-05 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, FLAGSTAFF ZONING CODE, SECTION 10-90.40.030 RURAL FLOODPLAIN MAP, TO CHANGE THE MAP DESIGNATION OF APPROXIMATELY 1.47 ACRES FROM RURAL FLOODPLAIN TO URBAN FLOODPLAIN ON APPROXIMATELY 4.46 ACRES OF REAL PROPERTY LOCATED AT 3451 EAST LAKE MARY ROAD; PROVIDING FOR SEVERABILITY; AUTHORITY FOR CLERICAL CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE

14. REGULAR AGENDA

A. **Presentation, Briefing and Discussion:** Coconino County Health and Human Services update regarding novel (new) coronavirus, COVID-19

Deputy County Manager Dr. Marie Peoples provided an update to the Council. She stated that the Coconino County Board of Supervisors will be meeting on March 18, 2020 to consider an emergency status for the County. She indicated that the Emergency Operation Center has been activated

There was discussion concerning testing options and process, confirmed cases, quarantine protocols, and community outreach. There was also discussion regarding the need to secure quarantine housing for the unsheltered population.

Dr. Peoples stressed that the County Department of Health and Human Services is the lead agency for the matter.

Staff read submitted public comments from the following:

Erin O'Donohue expressed concern about students returning to campus after spring break.

Tegan Harrington also expressed concern about the return of students to the community.

Roy Hunter indicated that more efforts should be made to limit the strain on the medical system.

B. **Consideration and Adoption of Resolution No. 2020-09:** A resolution endorsing the declaration of a climate emergency for the City of Flagstaff, and requesting regional collaboration on an equitable transition and urgent mobilization efforts to restore a safe climate.

ITEM POSTPONED TO A LATER DATE

C. **Consideration and Adoption of Resolution No. 2020-10:** A resolution of the Council of the City of Flagstaff, proposing a permanent adjustment to the 1979-1980 base expenditure limitation of the City of Flagstaff.

Finance Director Brandi Suda indicated that a two-thirds majority vote of Council is needed to propose the adjustment to the base expenditure limitation for the City of Flagstaff. She stated that staff is confident with the requested increase of four million.

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Jim McCarthy to read Resolution No. 2020-10 by title only.

Vote: 5 - 1

NAY: Councilmember Austin Aslan

A RESOLUTION OF THE COUNCIL OF THE CITY OF FLAGSTAFF, PROPOSING A PERMANENT ADJUSTMENT TO THE 1979-80 BASE EXPENDITURE LIMITATION OF THE CITY OF FLAGSTAFF

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Jamie Whelan to adopt Resolution No. 2020-10.

Vote: 6 - 1

NAY: Councilmember Austin Aslan

D. **Consideration and Potential Action:** Possible Modification of Future Council Meetings

Mayor Evans stated that City facilities will be closed until at least April 1, 2020. Due to limitations to technology she suggested canceling the Council meetings in March and April to allow staff time to develop options for remote Council Meetings. She also stated that the state and federal lobbying trips have been posted and she would suggest that future meetings with outside agencies be postponed.

Council expressed support for canceling the upcoming meetings with outside entities. A majority of Council supported canceling the upcoming March and April Council meetings and expressed a desire for staff to look for options for remote meetings.

Moved by Mayor Coral Evans, **seconded by** Councilmember Jim McCarthy to cancel the meetings of March 24, 2020, April 14, 2020, April 20, 2020, and April 28, 2020 with the understanding the City Manager can convene meetings as needed during that time.

Vote: 7 - 0 - Unanimously

15. DISCUSSION ITEMS

A. **Discussion:** Beautification project providing flowers and planters in certain Downtown and Southside commercial and community areas.

ITEM POSTPONED TO A LATER DATE

16. COUNCIL LIAISON REPORTS

Councilmember Whelan read a statement from Mountain Line regarding a continuation of their services.

Councilmember Odegaard reported that he attended the Beautification and Public Art Commission meeting where they discussed a mural at the East Flagstaff Library.

17. CITY MANAGER REPORT

A. City Manager Report

Mr. Clifton briefly reviewed his report.

B. Talking Points Regarding PSPRS Unfunded Liability

Mr. Clifton reviewed the provided talking points and Council thanked him and staff for providing them.

18. INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, FUTURE AGENDA ITEM REQUESTS

Mr. Solomon spoke briefly about the Mayor's authority to proclaim a declaration of emergency.

Council made statements regarding the closures and mandates related to the Mayor's declaration. They expressed gratitude for the leadership demonstrated by the Mayor and City Manager.

19. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held March 17, 2020, adjourned at 8:06 p.m.

_____

MAYOR

ATTEST:

_____
CITY CLERK

CERTIFICATION

I, STACY SALTZBURG, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Flagstaff held on March 17, 2020. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 18th day of January, 2022.

_____
CITY CLERK

CITY COUNCIL WORK SESSION
TUESDAY, MARCH 31, 2020
STAFF CONFERENCE ROOM
211 WEST ASPEN
6:00 P.M.

MINUTES

1. Call to Order

Mayor Evans called the Work Session of the Flagstaff City Council held March 31, 2020, to order 6:00 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Pledge of Allegiance and Mission Statement

The Council and audience recited the pledge of allegiance and Vice Mayor Shimoni read the Mission Statement of the City of Flagstaff.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

3. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR EVANS
VICE MAYOR SHIMONI (virtually)
COUNCILMEMBER ASLAN (virtually)
COUNCILMEMBER MCCARTHY (virtually)
COUNCILMEMBER ODEGAARD (virtually)
COUNCILMEMBER SALAS (virtually)
COUNCILMEMBER WHELAN (virtually)

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

4. Public Participation

Public Participation enables the public to address the council about items that are not on the prepared agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment at the meeting is asked to fill out a speaker card and submit it to the recording clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone to have an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

Staff read public comments from the following individuals:

Kathy Fraser who thanked the Mayor and Council for efforts made to curtail the spread of the coronavirus.

Chloe Pozar who expressed a desire for some sort of recognition for high school seniors who will not be able to participate in graduation ceremonies due to school shutdowns.

5. Review of Draft Agenda for the April 7, 2020 City Council Meeting

Citizens wishing to speak on agenda items not specifically called out by the City Council may submit a speaker card for their items of interest to the recording clerk.

None

6. **Annual work program review for Comprehensive Planning and Development Codes (Zoning, Subdivision, and Related Codes).**

Comprehensive Planning Manager Sara Dechter provided a PowerPoint presentation that covered the following:

2020 COMPREHENSIVE PLANNING PROGRAM AND ZONING CODE UPDATE
WORK SESSION OBJECTIVES
ORDER OF PRESENTATION
2019-2020 WORK ALLOCATION
2020-2021 WORK ALLOCATION
2020-2021 PRIMARY PROJECTS
SOUTHSIDE PLAN NEXT STEPS

Councilmember Whelan indicated that so much time is spent on projects and she would like to see if there are ways to alleviate some of that time so that attention can be given to other projects.

Zoning Code Administrator Dan Symer continued the presentation.

2020 ZONING CODE WORK PROGRAM
NORMAL WORK ASSIGNMENTS
ZONING CODE ACCOMPLISHMENTS
PLANNING AND ZONING PROJECTS TIMELINE
ZONING CODE WORK PROGRAM
HIGH OCCUPANCY HOUSING ZONING CODE AMENDMENT

COMMUNITY COMMERCIAL (CC) DISTRICT
OUTDOOR LIGHTING REQUIREMENTS
LA PLAZA VIEJA SPECIFIC PLAN
TRANSECT RECALIBRATION AND RELATED STANDARDS
ZONING CODE PROGRAM KEY POINTS

Councilmember Whelan stated that she continues to hear that public participation with the projects is being postponed and she is concerned that it will become the new norm. She would like for staff to consider developing strategies to support consistent and meaningful public participation and outreach.

7. **Discussion of Potential Ballot Measures**

Deputy City Manager Shannon Anderson stated that the item is a continuation of the conversation Council had on March 3, 2020. Staff attempted to articulate what was heard from Council's discussion in terms of what was supported. Staff is looking for final direction from Council regarding recommendations and public outreach.

Councilmember McCarthy indicated that he is generally not supportive of other measures until the unfunded pension liability is addressed. He is supportive of bonding for unfunded liability, FWPP, and Housing.

Councilmember Odegaard agreed stating that the pension liability should be the top priority before any other ballot measures. He is supportive of a housing question but he indicated that he does not want to ask any bonding questions in the fall due to current events and uncertainty with the economy.

Councilmember Shimoni stated that he is interested in addressing the pension liability but that he is not comfortable with a bond to do so. He feels that a housing bond would be a big tool to help the community in the future.

Mayor Evans stated that she is not interested in any ballot measures at this time. She understands that many citizens would like to see some of these things come to fruition but the focus needs to be on putting the economy back together.

Councilmember Aslan indicated that the pension liability will not go away and it will likely get bigger; it needs to be the top priority especially as the economy becomes more uncertain.

Councilmember Salas stated that families and businesses are in survival mode and now is not the time to talk about ballot measures when facing a large decline in sales tax and property tax revenue. She is hopeful that other options may be available to address the pension liability without a ballot measure.

Mr. Clifton noted that information is forthcoming regarding the pension liability. The topic is slated for the upcoming budget retreat. He also stated that a Recession Plan is in the works and will be presented to Council in the very near future.

Councilmember Whelan stated that Mountain Line will not be bringing forward any initiatives in 2020 and they are asking the Council to consider the same.

Staff read submitted comments from the following individuals:

- Rakesh Dullbson
- Devonna McLaughlin

- Sandy Flores
- Kai Beattie
- Jennifer Kottra

The following comments were received:

- Support investment in housing.
- Housing is healthcare and it is time to invest in decent and affordable housing.
- Housing is needed throughout the entire city.
- Flagstaff has been experiencing a housing crisis for a long time.
- COVID has made it more apparent that housing is desperately needed.
- Move forward with a housing bond.
- Consider moving the Parks and Recreation initiative forward.
- Parks and recreation are great for public health and engagement.

Council gave direction for staff to not bring forward any bonding questions for the 2020 election cycle.

8. **Discussion:** COVID-19 and Ongoing City Operations

Mr. Clifton reported that things are rapidly evolving. Many staff members are working remotely and front line operations are ongoing. A detailed narrative of division operations will be included with the Manager's Report for the April 7, 2020 meeting.

Council expressed a need for the leadership at the state level to advocate for more precautionary measures by the public. There was also concern expressed about mixed messaging coming from various agencies involved. Direct messaging is needed regarding best practices, testing opportunities, and quarantine protocols. Further concern and frustration was conveyed about the state preempting local governments from taking measures to protect their city.

Public Affairs Director Jessica Drum reported that a dedicated webpage has been created for COVID specific information. The page contains information from community partners, stakeholders, and other partners. The goal is to compile resources for the community to access including non-profits, small businesses, and students. She also indicated that her team is pushing out a lot of information on social media about operational closures, small business loan opportunities, testing information, and the like.

Mr. Clifton stated that things change rapidly and that he will continue to provide regular updates to Council.

9. Public Participation

None

10. Informational Items To/From Mayor, Council, and City Manager; future agenda item requests

Councilmember Odegaard thanked staff for all their work in creating a way for Council to continue to meet in a virtual environment. He encouraged the public to remain strong and utilize the resources they have available.

Councilmember McCarthy indicated that the new meeting platform worked fairly well and thanked staff for their work to make it happen.

Councilmember Salas stated that things are difficult but the community will get through it together.

Councilmember Whelan thanked staff for their hard work and stepping up during such a challenging time. She thanked the Mayor for her leadership and advocacy against the pre-emptions coming from the Governor.

Mr. Clifton offered appreciation to all the staff who have been working behind the scenes to get the meetings converted to a virtual platform. He offered thanks to the IT team for all their efforts in assisting staff with transitioning to a remote work environment. He reported that leadership and extended leadership are meeting two times a week to share information about operations.

Mayor Evans reported that the official Census Day is tomorrow and she is concerned that the numbers will be different than perhaps what they could have been. She asked that the legislative team start conversations about another plan. She expressed gratitude to Council and staff for providing support and expertise over the last few weeks. The decisions she has had to make have been some of the hardest she has ever experienced during her time on Council. She knows that the community is still rock solid and that together we will all get through this difficult time.

11. Adjournment

The Work Session of the Flagstaff City Council held March 31, 2020, adjourned at 8:02 p.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CITY COUNCIL REGULAR MEETING
TUESDAY, APRIL 7, 2020
STAFF CONFERENCE ROOM
211 WEST ASPEN
3:00 P.M.

MINUTES

1. CALL TO ORDER

Mayor Evans called the meeting of the Flagstaff City Council held April 7, 2020, to order at 3:00 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR EVANS (virtually)
VICE MAYOR SHIMONI (virtually)
COUNCILMEMBER ASLAN (virtually) (arrived at 3:04 p.m.)
COUNCILMEMBER MCCARTHY (virtually)
COUNCILMEMBER ODEGAARD (virtually)
COUNCILMEMBER SALAS (virtually)
COUNCILMEMBER WHELAN (virtually)

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

The Council and audience recited the pledge of allegiance and Councilmember McCarthy read the Mission Statement of the City of Flagstaff.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

4. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

None

5. APPOINTMENTS

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that the City Council may vote to go into executive session, which will not be open to the public, for the purpose of discussing or considering employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee, or employee of any public body...., pursuant to A.R.S. §38-431.03(A)(1).

A. Consideration of Appointments: Open Spaces Commission.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Jamie Whelan to appoint Mark Mosef to a term expiring April 2023.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Regina Salas, **seconded by** Councilmember Jim McCarthy to appoint Andy Bessler to a term expiring April 2023.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Jamie Whelan, **seconded by** Vice Mayor Adam Shimoni to appoint Joseph Thomas to a term expiring April 2023.

Vote: 7 - 0 - Unanimously

B. Consideration of Appointments: Library Board.

Moved by Councilmember Charlie Odegaard, **seconded by** Mayor Coral Evans to appoint Kimberley Owens to a term expiring November 2021.

Vote: 7 - 0 - Unanimously

Moved by Mayor Coral Evans, **seconded by** Councilmember Jim McCarthy to appoint Kathryn Moore to a term expiring November 2022.

Vote: 7 - 0 - Unanimously

C. **Consideration of Appointments:** Airport Commission.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Regina Salas to appoint Christine Caldwell to a term expiring October 2020.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Charlie Odegaard to appoint Carol Curtis to a term expiring October 2022.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Regina Salas, **seconded by** Councilmember Austin Aslan to appoint Michael McGovern to a term expiring October 2022.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Austin Aslan, **seconded by** Councilmember Charlie Odegaard to appoint Eric Petersen to a term expiring October 2021.

Vote: 7 - 0 - Unanimously

6. LIQUOR LICENSE PUBLIC HEARINGS

ITEMS MOVED TO PUBLIC HEARINGS

Mayor Evans reordered the agenda to reflect the following order:

Item 7
Item 10A – 10E
Item 11A – 11B
Item 8A
Item 9A – 9C
Item 12 - 15

7. CONSENT ITEMS

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Jim McCarthy to approve the Consent Agenda as presented.

Vote: 7 - 0 - Unanimously

A. **Consideration and Approval of Construction Contract:** Recommend approval of a Construction Contract with Revolution Industrial, LLC. in the amount of $1,618,464.94 for the McAllister Pump House and Pipeline Project.

1. Approve a Construction Contract with Revolution Industrial, LLC. for the construction of the McAllister Pump House and Pipeline Project in the amount of $1,618,464.94 which includes a $77,000.00 Contract Allowance (5%) and a Contract Timeframe of 180 Days;
2. Approve a contract allowance of $77,000.00, which is 5% of the lowest responsive bid;

3. Authorize the City Manager to execute the necessary documents.

B. **Consideration and Approval of Contract:** City of Flagstaff Municipal Court Facility Project - Award of Construction Contract to Aspen Communications for Installation of Fiber Optic Communication Facilities.

1. Award the Construction Services Contract to Aspen Communications in the amount of $93,866.00, with a 60 calendar-day contract period;
2. Approve Change Order Authority to the City Manager in the amount of $9,386.00 (10% of contract amount);
3. Authorize the City Manager to execute the necessary documents.

C. **Consideration and Approval of Contract:** Cooperative Purchase Contract with CenturyLink Communications for basic analog business access lines, integrated services digital network (ISDN), and point-to-point service channels in an amount not to exceed $222,000.

1. Approve a Cooperative Purchase Contract with CenturyLink Communications in an amount not to exceed $222,000 over a period of five (5) years under the State of Arizona cooperative purchase contract ASPO15-088468;
2. Authorize the City Manager to execute the necessary documents.

D. **Consideration and Approval of Contract:** Approval of Amended and Restated Permanent Easement for Wells, Drainage, Sewer, and Water Pipelines (for Fort Tuthill Park and surrounding area development).

1. Approve the agreement with Coconino County;
2. Authorize the City Manager to execute the necessary documents

8. **ROUTINE ITEMS**

A. **Consideration and Adoption of Ordinance 2020-05:** An Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code (Ordinance No. 2011-20), for the purpose of modifying Section 10-90.40.030 of the Zoning Code, the Rural Floodplain Map, to change the map designation of approximately 1.47 acres from Rural Floodplain to Urban Floodplain on an approximate 4.46-acre parcel located at 3451 East Lake Mary Road.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to read Ordinance No. 2020-05 by title only for the final time.

Vote: 6 - 1

NAY: Councilmember Austin Aslan

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, FLAGSTAFF ZONING CODE, SECTION 10-90.40.030 RURAL FLOODPLAIN MAP, TO CHANGE THE MAP DESIGNATION OF APPROXIMATELY 1.47 ACRES FROM RURAL FLOODPLAIN TO URBAN FLOODPLAIN ON APPROXIMATELY 4.46 ACRES OF REAL PROPERTY LOCATED AT 3451 EAST LAKE MARY ROAD; PROVIDING FOR SEVERABILITY; AUTHORITY FOR CLERICAL CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to adopt Ordinance No. 2020-05.

Vote: 6 - 1

NAY: Councilmember Austin Aslan

9. PUBLIC HEARING ITEMS

A. **Consideration and Action on Liquor License Application:** Michael Jackson Gohn "Family Dollar Store #28851," 5060 N. US Highway 89, Series 10 (beer and wine store), New License.

Mayor Evans opened the public hearing on Items 9A and 9B.

Sergeant Ryan Turley introduced the items.

Councilmember Odegaard asked if the liquor that will be sold will all be packaged in some sort of manner or if it would be sold as single servings.

Sergeant Turley replied that the store would sell packaged wine and beer.

Councilmember Whelan stated that the staff summary indicates that the original packages would be sold to be consumed off premise. It also states that no 40-ounce beers would be sold, and that there would be a focus on selling cases of beer and wine, but there would also be a small amount of single serve beer and wine for sale. She stated that she believes that it is odd to mix a Family Dollar store in with single serve beer and wine. She added that Michael Gohn has 11 other licenses and that he is also the general manager for the Dollar General Store. She stated that she would not be recommending approval of the application.

Mayor Evans stated that she is not interested in extending approval for a liquor store in the area since it is close to Bushmaster Park and there is already an issue with single serve alcohol being consumed in the area along with the litter generated from single serve alcohol containers. She added that she does not believe the area needs more liquor sales.

Councilmember Salas stated that she is not enthused about moving the application forward with approval based on location.

Mayor Evans stated that she had been corrected and that the location of the Family Dollar store is out by the mall. She stated that she referenced the wrong park, and the location is near the Mobile Haven Park where the same issues occur.

Councilmember Aslan stated that he appreciated the concerns raised and said that he is uncomfortable approving the liquor license because of the proximity to the park. He added that the larger concerns are the appropriateness of the location.

Vice Mayor Shimoni asked what the process is if the Council decided not to approve the request.

City Attorney Sterling Solomon replied that the state ultimately approves or denies applications for liquor licenses and that Council’s role is to provide a recommendation based on other factors and information from staff. Most likely, a hearing would be held by the Arizona Liquor Board.

Mayor Evans added that it was her understanding that a prior Council had a policy that if an application were rejected then the City would have someone at the hearing in Phoenix to explain why it was not approved.

Mr. Solomon stated that someone from his office did previously go to the hearing in Phoenix and explained the recommendation of the Council.

There being no public comment Mayor Evans closed the public hearing on items 9A and 9B.

Moved by Councilmember Jamie Whelan, **seconded by** Vice Mayor Adam Shimoni to forward the application to the State with a recommendation of denial based on information received at the public hearing.

Vote: 7 - 0 - Unanimously

B. **Consideration and Action on Liquor License Application:** John Pulkkinen "Civano Coffee House," 30 S. San Francisco Street, Series 12 (restaurant), New License.

Moved by Councilmember Regina Salas, **seconded by** Councilmember Charlie Odegaard to forward the application to the State with a recommendation of approval.

Vote: 6 - 1

NAY: Councilmember Jim McCarthy

C. **Consideration and Adoption of Ordinance No. 2020-07:** An ordinance extending and increasing the corporate limits of the City of Flagstaff by annexing certain land totaling approximately .32 acres located at 4409 North Highway 89, and establishing city zoning for said land as Highway Commercial, HC. (***Annexation of property to facilitate the redevelopment of existing retail to a restaurant)***

Mayor Evans opened the public hearing.

Planning Development Manager Neil Gullickson provided a PowerPoint presentation that covered the following:

HIGHWAY 89 & CUMMINGS ANNEXATION
SITE
LOCATION MAP
ANNEXATION MAP
BACKGROUND
REVIEW
REGIONAL PLAN
IMPACT ANALYSIS
DEVELOPMENT PROPOSAL
CITIZEN PARTICIPATION
RECOMMENDATION

There being no public comment, Mayor Evans closed the public hearing.

10. REGULAR AGENDA

A. **Consideration and Adoption of Resolution No. 2020-12:** A resolution of the Flagstaff City Council, approving an Intergovernmental Agreement between the Coconino County Community College District and the City of Flagstaff to share fire training and education resources.

Deputy Fire Chief Mark Wilson stated that the Resolution is for the renewal of a long-term agreement with Coconino Community College that allows the sharing of resources for facility and classroom training. It has been a great partnership that has been valuable for both parties.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Jamie Whelan to read Resolution No. 2020-12 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE COCONINO COUNTY COMMUNITY COLLEGE DISTRICT AND THE CITY OF FLAGSTAFF FOR SHARING OF RESOURCES

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jamie Whelan to adopt Resolution No. 2020-12.

Vote: 7 - 0 - Unanimously

B. **Consideration and Adoption:** Public safety development fee Land Use Assumptions and Infrastructure Improvement Plan.

Planning Director Tiffany Antol introduced TischlerBise Consultant Ben Griffin who provided a PowerPoint presentation that covered the following:

ADOPTION OF DRAFT LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENT PLANS IN SUPPORT OF PUBLIC SAFETY DEVELOPMENT FEES
DEVELOPMENT FEES
BACKGROUND
PUBLIC SAFETY DEVELOPMENT FEES
EVERY 5 YEARS
LAND USE ASSUMPTIONS
DEMAND FACTORS – RESIDENTIAL
DEMAND FACTORS – NONRESIDENTIAL
FIRE
PROPOSED FIRE FEES
POLICE
PROPOSED POLICE FEES
FEE COMPARISON
ADOPTION TIMELINE

Councilmember Whelan expressed concern about moving forward with increasing fees given the current economic climate. She is also concerned with how quickly the process is moving.

Councilmember Aslan indicated that he was supportive of moving forward with adopting the fees. He believes that it is time to make progress in getting the fees more in line with current needs.

Councilmember McCarthy expressed support for Option 1 which applies a higher fee to homes with more bedrooms.

Staff read a public comment submitted by Khara House which stated that now is not the right time to bring forward increased fees.

Mayor Evans stated that the matter has come before Council many times and there was always a reason not to move forward. She suggested that the land use assumptions and the infrastructure improvement plan be adopted but extend the timeline for setting the rates until further discussion can happen.

Council indicated that they were supportive of moving forward with the plans and extending the timeline on setting the rates. They requested that staff engage with commissions to get their input.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Austin Aslan to adopt the Public safety development fee Land Use Assumptions and Infrastructure Improvement Plan.

Vote: 7 - 0 - Unanimously

C. **Consideration and Adoption of Resolution No. 2020-15:** A resolution of the City Council of the City of Flagstaff, Arizona, calling a Special Election to be held on August 4, 2020, in conjunction with the City's Primary Election, to submit a question to the registered voters of Flagstaff proposing a permanent adjustment to the 1979-80 base expenditure limitation of the City of Flagstaff

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Jim McCarthy to read Resolution No. 2020-15 by title only.

Vote: 6 - 1

NAY: Councilmember Austin Aslan

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, CALLING A SPECIAL ELECTION TO BE HELD ON AUGUST 4, 2020, IN CONJUNCTION WITH THE CITY'S PRIMARY ELECTION, TO SUBMIT A QUESTION TO THE REGISTERED VOTERS OF FLAGSTAFF PROPOSING A PERMANENT ADJUSTMENT TO THE 1979-80 BASE EXPENDITURE LIMITATION OF THE CITY OF FLAGSTAFF

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Jim McCarthy to adopt Resolution No. 2020-15.

Vote: 6 - 1

NAY: Councilmember Austin Aslan

A break was held from 3:54 p.m. through 4:05 p.m.

D. **Consideration and Approval of Franchise Agreement and Adoption of Resolution No. 2020-16:** A resolution of the City Council of the City of Flagstaff, Arizona, calling a Special Election to be held on August 4, 2020, in conjunction with the City's Primary Election, declaring a proposed gas franchise beneficial to the City of Flagstaff; designating the text of a question authorizing the City of Flagstaff to enter into a franchise agreement and setting forth the proposed franchise agreement in full, to be voted on by the qualified electors of the City of Flagstaff, pursuant to the Constitution and laws of the State of Arizona and the Charter of the City of Flagstaff

Moved by Mayor Coral Evans, **seconded by** Councilmember Charlie Odegaard to table the item to the Special Meeting of Friday, April 10, 2020.

Vote: 7 - 0 - Unanimously

E. **Discussion, consideration and Possible Action:** Temporarily suspend Rule 5.01 of the City of Flagstaff City Council Rules of Procedure due to the COVID-19 pandemic. (Proposed suspension of one Rule of Procedure to allow for earlier start times and reordering of agenda items for meetings of City Council.)

Mr. Solomon stated that Rule 5.01 of the Council Rules of Procedure governs the requirements associated with meeting agendas and meeting times. Due to the unique circumstances presented by the ongoing COVID-19 pandemic and with Council transitioning to a remote platform for meetings, there is a need for greater flexibility in how meeting agendas are ordered and for adjustments in meetings times. What is being experienced currently at the meeting is a lot of reordering of agenda items to accommodate public hearing times and other posting notices, to avoid the clunky nature of reordering things, staff recommends the Council suspend Rule 5.01 to allow the needed flexibility with meeting agendas and times during the COVID-19 pandemic.

Moved by Councilmember Regina Salas, **seconded by** Councilmember Jim McCarthy to temporarily suspend Rule 5.01 of the City of Flagstaff City Council Rules of Procedure due to COVID-19 pandemic.

Vote: 7 - 0 - Unanimously

11. DISCUSSION ITEMS

A. **Market Assessment and Development Alternatives for the Flagstaff Airport 32-Acre parcel owned by the City of Flagstaff.**

Grants and Contracts Manager Stacey Brechler-Knaggs and Airport Director Barney Helmick provided a PowerPoint presentation that covered the following:

FLAGSTAFF AIRPORT
32-ACRE PARCEL MARKET ASSESSMENT AND DEVELOPMENT AND ALTERNATIVES

Ms. Brechler-Knaggs introduce Judy Salese with SCI Corporation who continued the presentation.

OBJECTIVE OF THE STUDY
APPROACH
SITE ASSESSMENT FINDINGS
STRENGTHS
CONSTRAINTS

FLAGSTAFF FINDINGS
REAL ESTATE DEMAND ANALYSIS
MARKET TRENDS
LAND USE ALTERNATIVES

Matt Quick with Coffman and Associates continued the presentation.

DEVELOPMENT ALTERNATIVES
ACREAGE SUMMARY
ALTERNATIVE 1
ALTERNATIVE 2
ALTERNATIVE 3
ALTERNATIVE 4
ALTERNATIVE 5

Economic Vitality Director Heidi Hansen continued the presentation.

DISCUSSION AND RECAP

Staff read a public comment submitted by Rich Bowen who suggested that the City maintain ownership and control of the land but utilize a master developer model for the 32 acres.

Mr. Clifton noted that there is a desire to see the Airport become a fully funded enterprise. There are benefits to a flexible approach to development of the land as it could lead to an ongoing revenue stream for the Airport.

Councilmember Whelan expressed excitement about the potential options for the land. She would like to see the area focused on healthcare, education, bioscience, and others. She would like to get more information about the idea of a master developer to look at the property and how it can grow into what the City wants and needs.

Councilmember Salas indicated that she would like to see space for more health care, bioscience, and cyber security but also some sort of convention or event center that could accommodate up to 2,000 attendees. She stated that she is leaning more toward Option 5 which provides flexibility for the space.

Councilmember Aslan expressed excitement about the potential for the parcel. He is interested in learning more about the master developer concept. He would like to see more options and is supportive of engaging experts to determine how to attract certain sectors to the area.

Councilmember McCarthy stated that it makes a lot of sense to lease the land instead of selling it. He preferred Option 4 because it has more employment, light industry, and manufacturing opportunities.

Vice Mayor Shimoni noted that the area is a gateway to the community, and he wants to be sensitive to that and the views. He would like to see the city maintain ownership of the land rather than sell it and he is interested in learning more about a master development approach.

Councilmember Salas indicated that she would like to see how development of the parcel aligns with the Airport Master Plan. Ms. Hansen explained that Coffman and Associates will be doing the Airport Master Plan and the 32 acre parcel could be included with that planning effort so they can look at aligning its use with the airport.

Real Estate Manager Charity Lee continued the presentation.

SELL, LEASE, OR BOTH?
OPTIONS
SELL VS. LEASE
REQUEST FOR PROPOSALS (RFP)
INVITATION FOR BIDS (IFB)
ADVERTISING OPTIONS FOR COUNCIL
ADVERTISING OPTIONS
RECAP

Council expressed support for moving forward with an RFP for a master developer. They were also supportive of the city maintaining ownership of the land.

Mayor Evans expressed concern about the timeline; there is an opportunity to master plan the project but she is mindful of the upcoming election. She would like to see the RFP expedited if possible to secure an awardee.

Ms. Hansen agreed stating that it is important to start moving now. Development of the area is needed in order to create a revenue stream for the airport.

B. Capital Programming of Lone Tree Corridor and John Wesley Powell Extension

Community Development Director Dan Folke provided a PowerPoint presentation that covered the following:

LONE TREE CORRIDOR AND JOHN WESLEY POWELL CAPITAL PLANNING
PRESENTATION OUTLINE
INTRODUCTION
BALLOT MEASURES 419 & 420
CAPITAL IMPROVEMENT PROGRAM

Metro Plan Transportation Manager Dave Wessel continued the presentation.

CITIZENS COMMISSION
TAX COMMISSION OVERVIEW
ELECTION 2018 INFORMATION PACKET – NEW STREETS
LONE TREE ROAD MODEL RESULTS
J.W. POWELL BLVD MODEL RESULTS
PROJECT PERFORMANCE IN CORRIDOR CONTEXT
MODEL RESULTS COMPARISON

Capital Improvements Engineer Bret Peterson continued the presentation.

FY 2020-21 FIVE YEAR TRANSPORTATION CIP
LONE TREE CORRIDOR PROJECT STATUS
J.W. POWELL BOULEVARD STATUS
CONCLUSIONS

Staff read a public comment submitted by David Monihan in support of the extension of John Wesley Powell (JWP) and the Lone Tree Corridor.

Mayor Evans stated that accelerating the connection of JWP to Fourth Street is needed in order to open the land up for development, including housing. She indicated that one of her challenges with the Lone Tree Overpass is that there has not been a clear economic impact study done for the southside business area. She would like to see better connectivity between the overpass and the southside. The southside business district has just come back from being extremely depressed and there is a need to remain mindful of the changes that are coming and making sure they do not negatively impact the businesses.

Mr. Wessel offered that staff are looking at additional funding options for the JWP extension, including forming a district with property owners to help contribute to the financing. He indicated that there will be an economic impact study for the Lone Tree Overpass project.

Councilmember Odegaard stated that he would like to stay the course with the timeline identified by staff, and he is very interested in the idea of developing a district to help with the JWP extension.

Councilmember Whelan expressed that the JWP extension project needs to be reprioritized. Council has been asked time and again to alleviate traffic, to open up parcels of land, to grow economic development, and this project is an opportunity to do that. This was one of the pieces that proposed a barrier for housing and airport development.

MetroPlan Director Jeff Meilbeck added that there is a lot going on at the federal level with stimulus funding and there may be opportunities to package projects together to secure funding.

A break was held from 6:40 p.m. through 6:48 p.m.

12. COUNCIL LIAISON REPORTS

Councilmember Whelan reported that NAIPTA had been able to qualify for a direct payment from the CARES Act to help with operations through the crisis.

Councilmember Odegaard stated that MetroPlan met last week and discussed their breaking away their operations from the City.

13. CITY MANAGER REPORT

A. City Manager Report

Mr. Clifton briefly reviewed his report.

14. INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, FUTURE AGENDA ITEM REQUESTS

Councilmember Whelan thanked the City Manager and staff for their work and reports regarding the status of current operations. She thanked Police Lieutenant Seay for his work in the community around COVID-19 and she thanked all first responders for their great work.

Councilmember Salas shared that she and Councilmember Whelan were able to connect with Flagstaff Shelter Services to assist in getting access to motels in town to provide immediate shelter if needed for quarantine.

Councilmember Odegaard thanked the City Manager for his updates regarding the Switzer and Turquoise roundabout and the Sheep Crossing project. He thanked everyone involved with coordinating the council meeting virtually.

Councilmember McCarthy stated that the new virtual meeting platform is working well be looks forward to seeing everyone in person again soon.

Councilmember Aslan stated that he is happy to see story time at the library continuing over Zoom for the public.

Vice Mayor Shimoni stated that he is engaging a lot with the county and community for frequent updates.

City Clerk Stacy Saltzburg reminded the Council and public that there will be a Special Council Meeting on Friday, April 10, 2020 at 9:00 a.m.

Mayor Evans thanked staff for their assistance in guiding the community through the crisis. She indicated that things continue to run smooth with operations. She requested that COVID-19 updates be agendized frequently to allow Council the opportunity to discuss topics related to the pandemic. She expressed concern about the allocation of funding and resources to help cities and towns; funding should be allocated directly to cities and towns rather than funneling through the state. She asked for staff to continue working on outreach and messaging to citizens regarding the various executive orders.

15. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held April 7, 2020, adjourned at 7:40 p.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFICATION

I, STACY SALTZBURG, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Flagstaff held on April 7, 2020. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 18th day of January, 2022.

_____
CITY CLERK

CITY COUNCIL SPECIAL MEETING
TUESDAY, APRIL 10, 2020
STAFF CONFERENCE ROOM
211 WEST ASPEN
9:00 A.M.

MINUTES

1. CALL TO ORDER

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR EVANS (virtually)
VICE MAYOR SHIMONI (virtually)
COUNCILMEMBER ASLAN (virtually) (arrived at 9:02 a.m.)
COUNCILMEMBER MCCARTHY (virtually)
COUNCILMEMBER ODEGAARD (virtually)
COUNCILMEMBER SALAS (virtually)
COUNCILMEMBER WHELAN (virtually)

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

The Council and audience recited the pledge of allegiance and Mayor Evans read the Mission Statement of the City of Flagstaff.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

4. **Consideration and Adoption of Resolution No. 2020-18:** A Resolution amending the 2016-2020 Consolidated Plan to modify timeframes associated with the Citizen Participation Plan and allow for virtual meetings.

Consideration and Adoption of Resolution No. 2020-19: A Resolution amending the 2019-2020 Annual Action Plan to permit Flagstaff Shelter Services to provide infectious disease services in place of employment services.

Housing and Grants Administrator Kristine Pavlik introduced Flagstaff Shelter Services Director Ross Altenbaugh. They explained that due to the current State of Emergency, the US Department of Housing and Urban Development issued waivers to certain regulations that allow entitlement communities to respond to the COVID-19 pandemic in an expedited manner. Resolution 2020-18 will allow modification to the timeframes associated with the Citizen Participation Plan from a minimum 30-day notice period to a minimum 5-day notice period, and allow for virtual meetings. This will help expedite the process.

Moved by Councilmember Jim McCarthy, **seconded by** Vice Mayor Adam Shimoni to read Resolution No. 2020-18 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL AMENDING THE CITY OF FLAGSTAFF FY 2016-2020 CONSOLIDATED PLAN AND AUTHORIZING ITS SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Moved by Councilmember Charlie Odegaard, **seconded by** Vice Mayor Adam Shimoni to adopt Resolution No. 2020-18.

Vote: 7 - 0 - Unanimously

Ms. Pavlik explained that Resolution 2020-19 will allow an amendment to the 2018 Annual Action Plan to permit Flagstaff Shelter Services (FSS) to provide infectious disease services in place of employment services.

Councilmember Whelan asked if there is a possibility that the funding would be reimbursed by the State or Federal governments so FSS can get back to the employment piece. Housing Director Sarah Darr explained that it is not typical for those funds to be reimbursed, however there will be additional funds coming into the community and Council can reallocate those as needed.

Ms. Altenbaugh stated that they are working to move people into the two hotel spaces because they are unable to be in adherence with the CDC guidelines for social distancing. The biggest push is prevention and getting people into safe spaces before they get sick.

Moved by Vice Mayor Adam Shimoni, **seconded by** Councilmember Charlie Odegaard to read Resolution No. 2020-19 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL AMENDING THE CITY OF FLAGSTAFF 2019/2020 ANNUAL ACTION PLAN AND AUTHORIZING ITS SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Austin Aslan to adopt Resolution No. 2020-19.

Vote: 7 - 0 - Unanimously

5. **Consideration and Approval of Franchise Agreement and Adoption of Resolution No. 2020-16:** A resolution of the City Council of the City of Flagstaff, Arizona, calling a Special Election to be held on August 4, 2020, in conjunction with the City's Primary Election, declaring a proposed gas franchise beneficial to the City of Flagstaff; designating the text of a question authorizing the City of Flagstaff to enter into a franchise agreement and setting forth the proposed franchise agreement in full, to be voted on by the qualified electors of the City of Flagstaff, pursuant to the Constitution and laws of the State of Arizona and the Charter of the City of Flagstaff

Mr. Solomon explained that because the Council tabled the item at the last Council meeting, there will need to be a motion to take the item off the table for discussion.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jamie Whelan to take Item 5 off the table.

Vote: 7 - 0 - Unanimously

Mr. Solomon explained that there were some outstanding issues related to the franchise agreement that needed to be resolved. The agreement is in order and is now ready for consideration and possible approval.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to approve the Franchise Agreement.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to read Resolution No. 2020-16 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, CALLING A SPECIAL ELECTION TO BE HELD ON AUGUST 4, 2020, IN CONJUNCTION WITH THE CITY'S PRIMARY ELECTION, DECLARING A GAS FRANCHISE BENEFICIAL TO THE CITY OF FLAGSTAFF; DESIGNATING THE TEXT OF A QUESTION AUTHORIZING THE CITY OF FLAGSTAFF TO ENTER INTO A FRANCHISE AGREEMENT AND SETTING FORTH THE PROPOSED FRANCHISE AGREEMENT IN FULL, TO BE VOTED ON BY THE QUALIFIED ELECTORS OF THE CITY OF FLAGSTAFF, PURSUANT TO THE CONSTITUTION AND LAWS OF THE STATE OF ARIZONA AND THE CHARTER OF THE CITY OF FLAGSTAFF

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to adopt Resolution No. 2020-16.

Vote: 7 - 0 - Unanimously

6. ADJOURNMENT

The Special Meeting of the Flagstaff City Council held April 10, 2020, adjourned at 9:32 a.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFICATION

I, STACY SALTZBURG, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Flagstaff held on April 10, 2020. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 18th day of January, 2022.

_____
CITY CLERK

CITY COUNCIL REGULAR MEETING
TUESDAY, APRIL 21, 2020
STAFF CONFERENCE ROOM
211 WEST ASPEN
3:00 P.M.

MINUTES

1. CALL TO ORDER

Mayor Evans called the meeting of the Flagstaff City Council held April 21, 2020, to order at 3:12 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR EVANS (virtually)
VICE MAYOR SHIMONI (virtually)
COUNCILMEMBER ASLAN (virtually)
COUNCILMEMBER MCCARTHY (virtually)
COUNCILMEMBER ODEGAARD (virtually)
COUNCILMEMBER SALAS (virtually)
COUNCILMEMBER WHELAN (virtually)

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

The Council and audience recited the pledge of allegiance and Councilmember Salas read the Mission Statement of the City of Flagstaff.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

4. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

Staff read public comments submitted by the following:

Rick Lopez commented in support of a housing bond and garnering support for such a measure.

Karen Smiley commented with concerns about the increased minimum wage in light of the economic challenges faced by business owners during the pandemic.

Coralia Lopez Perez commented on providing consulting services related to infrastructure.

Gregg Ensminger commented in opposition to the Mayor's actions to close businesses in the interest of public health.

5. CONSENT ITEMS

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Jim McCarthy to approve the Consent Agenda as presented.

Vote: 7 - 0 - Unanimously

A. Consideration and Approval of Grant Application and Acceptance upon Award: Between the City of Flagstaff and the Governor's Office of Highway Safety for Driving Under the Influence/Impaired Driving Enforcement and Equipment Grant

Approve the submission of the grant applications and acceptance upon award of the Grant from the Governor's Office of Highway Safety in the amount of $170,971, for the Flagstaff Police Department to increase staffing in an attempt to reduce injury motor vehicle collisions caused by impaired drivers. The funds will also be used to purchase 300 reflective traffic safety cones and an electric motorcycle in the amount of $29,221.

6. PUBLIC HEARING ITEMS

A. Consideration and Action on Liquor License Application: Craig Bouchard "Southside Tavern II," 117 S. San Francisco Street, Series 12 (restaurant), New License.

Mayor Evans opened the public hearing.

Sgt. Ryan Turley introduced the item and was available for questions.

Councilmember Odegaard thanked the applicant for attending the meeting and being available for questions.

There being no public comment, Mayor Evans closed the public hearing.

Moved by Councilmember Regina Salas, **seconded by** Councilmember Charlie Odegaard to forward the application to the State with a recommendation of approval.

Vote: 7 - 0 - Unanimously

B. **Consideration and Adoption of Resolution No. 2020-17 and Ordinance No. No. 2020-11:** A Resolution of the City Council of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain document filed with the City Clerk and entitled "Case No. PZ-19-00125 Updates to Zoning Code 2020 – Miscellaneous Part 1"; and, an Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code, to resolve conflicts, incorporate technical corrections and clarity, and modify existing and add new requirements, provisions, and definitions.

Mayor Evans opened the public hearing.

Zoning Code Manager Dan Symer provided a PowerPoint presentation that covered the following:

CITY'S REQUEST TO AMEND THE ZONING CODE CASE PZ-19-00125
PURPOSE
CHAPTER 10-20: ADMINISTRATION, PROCEDURES, AND ENFORCEMENT
CHAPTER 10-40: SPECIFIC TO ZONES
COMMERCIAL NON-TRANSECT ZONES
TRANSECT ZONES
CHAPTER 10-50: SUPPLEMENTAL TO ZONES
ROOF TOP EQUIPMENT
SECTION 10-50.60.040 LANDSCAPE LOCATION REQUIREMENTS
CHAPTER 10-50: SUPPLEMENTAL TO ZONE-SIGNS
DIVISION 10-50.110: SPECIFIC TO BUILDING TYPES

Councilmember Whelan asked if any of the modifications would add to the cost of the building and if they would add complexity to the code. Mr. Symer stated that in terms of cost, it is difficult to say for sure, it is really dependent upon the type of development. The objective is to make the code smaller and more simple but that can be challenging. In drafting the amendments, staff was able to eliminate three pages of the code.

Councilmember McCarthy stated that he is supportive of the proposed changes but asked that staff review the stem wall and crawl space height restrictions to make them more reasonable.

There being no public comment, Mayor Evans closed the public hearing.

Moved by Councilmember Jim McCarthy, **seconded by** Vice Mayor Adam Shimoni to read Resolution No. 2020-17 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "CASE NO. PZ-19-00125 UPDATES TO ZONING CODE 2020 – MISCELLANEOUS PART 1"

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Jamie Whelan to read Ordinance No. 2020-11 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, FLAGSTAFF ZONING CODE, BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED "CASE NO. PZ-19-00125 UPDATES TO ZONING CODE 2020 – MISCELLANEOUS PART 1"; PROVIDING FOR PENALTIES, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

7. REGULAR AGENDA

A. **Consideration and Adoption of Ordinance No. 2020-07:** An ordinance extending and increasing the corporate limits of the City of Flagstaff by annexing certain land totaling approximately .32 acres located at 4409 North Highway 89, and establishing city zoning for said land as Highway Commercial, HC. (***Annexation of property to facilitate the redevelopment of existing retail to a restaurant)***

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Regina Salas to read Ordinance No. 2020-07 by title only for the first time.

Vote: 7 - 0 - Unanimously

ARIZONA EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARIZONA REVISED STATUTES, BY ANNEXING CERTAIN LAND TOTALING APPROXIMATELY .32 ACRES LOCATED AT 4409 NORTH HIGHWAY 89, WHICH LAND IS CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY OF FLAGSTAFF, AND ESTABLISHING CITY ZONING FOR SAID LAND AS HIGHWAY COMMERCIAL, HC.

B. **Consideration and Adoption of Ordinance No. 2020-09:** An ordinance of the City Council of the City of Flagstaff, Arizona, amending the Flagstaff City Code, Chapter 1-14, Personnel System, by amending the Employee Handbook of Regulations relating to General Definitions, Working Hours and Pay, Overtime Pay, Compensatory Time, and Vacation Leave; providing for penalties; repeal of conflicting ordinances; severability; and establishing an effective date

Human Resources Director Jeanie Gallagher explained that Management Services and Fire Division Leadership have agreed to implement a 12-day work period versus the standard 14-day pay period to better accommodate the scheduling and pay practices for Fire personnel.

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Jim McCarthy to read Ordinance No. 2020-09 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, AMENDING THE FLAGSTAFF CITY CODE, CHAPTER 1-14, PERSONNEL SYSTEM BY AMENDING THE EMPLOYEE HANDBOOK OF REGULATIONS RELATING TO GENERAL DEFINITIONS, WORKING HOURS AND PAY, OVERTIME PAY, COMPENSATORY TIME AND VACATION LEAVE; PROVIDING FOR PENALTIES; REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

C. **Consideration and Adoption of Ordinance No. 2020-08:** An ordinance amending the Employee Handbook of Regulations, Chapter 1-50 *Leave, Military Training Leave 1-50-061*

Ms. Gallagher explained that the amendment will bring the Employee Handbook in compliance with ARS 38-610 regarding Military Training Leave.

Moved by Councilmember Regina Salas, **seconded by** Councilmember Charlie Odegaard to read Ordinance No. 2020-08 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, AMENDING THE FLAGSTAFF CITY CODE, CHAPTER 1-14, PERSONNEL SYSTEM BY AMENDING THE EMPLOYEE HANDBOOK OF REGULATIONS RELATING TO MILITARY TRAINING LEAVE; PROVIDING FOR PENALTIES; REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

D. **Consideration and Adoption of Resolution No. 2020-20:** A resolution of the Flagstaff City Council, approving an Intergovernmental Agreement between the State of Arizona and the City of Flagstaff for the construction of a right-turn lane on Humphreys Street adjacent to City Hall.

Capital Improvements Engineer Bret Peterson stated that the IGA is straightforward and it will authorize the state to design, advertise, award, and administer the construction of the right-turn lane on Humphreys Street, which will require the relocation and reconstruction of the sidewalk, drainage inlet, stairs and the retaining wall adjacent to City Hall.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jamie Whelan to read Resolution No. 2020-20 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE STATE OF ARIZONA AND THE CITY OF FLAGSTAFF FOR THE CONSTRUCTION OF A RIGHT-TURN LANE ON HUMPHREYS STREET ADJACENT TO CITY HALL

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jamie Whelan to adopt Resolution No. 2020-20.

Vote: 7 - 0 - Unanimously

A break was held from 3:58 p.m. through 4:10 p.m.

E. **Discussion and Possible Approval:** Recession Plan and Other Budget Related Topics

Mr. Clifton noted that the formulation of the plan commenced late last fall and has been well vetted internally with the Budget Team, EAC, Leadership, and Extended Leadership. It was fortuitous that it was in place when COVID-19 hit. The plan is based upon five incremental steps that occur in a progressive fashion. The plan is intended to be proactively applied using forecasts and economic indicators. The plan is considered and applied administratively at the first two stages which have been currently implemented. The next three stages would require Council action to implement.

The plan is simply structured and formulated to endure the test of time. The plan would operate in reverse as the city moves out of a recession. It is a tool that is helping right now with the current declining revenues and economy.

Mr. Clifton reviewed the first two stages that include a hiring freeze, recruitment freeze, a cut back on non-essential services, and scrutinizing large purchases and capital expenditures that may not be mandatory at the current time. The remaining three stages are triggered by more declining revenues and the actions are more impactful for the organization.

The Council expressed appreciation to Mr. Clifton and to the organization for the work and thought that went into developing the plan. They indicated that having the plan in place ahead of the pandemic and economic downturn speaks to the foresight of leadership.

Economic Vitality Director Heidi Hansen reported that the a team of community partners including the NAU Research Department and Coconino County have developed a survey that will be sent to all businesses in Flagstaff to monitor how they are doing. The survey will go out every two weeks to track progress and see what sectors are hurting the most. The information will help with the recovery efforts.

Management Services Director Rick Tadder explained how Management Services monitors revenue streams for the organization. He indicated that a more detailed report will be provided at the upcoming budget retreat. Essentially, they look at numbers on a weekly basis and work with other finance experts throughout the State to discuss overall trends.

Council and staff further discussed the Recession Plan and how it had been recently implemented. They all expressed support for the plan.

Moved by Mayor Coral Evans, **seconded by** Councilmember Jim McCarthy to approve the Recession Plan.

Vote: 7 - 0 - Unanimously

8. DISCUSSION ITEMS

A. Flagstaff Airport Parking

Ms. Hansen provided a PowerPoint presentation that covered the following:

FLAGSTAFF AIRPORT PARKING

Airport Director Barney Helmick continued the presentation.

AIRLINE SUCCESS

Public Works Project Manager Adam Miele continued the presentation.

EXISTING AIRPORT PARKING LOT
SECOND PARKING LOT
VICINITY MAP
CONCEPT A
CONCEPT B
CONCEPT C
ADDITIONAL IMPROVEMENTS
CONCEPT DISCUSSION

Councilmember Salas asked the cost to construct Concept A and Concept B. Mr. Miele indicated that Concept A is approximately $2.5 million but there are other improvements that still need to be finalized that could impact that estimate. Concept B is estimated at $2.75 million because of how it encroaches into rocky areas. He added that Concept C is estimated around $3 million. Councilmember Salas expressed her preference for Concept A.

Councilmember Odegaard also expressed support of Concept A.

Vice Mayor Shimoni indicated support for Concept A and added that he appreciated the emphasis on bike lanes. He stated that he would like to see those separated from the street. He asked if there were plans to bring in EV parking. Mr. Miele stated that the consultants have worked with the EV partners to ensure there is adequate capacity on site. The current plan is to designate four locations for EV parking.

Vice Mayor Shimoni added that he would like to see an emphasis placed on rideshare opportunities to and from the airport. Councilmember Whelan agreed with that suggestion.

Councilmember Whelan asked why a parking garage is not being done. Mr. Helmick explained that a garage has been in the master plan process for many years; the challenge is that they cannot build a garage without another place for patrons to park. The options presented will provide additional parking so when the time comes to go vertical they are prepared with parking contingencies during construction.

Councilmember McCarthy expressed support for Concept A and added that he would like to see wider walkways for pedestrians that will have to get from the parking area to the terminal.

Councilmember Aslan indicated he was supportive of Concept A.

Council provided direction to staff to move forward with Concept A.

Mr. Helmick continued the presentation.

PAID PARKING SYSTEM

Councilmember Aslan stated that he would like to keep some free parking available. He is supportive of a pricing structure that is very reasonable for certain types of travel and usage. Mr. Helmick stated that the Airport Commission is currently working on developing

a recommendation to Council for parking fee structure. More information will be forthcoming.

Mr. Clifton noted that the significance of paid parking is that it brings the airport closer to functioning as an enterprise with ongoing revenues that fund operations. Additionally, there is a significant issue with inappropriate parking that is hoped to be addressed with a paid parking system.

Councilmember McCarthy and Vice Mayor Shimoni indicated support for a two-tiered parking system with premium and economy parking.

Mayor Evans noted that implementing paid parking now will help in the future. Changes in behavior are important for minimizing the carbon footprint by encouraging ride shares and carpools.

Councilmember Salas stated that there are costs associated with building, operating, and maintaining parking and she is supported of a cost recovery model that includes long- and short-term rates as well as frequent flyer rates for businesses.

The Council gave direction to develop a paid parking system with tiered parking rates and incentives for frequent flyers.

B. Streets – Sidewalk Replacement Program and Assessment Practices

Public Works Streets Director Scott Overton stated that back in January an ordinance was adopted authorizing the implementation of the sidewalk repair program. The program requires businesses to pay 100% of sidewalk replacement costs and residential to pay 50% of the cost. The Road Repair and Street Safety pavement preservation program is moving forward and 250 properties were identified for sidewalk replacement. With COVID in full swing staff felt the need to consult with Council on proceeding as directed or waiving the assessments. If Council were to provide direction to waive the assessments an ordinance will come forward to temporarily suspend the program. The recommendation from staff would be a 120-day suspension.

Council was supportive of a temporary suspension and asked staff to bring back the necessary action to accomplish that.

C. Rio de Flag Flood Control Project - Update

City Engineer Rick Barrett provided a PowerPoint presentation that covered the following:

VICINITY MAP OF RIO DE FLAG FLOOD CONTROL PROJECT

Project Manager Trevor Henry continued the presentation.

PROJECT UPDATE
USACE
PROJECT DESIGN
REAL ESTATE
ENVIRONMENTAL
BNSF RAILWAY CO.

Council expressed appreciation to staff for the update and for all the work that has gone

into making the project happen. They requested that the presentation video be posted on the Rio de Flag website for easy access to the public.

9. COUNCIL LIAISON REPORTS

Councilmember Whelan reported that the NAIPTA Board of Directors met last week where they discussed the start of a van pool between Flagstaff and Williams. NAIPTA has had zero layoffs and the Board approved some hazard pay for some of the drivers and staff. They also discussed the Downtown Connection Center and she stated that Council should be seeing an IGA coming sometime in June.

10. CITY MANAGER REPORT

A. City Manager Report

Mr. Clifton briefly reviewed his report.

11. COVID-19 UPDATES

Mayor Evans thanked Council and staff who have been actively engaged in meetings regarding COVID and assisting businesses, everyone has found their respective niches and are making sure the city is being taken care of. She reported that Arizona Mayors are meeting two times a week with the Governor to discuss reopening plans for the state as well as getting information out to people for financial assistance. She spoke about the work done by the Legal Department on intentional exposures.

Councilmember Whelan also expressed gratitude to everyone involved with outreach, coordination, operations, and the like. She continues to attend the regular updates provided by Northern Arizona Healthcare and Coconino County. She has also been working with Flagstaff Shelter Services to assist in their coordination efforts for housing.

Vice Mayor Shimoni thanked the Mayor for her advocacy of Flagstaff and staff for their efforts in making sure critical operations continue. He expressed concern about the state reopening and the challenges faced by the most vulnerable populations. He requested an update on housing efforts for the homeless.

Councilmember Salas indicated that the Senate passed a $484 billion bill to expand small business assistance and paycheck protection programs. She is hopeful that some of that new funding will trickle down into Flagstaff.

12. INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, FUTURE AGENDA ITEM REQUESTS

Councilmember Odegaard announced that Earth Day is on Wednesday and there are several virtual events happening throughout the community.

Councilmember Aslan offered appreciation for all the staff on the front line who are working very hard in new ways.

Vice Mayor Shimoni noted that mental health in the community is fragile and wants everyone to be aware of domestic violence and the unsheltered population.

Mayor Evans expressed appreciation to the Mayor and Council Chief of Staff Shawn Johnson and Executive Assistant Jason Cook for their amazing work with the challenging schedules and maintaining quality operations.

13. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held April 21, 2020, adjourned at 6:53 p.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFICATION

I, STACY SALTZBURG, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Flagstaff held on April 21, 2020. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 18th day of January, 2022.

_____
CITY CLERK

CITY COUNCIL REGULAR MEETING
TUESDAY, MAY 5, 2020
STAFF CONFERENCE ROOM
211 WEST ASPEN
3:00 P.M.

MINUTES

1. CALL TO ORDER

Mayor Evans called the meeting of the Flagstaff City Council held May 5, 2020, to order at 3:00 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR EVANS (virtually)	
VICE MAYOR SHIMONI (virtually)	
COUNCILMEMBER ASLAN (virtually)	
COUNCILMEMBER MCCARTHY (virtually)	
COUNCILMEMBER ODEGAARD (virtually)	
COUNCILMEMBER SALAS (virtually)	
COUNCILMEMBER WHELAN (virtually)	

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

The Council and audience recited the pledge of allegiance and Councilmember McCarthy read the Mission Statement of the City of Flagstaff.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

4. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

None

5. PROCLAMATIONS AND RECOGNITIONS

A. Proclamation: Economic Development Week

Councilmember Whelan read the Economic Development Week Proclamation.

B. Proclamation: National Tourism Week

Councilmember Odegaard read the National Tourism Week Proclamation.

C. Proclamation: National Police Week

Mayor Evans read the National Police Week Proclamation.

6. APPOINTMENTS

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that the City Council may vote to go into executive session, which will not be open to the public, for the purpose of discussing or considering employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee, or employee of any public body...., pursuant to A.R.S. §38-431.03(A)(1).

A. Consideration of Appointment: Sustainability Commission.

Moved by Vice Mayor Adam Shimoni, **seconded by** Mayor Coral Evans to appoint Kristen Konkel to a term expiring October 2021.

Vote: 7 - 0 - Unanimously

B. Consideration of Appointments: Industrial Development Authority

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Jim McCarthy to appoint Jean Richmand-Bowman to a term expiring April 2024.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Charlie Odegaard, **seconded by** Vice Mayor Adam Shimoni to appoint Allen Rumbold to a term expiring April 2025.

Vote: 7 - 0 - Unanimously

Moved by Vice Mayor Adam Shimoni, **seconded by** Councilmember Charlie Odegaard to appoint Mark Woodson to a term expiring April 2026.

Vote: 7 - 0 - Unanimously

7. CONSENT ITEMS

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

Moved by Councilmember Jamie Whelan, **seconded by** Vice Mayor Adam Shimoni to approve the Consent Agenda as presented.

Vote: 7 - 0 - Unanimously

A. **Consideration and Approval of Contract:** Waterline Reimbursement for Northern Arizona Healthcare

(1) Approve the agreement with Northern Arizona Healthcare; and
(2) Authorize the City Manager to execute the necessary documents

8. PUBLIC HEARING ITEMS

A. **Consideration and Action on Liquor License Application:** Steven Grubart "Lumberjax," 409 S. San Francisco Street, Series 12 (restaurant), New License.

Mayor Evans opened the public hearing.

Sgt. Ryan Turley introduced the item and was available for questions.

Councilmember McCarthy expressed concern about the DUI incident listed in the Police Department report. The applicant Stephen Grubart noted that the incident was to the slightest degree and was almost five years ago. It was a minor offense with no other offenses occurring after.

Councilmember Salas asked what the plans are for the restaurant part of the business. Mr. Grubart indicated that much of the food focuses on the various dietary needs of the community including vegan and gluten free. They will be trying to operate starting at 10:00 a.m. to capture breakfast and their hope is to get involved with the students at NAU and cater to their needs.

There being no public comment Mayor Evans closed the public hearing.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Regina Salas to forward the application to the State with a recommendation of approval.

Vote: 7 - 0 - Unanimously

9. ROUTINE ITEMS

A. Consideration and Approval of a Construction Manager at Risk (CMAR) Construction Services Agreement: to Eagle Mountain Construction in the amount of $6,588,283.00 for the Coconino Estates Improvements Phase I South Project.

Capital Improvements Project Manager Eli Reisner provided an overview of the project and displayed a vicinity map for reference

Staff read submitted public comments from the following individuals:

- Julie Elliott
- Bonnie Feather
- Sallie Hayes Page
- Tom Martin

The following comments were received:

- Most of the residents on Navajo Road only want one sidewalk installed.
- Installation of sidewalks compromises off-street parking.
- One sidewalk is enough.
- It is not too late for Council to change the design since the work will not be done until next summer.
- There are a number of elderly people who live in the area and they will be unable to shovel their sidewalks.
- Whipple Road should be included in the project.
- McMillan Road needs to be resurfaced at some point during this project.

Written comments in opposition to sidewalks on both sides of the street were submitted by David and Teresa Wayne.

Councilmember McCarthy indicated that he has concerns about the sidewalk aspect of the project. There was not a strong consensus on the sidewalk within the neighborhood. A citizen's petition was filed asking for a compromise on the issue and Council did not support it. He will not be supporting the motion on the matter.

Councilmember Odegaard expressed support for the project. He noted that projects that were done in the past did not include sidewalks and people were very upset. The community wants multi-modal transportation options and sidewalks provide that. Vice Mayor Shimoni agreed.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Austin Aslan to approve the CMAR Construction Services Agreement with Eagle Mountain Construction Inc. for a Guaranteed Maximum Price of $6,439,394.00 with a contract duration period of 900-calendar days; Approve an Owner's Contingency of $148,889.00, which is approximately 2.3% of the Guaranteed Maximum Price; and Authorize the City Manager to execute the necessary documents.

Vote: 6 - 1

NAY: Councilmember Jim McCarthy

B. **Consideration and Adoption of Resolution No. 2020-17 and Ordinance No. No. 2020-11:** A Resolution of the City Council of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain document filed with the City Clerk and entitled "Case No. PZ-19-00125 Updates to Zoning Code 2020 – Miscellaneous Part 1"; and, an Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code, to resolve conflicts, incorporate technical corrections and clarity, and modify existing and add new requirements, provisions, and definitions.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Jamie Whelan to adopt Resolution No. 2020-17.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, FLAGSTAFF ZONING CODE, BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED "CASE NO. PZ-19-00125 UPDATES TO ZONING CODE 2020 – MISCELLANEOUS PART 1"; PROVIDING FOR PENALTIES, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Charlie Odegaard to read Ordinance No. 2020-11 by title only for the final time.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Jamie Whelan to adopt Ordinance No. 2020-11.

Vote: 7 - 0 - Unanimously

C. **Consideration and Adoption of Ordinance No. 2020-07:** An ordinance extending and increasing the corporate limits of the City of Flagstaff by annexing certain land totaling approximately .32 acres located at 4409 North Highway 89, and establishing city zoning for said land as Highway Commercial, HC. (***Annexation of property to facilitate the redevelopment of existing retail to a restaurant)***

Moved by Councilmember Regina Salas, **seconded by** Councilmember Jamie Whelan to read Ordinance No. 2020-07 by title only for the final time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARIZONA REVISED STATUTES, BY ANNEXING CERTAIN LAND TOTALING APPROXIMATELY .32 ACRES LOCATED AT 4409 NORTH HIGHWAY 89, WHICH LAND IS CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY OF FLAGSTAFF, AND ESTABLISHING CITY ZONING FOR SAID LAND AS HIGHWAY COMMERCIAL, HC.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Jamie Whelan to adopt Ordinance No. 2020-07.

Vote: 7 - 0 - Unanimously

D. **Consideration and Adoption of Ordinance No. 2020-09:** An ordinance of the City Council of the City of Flagstaff, Arizona, amending the Flagstaff City Code, Chapter 1-14, Personnel System, by amending the Employee Handbook of Regulations relating to General Definitions, Working Hours and Pay, Overtime Pay, Compensatory Time, and Vacation Leave; providing for penalties; repeal of conflicting ordinances; severability; and establishing an effective date

ITEM HAS BEEN PULLED INDEFINITELY

E. **Consideration and Adoption of Ordinance No. 2020-08:** An ordinance amending the Employee Handbook of Regulations, Chapter 1-50 *Leave, Military Training Leave 1-50-061*

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Regina Salas to read Ordinance No. 2020-08 by title only for the final time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, AMENDING THE FLAGSTAFF CITY CODE, CHAPTER 1-14, PERSONNEL SYSTEM BY AMENDING THE EMPLOYEE HANDBOOK OF REGULATIONS RELATING TO MILITARY TRAINING LEAVE; PROVIDING FOR PENALTIES; REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

Moved by Councilmember Regina Salas, **seconded by** Councilmember Jamie Whelan to adopt Ordinance No. 2020-08.

Vote: 7 - 0 - Unanimously

10. REGULAR AGENDA

A. **Consideration and Adoption of Resolution No. 2020-07:** A resolution of the Flagstaff City Council adopting a Flagstaff Adaptive Reuse Program to support small businesses during the site plan review process and to encourage adaptive reuse of vacant commercial or office spaces.

Business Retention and Expansion Manager John Saltonstall provided a PowerPoint presentation that covered the following:

ADAPTIVE REUSE
WHY WE ARE HERE
ELIGIBILITY REQUIREMENTS
HOW DOES THIS HELP SMALL BUSINESS?
EXPECTATION MANAGEMENT
PROCESS

Councilmember Salas stated that the program looks good and suggested developing a mechanism for businesses to give back to the program after five years of opening so the program can have revolving funds to expand it to more businesses.

Vice Mayor Shimoni expressed excitement for the work and expressed an interest in getting more information about Councilmember Salas' proposal.

Mr. Saltonstall offered that as a pilot program there will be opportunity to modify the program along the way.

Councilmember Whelan offered her support and asked if there is any idea as to how many businesses might take advantage of the program. Mr. Saltonstall indicated that the program is currently funded at $25,000 with a capacity for five businesses. Time will tell in terms of interest.

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Regina Salas to read Resolution No. 2020-07 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL ADOPTING A FLAGSTAFF ADAPTIVE REUSE PROGRAM TO SUPPORT SMALL BUSINESSES DURING THE SITE PLAN REVIEW PROCESS AND TO ENCOURAGE ADAPTIVE REUSE OF VACANT COMMERCIAL OR OFFICE SPACES; AND ESTABLISHING AN EFFECTIVE DATE

Moved by Councilmember Regina Salas, **seconded by** Councilmember Jamie Whelan to adopt Resolution No. 2020-07.

Vote: 7 - 0 - Unanimously

B. **Consideration and Adoption of Resolution No. 2020-21:** A resolution of the Flagstaff City Council stating its support for the Flagstaff Trails Initiative Regional Trails Strategy

Multi-Modal Transportation Project Manager Martin Ince provided a PowerPoint presentation that covered the following:

FLAGSTAFF TRAILS INITIATIVE
SUMMARY
FTI CHRONOLOGY
FLAGSTAFF TRAILS INITIATIVE GOALS
CORE TEAM
COMMUNITY ENGAGEMENT
REGIONAL TRAILS STRATEGY
RECOMMENDATIONS
FTI ACTIVITY SINCE DECEMBER
TONIGHT'S MEETING
FTI LINKS

Councilmember Whelan asked how the Pledge for the Wild is going in terms of support for FTI. Grants and Contracts Manager Stacey Brechler-Knaggs stated that the fund is at about $5,000.

Councilmember McCarthy indicated that he is excited about the initiative. He stated that attention needs to be given to wildlife corridors, areas of cultural significance, and limiting motorized travel around the San Francisco Peaks.

Vice Mayor Shimoni encouraged the use of signage and the integration of QR codes in the higher use areas. He would like to see video outreach and education as well.

Moved by Councilmember Regina Salas, **seconded by** Councilmember Charlie Odegaard to read Resolution No. 2020-21 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, STATING ITS SUPPORT FOR THE FLAGSTAFF TRAILS INITIATIVE REGIONAL TRAILS STRATEGY

Moved by Councilmember Austin Aslan, **seconded by** Councilmember Regina Salas to adopt Resolution No. 2020-21.

Vote: 7 - 0 - Unanimously

C. **Consideration and Adoption of Ordinance No. 2020-12:** An ordinance of the City Council of the City of Flagstaff, temporarily suspending Section 8-01-001-0002 of the City Code pertaining to sidewalks; providing for severability, authority for clerical corrections, and establishing an effective date.

Public Works Streets Director Scott Overton stated that the ordinance is a reflection of the direction Council provided at the last regular meeting to suspend the sidewalk program for 120 days in response to the pandemic.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Jamie Whelan to read Ordinance No. 2020-12 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, TEMPORARILY SUSPENDING SECTION 8-01-001-0002 OF THE CITY CODE PERTAINING TO SIDEWALKS; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

D. **Consideration and Possible Approval:** Letter from the Mayor and Flagstaff MetroPLan to the State of Arizona Transportation Board for the Rt.66/Rio de Flag Bridge Replacement project.

Mr. Clifton stated that the letter concerns the bridge project on Route 66 which was scheduled to take place during the 2020 construction season. It is a critical project for the Rio de Flag project and the Board deferred it to prioritize an I-40 project that presented itself in response to the COVID-19 pandemic. The City did not have an opportunity to provide comment during the meeting that decided the reprioritization, and the letter is a reflection of the City's desire to maintain funding for the project in 2021. The letter was drafted and circulated to a number of people at the staff level and to the Mayor. It was also circulated to MetroPlan because they have a similar interest. Staff is seeking Council approval to send the letter to ADOT.

Councilmember Odegaard added that the ADOT Board will be meeting on May 15, 2020 and urged Councilmembers to log into the meeting and offer public comment that speaks to the importance of the project and the need to maintain funding.

Councilmember Whelan requested talking points on the issue.

Moved by Councilmember Regina Salas, **seconded by** Councilmember Jim McCarthy to approve the letter from the Mayor and Flagstaff MetroPlan to the State of Arizona Transportation Board for the Rt.66/Rio de Flag Bridge Replacement project.

Vote: 7 - 0 - Unanimously

A break was held from 4:40 p.m. through 4:50 p.m.

11. DISCUSSION ITEMS

A. 2020 Wildfire Preparedness and Seasonal Outlook

Wildland Fire Manager Paul Summerfelt introduced Paul Oltrogee who will be replacing him when he retires on May 13, 2020. Mr. Oltrogee provided a PowerPoint presentation that covered the following:

WILDFIRE PREPAREDNESS BRIEFING
FIRE YEAR FACTORS
NATIONAL SIGNIFICANT WILDLAND FIRE POTENTIAL OUTLOOK
OUR STATUS AND READINESS POSTURE
WILDLAND FIRE MANAGEMENT: THE CYCLE OF SUCCESS
2020 FOCUS AREAS
PREVENTION
PREPAREDNESS
HAZARD MITIGATION
COLLABORATION & PARTNERSHIPS
LAW ENFORCEMENT FIRE PREVENTION PATROLS
COCONINO COUNTY EMERGENCY MANAGEMENT
COCONINO NATIONAL FOREST FIRE AND AVIATION MANAGEMENT PROGRAM
CAMPING AND CAMPFIRE RESTRICTIONS
FIRE PREVENTION STRATEGIES
WILDFIRE DETECTION
AVAILABLE RESPONSE RESOURCES (USFS)
NATIONAL AIR RESOURCES

Staff read a public comment from Janet Dean at APS that covered the wildfire safety and fire mitigation strategies that APS employs.

Council expressed appreciation and well wishes to Mr. Summerfelt in his retirement and welcomed Mr. Oltrogee.

B. Flagstaff Water Services Strategic Plan 2025

Water Services Director Brad Hill provided a PowerPoint presentation that covered the following:

WATER SERVICES STRATEGIC PLAN 2025
INTRODUCTION

Mr. Hill introduced John Ruetten with Resource Trends, Inc. who continued the presentation.

STRATEGIC PLAN PURPOSE AND BENEFITS
PROCESS
STRATEGIC PLAN ELEMENTS
BUSINESS VALUES
THE POWER OF STANDARDS
STRATEGIC OBJECTIVES
SUMMARY OF STRATEGIC OBJECTIVES
IMPLEMENTING THE PLAN

FINANCIAL IMPLICATIONS, CLOSING REMARKS

Staff read a public comment submitted by Joe Shannon requesting that a portion of Lake Mary be allocated into Walnut Creek to support the riparian habit as well as eliminate motorized recreation from Lake Mary to reduce water contamination.

12. COUNCIL LIAISON REPORTS

Councilmember Odegaard reported that the Beautification and Public Art Commission will be meeting virtually on May 11, 2020.

Councilmember Whelan reported that Mountain Line is having its joint TAC, staff, and Board meeting soon. She indicated that things are working well under the lead of Heather Damolin and Kate Morely. The staff are working hard together and have taken on more safety measures and job dutiess to keep themselves and the community safe.

13. CITY MANAGER REPORT

A. City Manager Report

Mr. Clifton provided a brief recap of his report.

Councilmember Whelan asked about the recent art installations in the Fourth Street Corridor and asked if there were plans to spread out other projects throughout the community. Economic Vitality Director Heidi Hansen stated that she believes there are other projects forthcoming and more information will be provided soon.

14. COVID-19 UPDATES

A. COVID-19 Social Safety-Net Services Coalition

Mr. Clifton noted that there is a lot of information provided in the staff report. The Police and Fire Departments continue to report a number of exposures but they have been able to keep responders free of the virus.

Councilmember Whelan noted that it has been a busy week with meetings and updates. She reported that the County is considering a contract with Hotel Aspen for housing assistance. The testing blitz went well and it is nice to know that a doctor’s note is no longer needed to get tested. The County will be hosting a Town Hall on May 6, 2020 that can be viewed on NAU TV or Zoom to discuss operations and response.

Mayor Evans thanked everyone in the city, staff, residents, etc. for all that they have been doing during this trying time. It is unfortunate that the Governor has preempted all cities and towns from doing anything different than what he has directed. The Governor has stopped consulting with other mayors and it has been difficult to sit back unable to do what is right for our specific communities. She expressed frustration with the lack of federal and state infrastructure to help small businesses; the larger businesses have been able to get assistance whereas the small businesses are still waiting. She strongly encouraged Flagstaff residents to adhere to the CDC guidelines, wear a mask, continue social distancing, wash your hands, and check in on and help your neighbors. Continue being Flagstaff because that is who we are.

15. INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, FUTURE AGENDA ITEM REQUESTS

Councilmember Whelan thanked the Mayor for her leadership and support of the community. She requested a FAIR item to discuss the city's BBB allocations.

Councilmember McCarthy indicated that before the pandemic, the Council had discussed a climate emergency resolution. There was strong support from the Council and the community and the community is anxious to see movement forward. He requested that the City Manager consider placing the resolution on an upcoming agenda for Council action.

Councilmember Odegaard thanked Discover Flagstaff for their live streaming of the concert at the Orpheum last Saturday. It was a great concert and he encouraged everyone to go back and watch it online.

Councilmember Salas reported that Jeff Hall at Lowell Observatory hosted an adhoc group meeting that discussed local attractions and preparations to reopen for community events. Community partners will continue to meet and collaborate to develop the new normal and standards for event planning and management. Councilmember Salas also requested a one-page summary on what the city has done so far in response to the pandemic and plans moving forward.

Councilmember Aslan reported that he is working with the City Attorney's office to determine what authority the City Council has in terms of equitable access to voting during the pandemic.

16. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held May 5, 2020, adjourned at 6:07 p.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFICATION

I, STACY SALTZBURG, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Flagstaff held on May 5, 2020. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 18th day of January, 2022.

_____
CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)
TUESDAY, NOVEMBER 2, 2021
STAFF CONFERENCE ROOM - SECOND FLOOR
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
1:00 P.M.

1. Call to Order

Mayor Deasy called the Special Meeting (Executive Session) to order at 1:06 p.m.

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR DEASY
VICE MAYOR DAGGETT (virtually)
COUNCILMEMBER ASLAN (virtually)
COUNCILMEMBER MCCARTHY
COUNCILMEMBER SALAS
COUNCILMEMBER SHIMONI (virtually)
COUNCILMEMBER SWEET

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. Recess into Executive Session

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to recess into Executive Session.

Vote: 7 - 0 - Unanimously

4. Executive Session:

A. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting, pursuant to A.R.S. §38-431.03(A)(1).

i. On-Call Magistrate Appointments

B. Discussion or consultation for legal advice with the attorney or attorneys of the public body pursuant to A.R.S. §38-431.03(A)(3).

i. Legal advice regarding credentialed wage discussion

C. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property, pursuant to A.R.S. §38-431.03(A)(3) and (7), respectively.

i. Legal advice regarding proposed development agreement for Section 17

5. Adjournment

The Special Meeting (Executive Session) of the Flagstaff City Council held November 2, 2021, reconvened into Open Session at 5:50 p.m. at which time the meeting adjourned.

_____
MAYOR

ATTEST:

_____
CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)
MONDAY, NOVEMBER 8, 2021
STAFF CONFERENCE ROOM - SECOND FLOOR
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
1:00 P.M.

1. Call to Order

Mayor Deasy called the Special Meeting (Executive Session) to order at 1:02 p.m.

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR DEASY (virtually)	
VICE MAYOR DAGGETT (virtually)	
COUNCILMEMBER ASLAN (virtually)	
COUNCILMEMBER MCCARTHY	
COUNCILMEMBER SALAS	
COUNCILMEMBER SHIMONI (virtually)	
COUNCILMEMBER SWEET	

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. Recess into Executive Session

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to recess into Executive Session.

Vote: 7 - 0 - Unanimously

4. Executive Session:

A. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, pursuant to A.R.S. §38-431.03(A)(3) and (4), respectively.

i. Switzer Canyon Water Main Property Rights Acquisitions

B. Discussion or consultation for legal advice with the attorney or attorneys of the public body, pursuant to A.R.S. §38-431.03(A)(3).

i. Credentialed Wage Discussion

C. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, pursuant to A.R.S. §38-431.03(A)(3) and (4), respectively.

i. Litigation Update

5. Adjournment

The Special Meeting (Executive Session) of the Flagstaff City Council held November 8, 2021, reconvened into Open Session at 3:04 p.m. at which time the meeting adjourned.

_____
MAYOR

ATTEST:

_____
CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)
TUESDAY, NOVEMBER 23, 2021
STAFF CONFERENCE ROOM - SECOND FLOOR
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
1:00 P.M.

1. Call to Order

Mayor Deasy called the Special Meeting (Executive Session) to order at 1:02 p.m.

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR DEASY
VICE MAYOR DAGGETT (virtually)
COUNCILMEMBER ASLAN (virtually)
COUNCILMEMBER MCCARTHY
COUNCILMEMBER SALAS
COUNCILMEMBER SHIMONI (virtually)
COUNCILMEMBER SWEET

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. Recess into Executive Session

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to recess into Executive Session.

Vote: 7 - 0 - Unanimously

4. Executive Session:

A. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property, pursuant to A.R.S. §38-431.03(A)(3) and (7), respectively.

i. Legal advice related to offers to lease or purchase City land for development with affordable housing (215 S. O'Leary St., and APN: 109-11-151D along Izabel St.)

5. Adjournment

The Special Meeting (Executive Session) of the Flagstaff City Council held November 23, 2021, reconvened into Open Session at 2:28 p.m. at which time the meeting adjourned.

_____
MAYOR

ATTEST:

_____
CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)
TUESDAY, NOVEMBER 30, 2021
STAFF CONFERENCE ROOM - SECOND FLOOR
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
12:00 P.M.

1. Call to Order

Mayor Deasy called the Special Meeting (Executive Session) to order at 12:05 p.m.

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR DEASY	
VICE MAYOR DAGGETT (virtually)	
COUNCILMEMBER ASLAN (virtually)	
COUNCILMEMBER MCCARTHY	
COUNCILMEMBER SALAS	
COUNCILMEMBER SHIMONI (virtually)	
COUNCILMEMBER SWEET	

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. Recess into Executive Session

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to recess into Executive Session.

Vote: 7 - 0 - Unanimously

4. Executive Session:

A. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property, pursuant to A.R.S. §38-431.03(A)(3) and (7), respectively.

i. ADOT Easement Acquisition

B. Discussion or consultation for legal advice with the attorney or attorneys of the public body, pursuant to A.R.S. §38-431.03(A)(3).

i. Possible deviation from City policy – water outside City limits north of San Francisco Street

C. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, pursuant to A.R.S. §38-431.03(A)(3) and (4), respectively.

i. Legal advice related to partial settlement of the OTC tax case

5. Adjournment

The Special Meeting (Executive Session) of the Flagstaff City Council held November 30, 2021, reconvened into Open Session at 1:21 p.m. at which time the meeting adjourned.

_____
MAYOR

ATTEST:

_____
CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)
TUESDAY, DECEMBER 7, 2021
STAFF CONFERENCE ROOM - SECOND FLOOR
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
11:00 A.M.

1. Call to Order

Mayor Deasy called the Special Meeting (Executive Session) to order at 11:04 a.m.

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR DEASY
VICE MAYOR DAGGETT (virtually)
COUNCILMEMBER ASLAN (virtually)
COUNCILMEMBER MCCARTHY
COUNCILMEMBER SALAS (virtually)
COUNCILMEMBER SHIMONI (virtually)
COUNCILMEMBER SWEET

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. Recess into Executive Session

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to recess into Executive Session.

Vote: 7 - 0 - Unanimously

4. Executive Session:

A. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property, pursuant to A.R.S. §38-431.03(A)(3) and (7), respectively.

i. Legal advice regarding property acquisitions for Spruce Avenue Wash drainage – Cedar to Dortha and inlet

B. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, pursuant to A.R.S. §38-431.03(A)(3) and (4), respectively.

i. Legal advice related to settlement of *Terry v. City of Flagstaff, et. al., CV2018-00150.*

ii. Water Litigation Update

C. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property, pursuant to A.R.S. §38-431.03(A)(3) and (7), respectively.

i. Acquisition of easements with ADOT right-of-way

5. Adjournment

The Special Meeting (Executive Session) of the Flagstaff City Council held December 7, 2021, reconvened into Open Session at 2:16 p.m. at which time the meeting adjourned.

_____
MAYOR

ATTEST:

_____
CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)
TUESDAY, DECEMBER 14, 2021
STAFF CONFERENCE ROOM - SECOND FLOOR
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
11:00 A.M.

1. Call to Order

Mayor Deasy called the Special Meeting (Executive Session) to order at 11:06 a.m.

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR DEASY
VICE MAYOR DAGGETT (virtually)
COUNCILMEMBER ASLAN (virtually)
COUNCILMEMBER MCCARTHY
COUNCILMEMBER SALAS
COUNCILMEMBER SHIMONI (virtually)
COUNCILMEMBER SWEET

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. Recess into Executive Session

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to recess into Executive Session.

Vote: 7 - 0 - Unanimously

4. Executive Session:

A. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting, pursuant to A.R.S. §38-431.03(A)(1).

i. City Manager Evaluation

B. Discussion or consultation for legal advice with the attorney or attorneys of the public body, pursuant to A.R.S. §38-431.03(A)(3).

i. Legal Advice on the Planned Residential Development Land Use

ii. Legal advice on Airport operations and community growth

5. Adjournment

The Special Meeting (Executive Session) of the Flagstaff City Council held December 14, 2021, reconvened into Open Session at 1:39 p.m. at which time the meeting adjourned.

_____
MAYOR

ATTEST:

_____
CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)
TUESDAY, DECEMBER 28, 2021
STAFF CONFERENCE ROOM - SECOND FLOOR
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
1:00 P.M.

1. Call to Order

Mayor Deasy called the Special Meeting (Executive Session) to order at 1:05 p.m.

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR DEASY (virtually)	
VICE MAYOR DAGGETT (virtually)	
COUNCILMEMBER ASLAN (virtually)	
COUNCILMEMBER MCCARTHY	
COUNCILMEMBER SALAS	
COUNCILMEMBER SHIMONI (virtually)	
COUNCILMEMBER SWEET	

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. Recess into Executive Session

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to recess into Executive Session

Vote: 7 - 0 - Unanimously

4. Executive Session:

A. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation; and and discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property,, pursuant to A.R.S. §38-431.03(A)(3), (4) and (7), respectively.

i. Legal Advice related to the Lease and Development of 31.45 Acres of City Land Adjacent to the Airport

B. Discussion or consultation for legal advice with the attorney or attorneys of the public body, pursuant to A.R.S. §38-431.03(A)(3).

i. Legal Advice on Emergency Powers Regarding Local Face-covering Requirements

5. Adjournment

The Special Meeting (Executive Session) of the Flagstaff City Council held December 28, 2021, reconvened into Open Session at 2:54 p.m. at which time the meeting adjourned.

_____
MAYOR

ATTEST:

_____
CITY CLERK

6. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Shannon Anderson, Deputy City Manager
Co-Submitter:	Rose Toehe
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE
COVID-19 Update

STAFF RECOMMENDED ACTION:

This presentation is for informational purposes only.

EXECUTIVE SUMMARY:

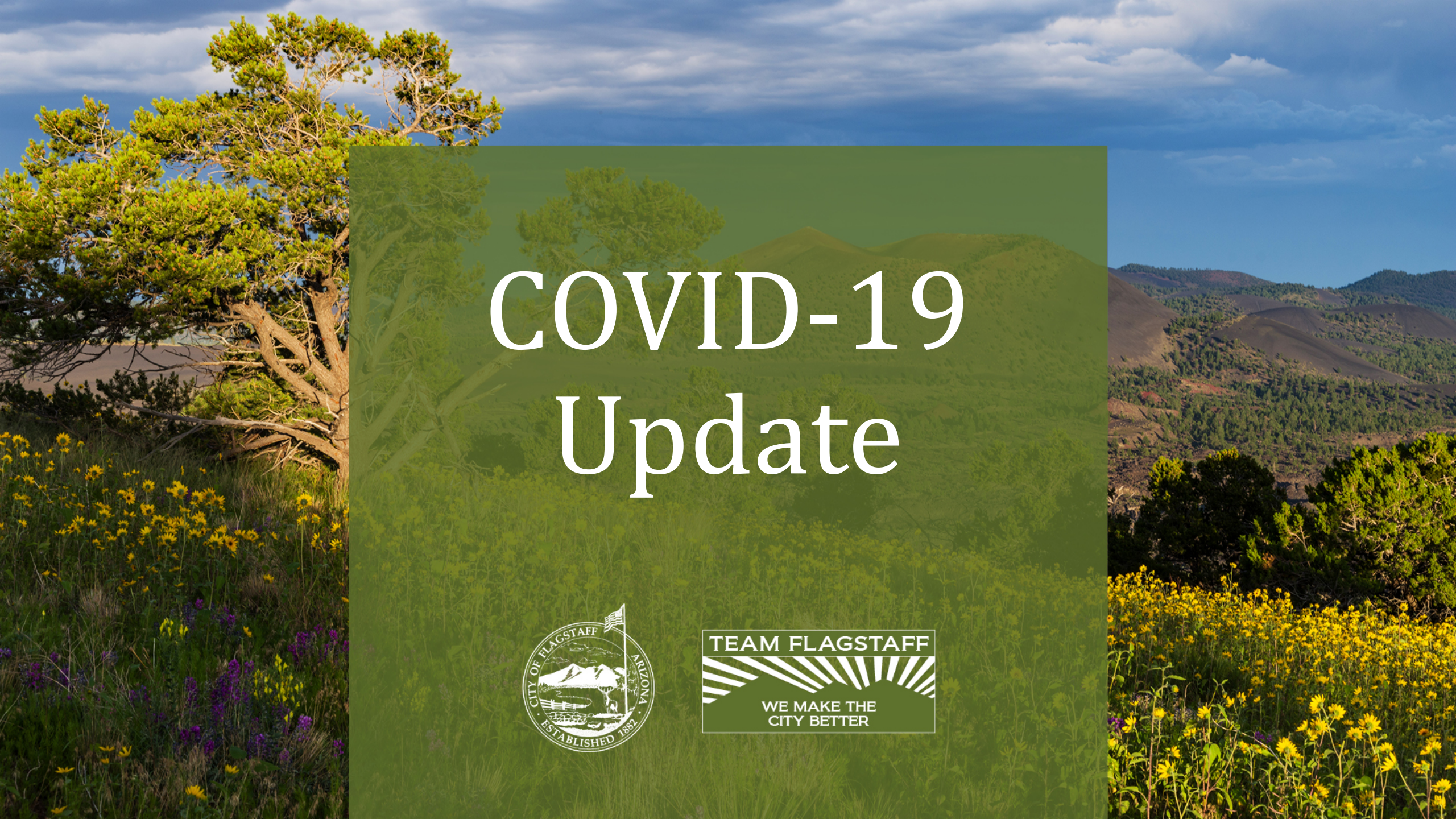
City staff will present the updated COVID-19 dashboard data and an update on Navajo and Hopi Tribal Nation's situations with COVID-19.

INFORMATION:

The COVID-19 dashboard includes information on new cases, hospitalization, COVID-related deaths, community-transmission level, vaccination status and variants.

The Navajo and Hopi Tribal Nations update will include information about the number of cases, any emergency orders, and related press releases.

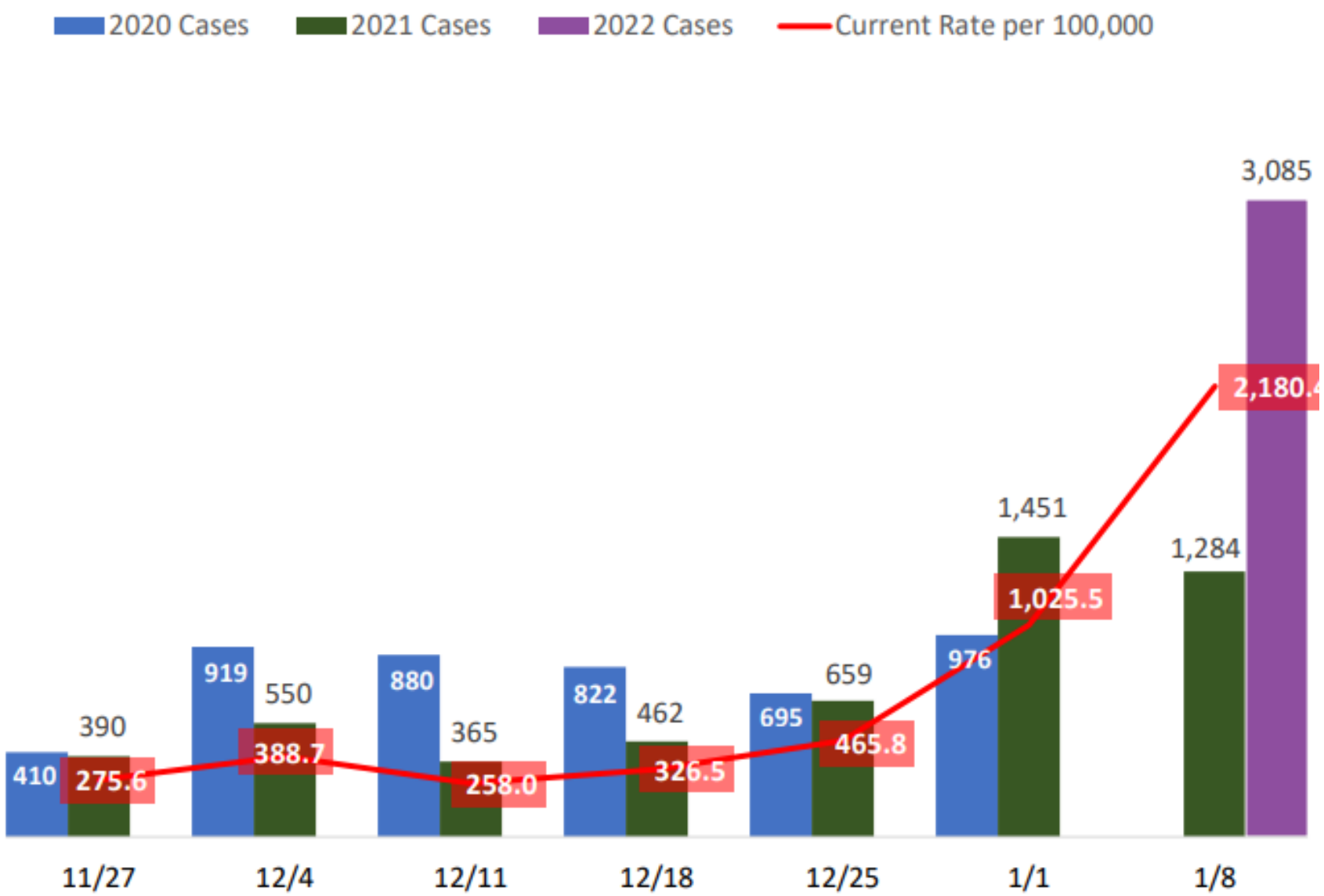
Attachments: Presentation


COVID-19
Update
CITY OF FLAGSTAFF
ARIZONA
ESTABLISHED 1882
TEAM FLAGSTAFF
WE MAKE THE
CITY BETTER

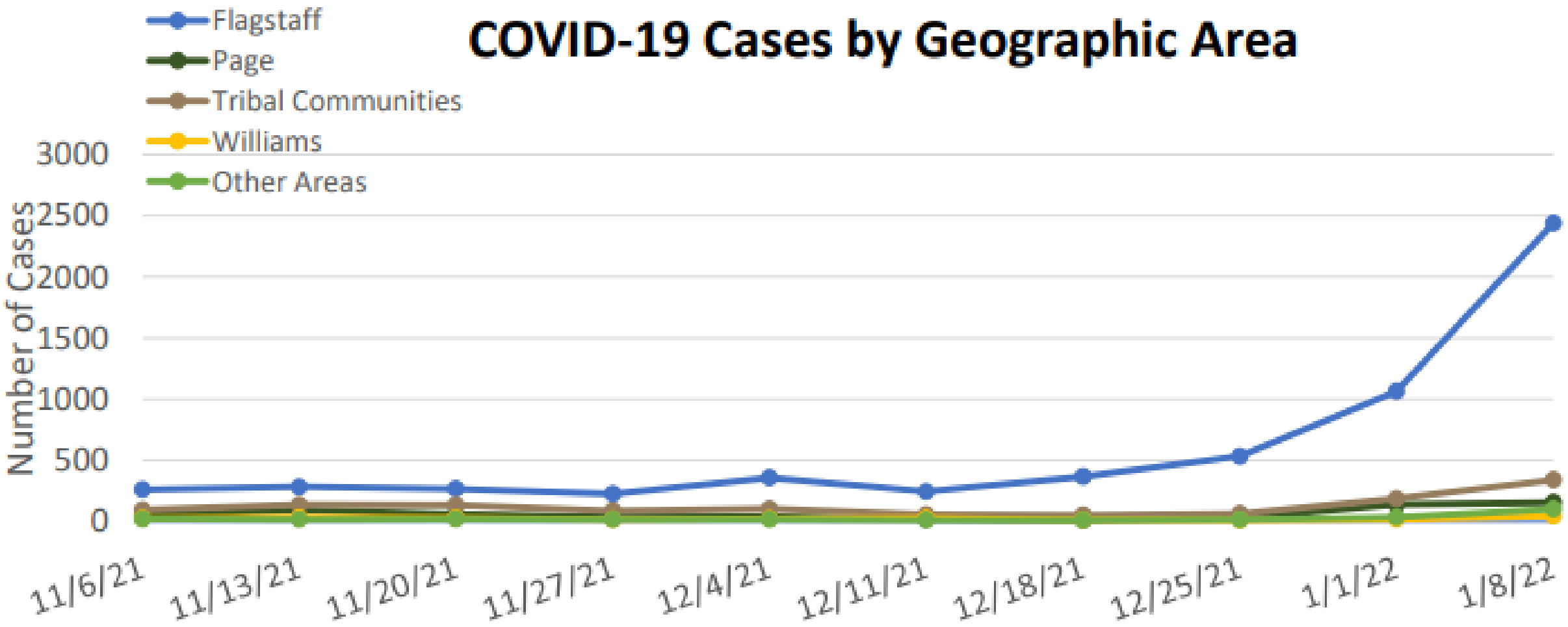
Agenda

- The Data
  - Coconino County Health and Human Services (CCHHS) dashboard
  - Northern Arizona Healthcare (NAH) hospital census
  - Navajo Nation
  - Hopi Tribe
- Indigenous Nations Update

CCHHS: COVID-19 Weekly Cases

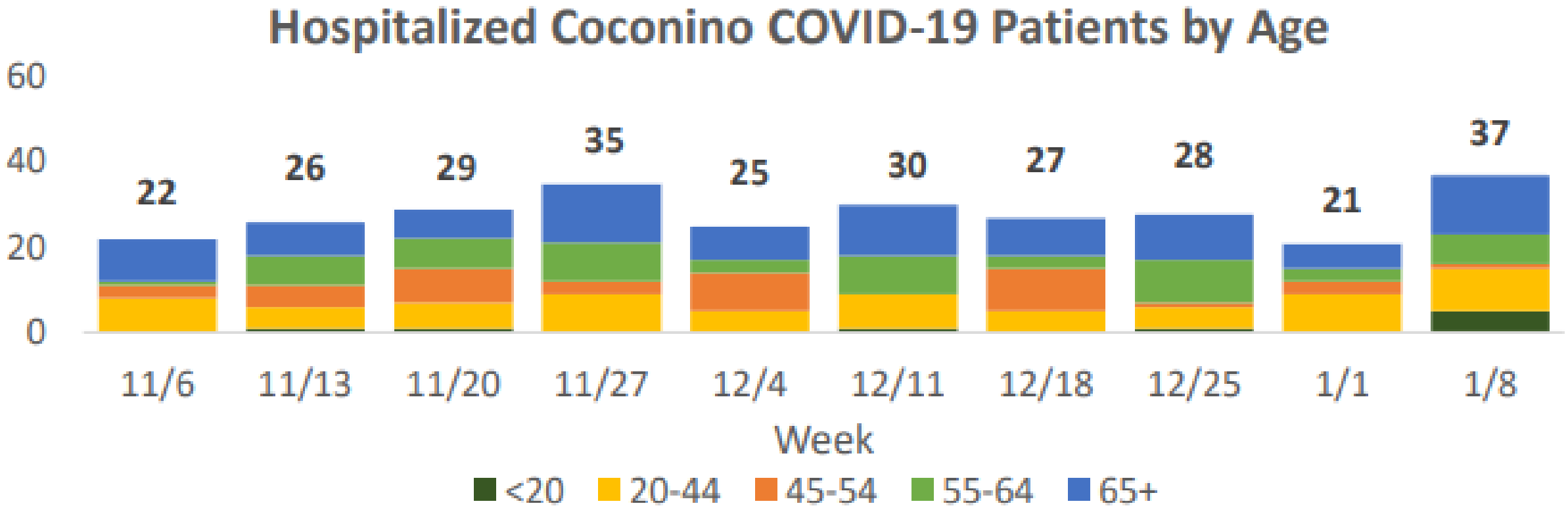


CCHHS: COVID-19 Weekly Cases



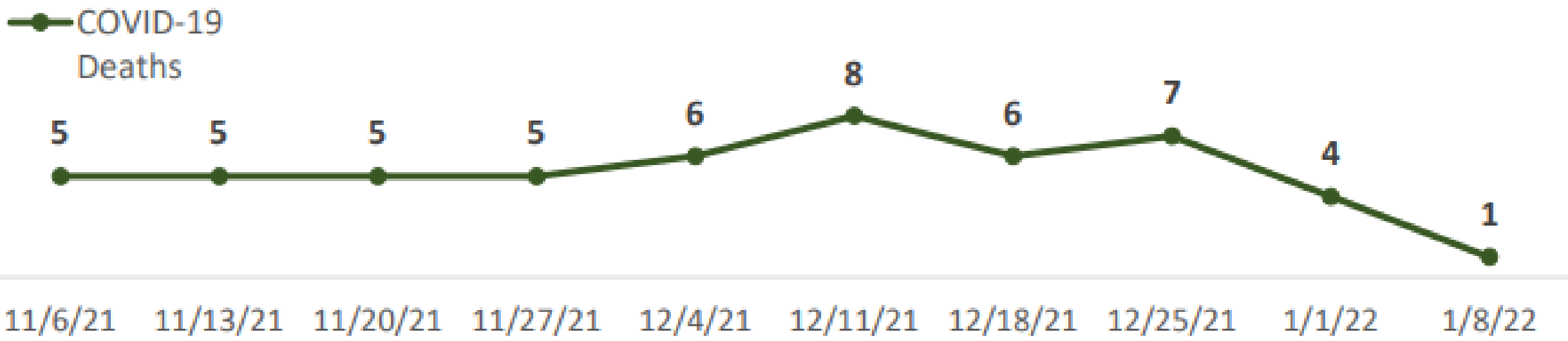
CCHHS: Hospital Admissions

Weekly Case Counts Among Coconino County Residents:



CCHHS: COVID-19 Related Deaths

Weekly COVID-19 Deaths Among Coconino County Residents:



CCHHS: Community Transmission

Community Transmission

Coconino County is currently at a **High** ** level of community transmission.

Indicator	Low Transmission	Moderate Transmission	Substantial Transmission	High Transmission
Total new cases per 100,000 persons in the last 7 days	0-9	10-49	50-99	≥100
Percentage of PCR tests that are positive during the past 7 days	<5.0%	5.0% - 7.9%	8.0% - 9.9%	≥10.0%

CCHHS: Community Vaccination

Doses in Coconino

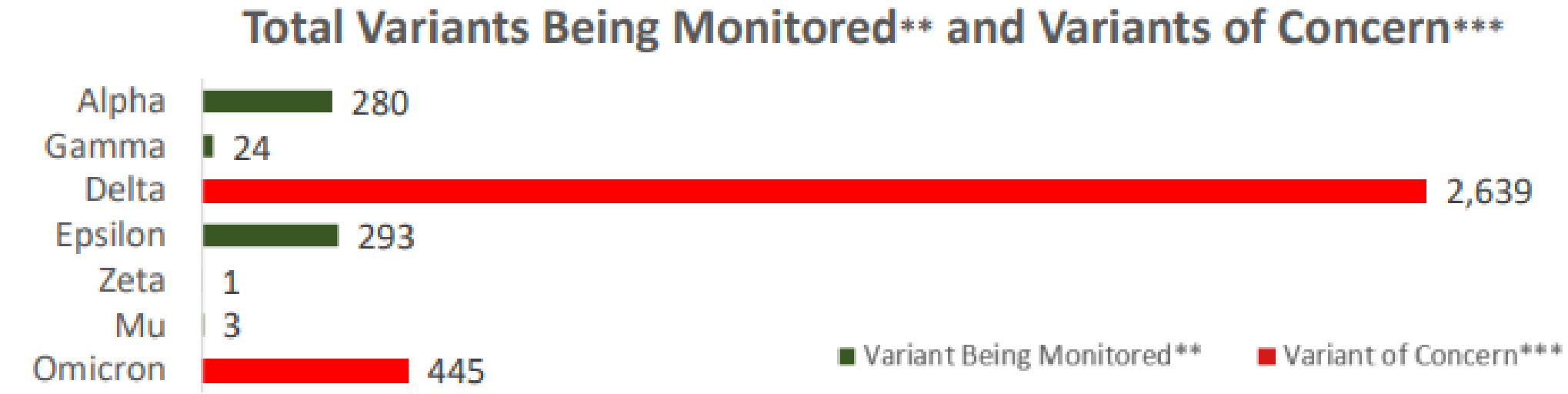
Total number of COVID-19 vaccine **doses administered:**	217,222
Total number of **doses reported yesterday:**	287

People in Coconino

Total number of **people** who have received **at least one dose** of COVID-19	97,764
Percent of people vaccinated:	66.4%
Percent of *eligible* people vaccinated:	70.3%
Number of people who are **fully vaccinated** against COVID-19:	85,718

CCHHS: Variants

COVID-19 Variants:



***Variants Being Monitored include variants for which there are data indicating a potential or clear impact on approved or authorized medical countermeasures or that has been associated with more severe disease or increased transmission but are no longer detected or are circulating at very low levels in the U.S, and as such, do not pose a significant and imminent risk to public health in the U.S.*

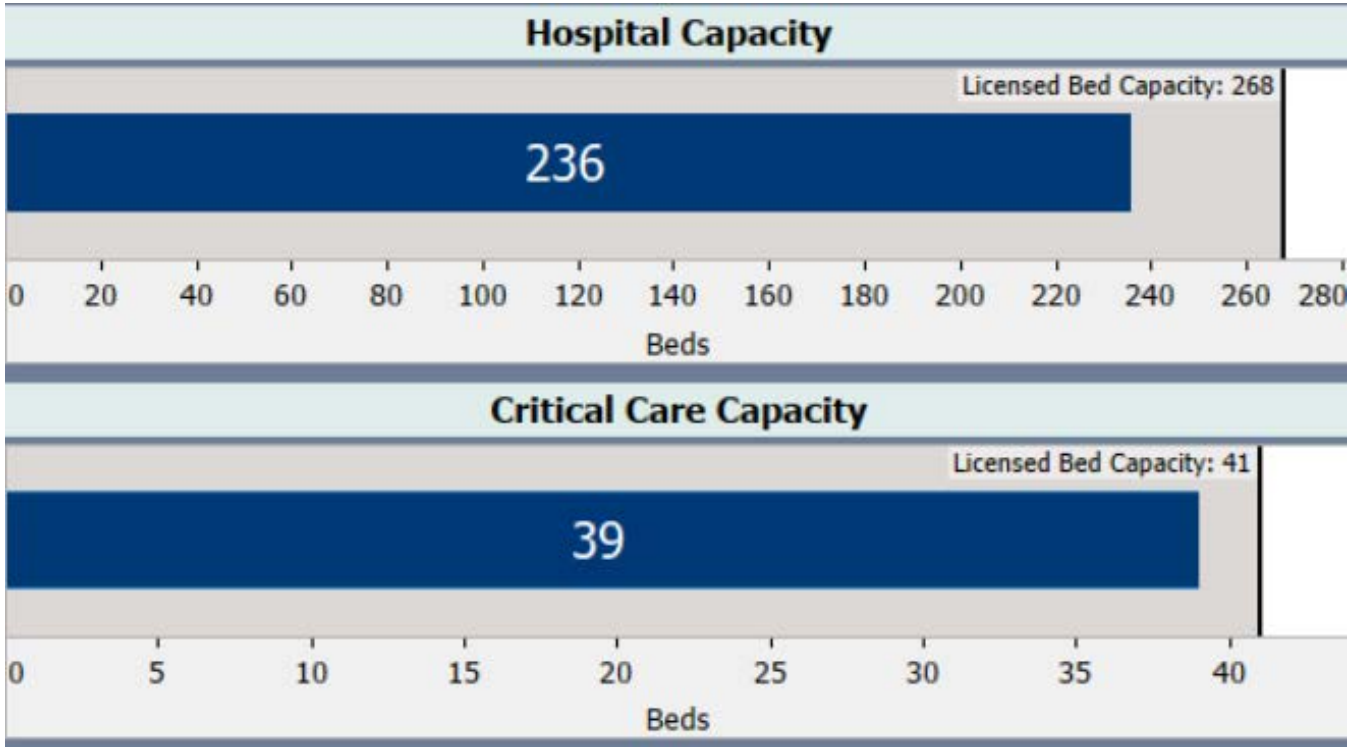
**** Variants of Concern include variants for which there is evidence of an increase in transmissibility, more severe disease (e.g., increased hospitalizations or deaths), significant reduction in neutralization by antibodies generated during previous infection or vaccination, reduced effectiveness of treatments or vaccines, or diagnostic detection failures.*

For more information about SARS-CoV-2 variants, please visit the CDC webpage:

SARS-CoV-2 Variant Classifications and Definitions (cdc.gov)

NAH: Hospital Census

Flagstaff Medical Center Hospital Census	
236	
In House COVID-19 Patients	
Positive	Pending
60	3



Data as of January 18, 2021

Indigenous Nations Data

Navajo Nation

NN Health Facilities Data	Difference in 44 days	Current Week 1/13/22	Previous Date 12/1/21
Total Tested	+ 43,479	439,841	396,362
Negative Cases	+ 30,194	353,923	323,729
Confirmed Positive Cases	+ 4,813	44,374	39,561
Recoveries	+ 2,797	40,301	37,504
Deaths	+ 57	1,599	1,542

Indigenous Nations Update

Hopi Tribe

- 279 active Covid-19 cases (last 14 days)
- 146 active Covid-19 cases (last 7 days)
- 81.99% total Reservation vaccinated
- 90.91% total eligible vaccinated

Indigenous Nations Update

- Navajo Nation
  - COVID cases attributed to variant of concern
    - 1,250 Delta variant
    - 81 Epsilon
    - 19 Omicron
  - 72.5% of eligible individuals vaccinated
  - Public Health Emergency Order declared red status for schools and remains at orange status for businesses
  - Navajo Nation employee vaccine and testing requirements
  - Health Advisory for 42 communities

Indigenous Nations Update

- Hopi Tribe
  - Continuing with third part of phased reopening
  - Hopi Emergency Relief Fund Services

Council Questions & Discussion

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

9. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Stacy Fobar, Deputy City Clerk
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Consideration and Action on Liquor License Application: Craig Allen Bouchard, "The Corner Tavern," 102 E. Route 66, Series 06, Location/Owner Transfer.

STAFF RECOMMENDED ACTION:

Hold the public hearing.

The City Council has the option to:
1) Forward the application to the State with a recommendation for approval;
2) Forward the application to the State with a recommendation for denial based on the testimony received at the public hearing and/or other factors.

Executive Summary:

The liquor license process begins at the State level and applications are then forwarded to the respective municipality for posting of the property and holding a public hearing, after which the Council recommendation is forwarded back to the State. The applicant is requesting approval of a location and owner transfer of a **Series 06** (bar) license to this location.

A Series 06 license allows a bar retailer to sell and serve spirituous liquors, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises. Series 06 (bar- all spirituous liquor) licenses are obtained through the person and/or location transfer of an existing license from another business. If approved, this license will be one of the 22 active **Series 06** licenses. Craig Bouchard purchased the Series 06 license from Toto Traders, Inc. on October 21, 2021 to open a new business called The Corner Tavern.

To view surrounding liquor licenses, please refer to the online interactive Liquor License Map.

The property has been posted as required, and the Police and Community Development divisions have reviewed the application and provided their respective reports.

Financial Impact:

There is no budgetary impact to the City of Flagstaff as this is a recommendation to the State.

Policy Impact:

Not applicable.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:
Liquor licenses are a regulatory action and there is no Council goal that applies.

Has There Been Previous Council Decision on This:
Not applicable.

Key Considerations:
Because the application is for a person and location transfer, consideration may be given to both the applicant's personal qualifications as well as business location.

The deadline for issuing a recommendation on this application is January 21, 2022.

Community Benefits and Considerations:
This business will contribute to the tax base of the community.

Community Involvement:
The application was properly posted on December 29, 2021. No written protests have been received to date.

Attachments:
Letter to Applicant
Hearing Procedures
Series 06 Description
PD Memo
Zoning Memo
Map

City of Flagstaff

OFFICE OF THE CITY CLERK

1/3/2022

Craig Allen Bouchard
1320 N. La Costa Lane
Flagstaff, AZ 86004

Dear Mr. Bouchard:

Your application for an owner/location transfer for a Series 6 Liquor License for The Corner Tavern located 102 E. Route 66, Flagstaff, AZ was posted on December 29, 2021. The City Council will consider the application at a public hearing during their regularly scheduled City Council Meeting on **Tuesday, January 18, 2022, which will begin at 3:00 p.m.**

It is important that you or your representative attend this Council Meeting via video conference (Microsoft Teams Meeting) or in person and be prepared to answer any questions that the City Council may have. The invitation to join the online meeting will be emailed to you prior to the hearing. Failure to be available for questions could result in a recommendation for denial of your application. We suggest that you contact your legal counsel or the Department of Liquor Licenses and Control at 602-542-5141 to determine the criteria for your license. To help you understand how the public hearing process will be conducted, we are enclosing a copy of the City's liquor license application hearing procedures.

The twenty-day posting period for your liquor license application is set to expire on January 18, 2022, and the application may be removed from the premises at that time.

There is an $815 application fee for which payment has been received.

If you have any questions, please feel free to call me at 928-213-2077 (office) or 928-220-5995 (cell).

Sincerely,

Stacy M. Fobar

Stacy M. Fobar
Deputy City Clerk

Enclosures

City of Flagstaff

Liquor License Application
Hearing Procedures

1. When the matter is reached at the Council meeting, the presiding officer will open the public hearing on the item.

2. The presiding officer will request that the Applicant come forward to address the Council regarding the application in a presentation not exceeding ten (10) minutes. Council may question the Applicant regarding the testimony or other evidence provided by the Applicant.

3. The presiding officer will then ask whether City staff have information to present to the Council regarding the application. Staff should come forward at this point and present information to the Council in a presentation not exceeding ten (10) minutes. Council may question City staff regarding the testimony or other evidence provided by City staff.

4. Other parties, if any, may then testify, limited to three (3) minutes per person. Council may question these parties regarding the testimony they present to the Council.

5. The Applicant may make a concise closing statement to the Council, limited to five (5) minutes. During this statement, Council may ask additional questions of the Applicant.

6. City staff may make a concise closing statement to the Council, limited to five (5) minutes. During this statement, Council may ask additional questions of City Staff.

7. The presiding officer will then close the public hearing.

8. The Council will then, by motion, vote to forward the application to the State with a recommendation of approval, disapproval, or shall vote to forward with no recommendation.

R19-1-702. Determining Whether to Grant a License for a Certain Location

A. To determine whether public convenience requires and the best interest of the community will be substantially served by issuing or transferring a license at a particular unlicensed location, local governing authorities and the Board may consider the following criteria:

1. Petitions and testimony from individuals who favor or oppose issuance of a license and who reside in, own, or lease property within one mile of the proposed premises;

2. Number and types of licenses within one mile of the proposed premises;

3. Evidence that all necessary licenses and permits for which the applicant is eligible at the time of application have been obtained from the state and all other governing bodies;

4. Residential and commercial population of the community and its likelihood of increasing, decreasing, or remaining static;

5. Residential and commercial population density within one mile of the proposed premises;

6. Evidence concerning the nature of the proposed business, its potential market, and its likely customers;

7. Effect on vehicular traffic within one mile of the proposed premises;

8. Compatibility of the proposed business with other activity within one mile of the proposed premises;

9. Effect or impact on the activities of businesses or the residential neighborhood that might be affected by granting a license at the proposed premises;

10. History for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant received a detailed report of the violations and criminal activity at least 20 days before the hearing by the Board;

11. Comparison of the hours of operation at the proposed premises to the hours of operation of existing businesses within one mile of the proposed premises; and

12. Proximity of the proposed premises to licensed childcare facilities as defined by A.R.S. § 36-881.

B. This Section is authorized by A.R.S. § 4-201(I).

License Types: Series 06 Bar (all spirituous liquor)

Transferable (From person to person and/or location to location within the same county only)
On & off-sale retail privileges
Note: Terms in **BOLD CAPITALS** are defined in the glossary.

PURPOSE:
Allows a bar retailer to sell and serve spirituous liquors, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises.

ADDITIONAL RIGHTS AND RESPONSIBILITIES:
A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of **DELIVERY**. The retailer must complete a Department approved "Record of Delivery" form for each spirituous liquor retail delivery.

On any original applications, new managers and/or the person responsible for the day-to-day operations must attend a basic and management training class.

A licensee acting as a **RETAIL AGENT**, authorized to purchase and accept delivery of spirituous liquor by other licensees, must receive a certificate of registration from the Department.

A **PREGNANCY WARNING SIGN** for pregnant women consuming spirituous liquor must be posted within twenty (20) feet of the cash register or behind the bar.

A log must be kept by the licensee of all persons employed at the premises including each employee's name, date and place of birth, address and responsibilities.

Off-sale ("To Go") package sales of spirituous liquor can be made on the bar premises as long as the area of off-sale operation does not utilize a separate entrance and exit from the ones provided for the bar.

A hotel or motel with a Series 06 license may sell spirituous liquor in sealed containers in individual portions to its registered guests at any time by means of a minibar located in the guest rooms of registered guests. The registered guest must be at least twenty-one (21) years of age. Access to the minibar is by a key or magnetic card device and not furnished to a guest between the hours of 2:00 a.m. and 6:00 a.m. Monday through Saturday and 2:00 a.m. and 10:00 a.m. on Sundays.

Bar, beer and wine bar, and restaurant licensees must pay an annual **SURCHARGE** of $20.00. The money collected from these licensees will be used by the Department for an auditor to review compliance by restaurants with the restaurant licensing provisions of ARS 4-205.02.

FLAGSTAFF POLICE DEPARTMENT
911 SAWMILL RD • FLAGSTAFF, ARIZONA 86001• (928) 779-3646
ADMIN FAX (928)213-3372
TDD 1-800-842-4681

Chief of Police
Kevin D. Treadway

MEMORANDUM

Memo #21-093

TO: **Chief Dan Musselman**

FROM: **Sgt. Ryan Turley**

DATE: **December 17th 2021**

RE: **LIQUOR LICENSE APPLICATION – SERIES 6- FOR "Corner Tavern"**

On December 17th, I initiated an investigation into an application for a series 6 (Bar) liquor license filed by Craig Bouchard (Controlling Person and Agent). The Application number is 174650 and it is for the Corner Tavern which is located at 102 E Route 66.

I conducted a query through local systems and public access on Craig Bouchard and discovered no derogatory records on him. I found that Mr. Bouchard has taken the mandatory liquor law training. I conducted a search for any current and previous liquor licenses possessed by Mr. Bouchard and discovered that he has a current license for the Sundowner Saloon in Kingman, the Southside Tavern in Flagstaff and the Jus One More Saloon II in Golden Valley. I found no current liquor violations for these businesses.

I made contact with Mr. Bouchard over the phone, and he confirmed that he would be attending the council meeting on January 18th.

Planning and Development Services Memorandum

To: Stacy Fobar, Deputy City Clerk

From: Reggie Eccleston, Code Compliance Manager

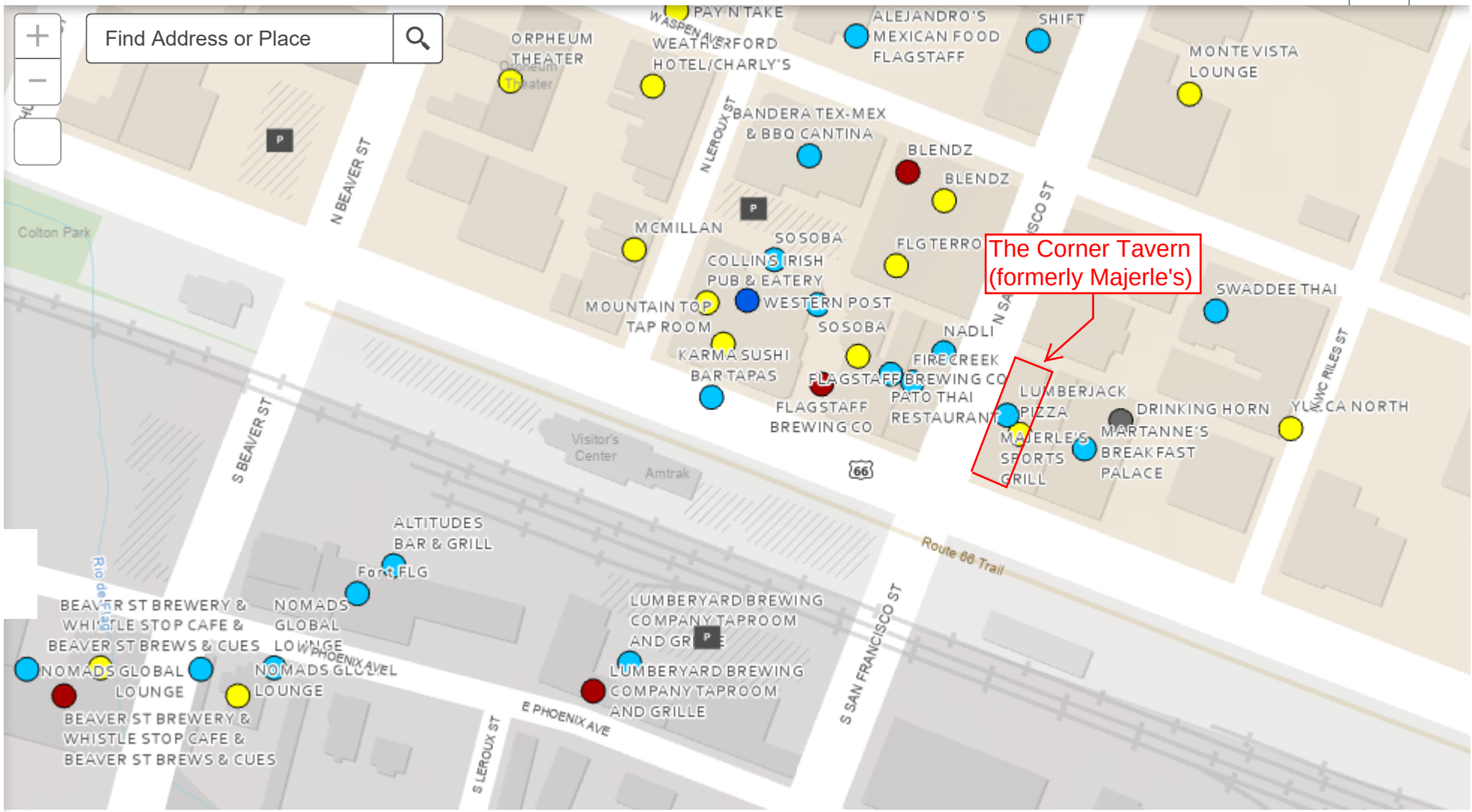
CC: Alaxandra Pucciarelli, Interim Planning Director

Date: Dec. 21, 2021

Re: Application for Liquor License #174650
102 E. Rte.66, Flagstaff, Arizona 86001
Assessor's Parcel Number 101-21-012
Craig Allen Bouchard on behalf of The Corner Tavern

This application is a request for a new Series 6 Bar liquor license by Craig Allen Bouchard on behalf of The Corner Tavern. This business is located within the Central Business district. This district does allow for this use.

There are no active Zoning Code violations associated with the applicant or the property at this time.


Find Address or Place
The Corner Tavern
(formerly Majerle's)
PAY N TAKE
ORPHEUM THEATER
WEATHERFORD HOTEL/CHARLY'S
ALEJANDRO'S MEXICAN FOOD FLAGSTAFF
SHIFT
MONTEVISTA LOUNGE
BANDERA TEX-MEX & BBQ CANTINA
BLENDZ
BLENDZ
MCMILLAN
SOSOBA
COLLINS IRISH PUB & EATERY
FLG TERRO
MOUNTAIN TOP TAP ROOM
WESTERN POST
SOSOBA
NADLI
SWADDEE THAI
KARMA SUSHI BAR TAPAS
FIRE CREEK FLAGSTAFF BREWING CO
FLAGSTAFF BREWING CO
PATO THAI RESTAURANT
LUMBERJACK PIZZA
DRINKING HORN
MARTANNE'S BREAKFAST PALACE
MAJERLE'S SPORTS GRILL
YUCCA NORTH
Colton Park
N BEAVER ST
N LEROUX ST
N SAN FRANCISCO ST
S BEAVER ST
Visitor's Center
Amtrak
66
ALTITUDES BAR & GRILL
Fort FLG
Route 66 Trail
BEAVER ST BREWERY & WHISTLE STOP CAFE & BEAVER ST BREWS & CUES
NOMADS GLOBAL LOUNGE
LUMBERYARD BREWING COMPANY TAPROOM AND GRILLE
W PHOENIX AVE
E PHOENIX AVE
S LEROUX ST
S SAN FRANCISCO ST

10. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Eliza Kretzmann, Beautification, Arts & Sciences Manager
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Consideration and Approval of Contract: Approve a contract renewal with Foxglove Landscaping for a one year term in the amount of $80,155 for Flowers and Enhanced Plantings.

STAFF RECOMMENDED ACTION:

Approve the contract renewal with Foxglove Landscaping in the amount of $80,155.00 for Flowers and and Enhanced Plantings for 2022-2023.

Executive Summary:

The City of Flagstaff implemented a pilot flower and enhanced landscaping project in 2020 in Flagstaff's historic core and built on this project in 2021. Two successful years of implementation have led the project to grow significantly in scope. Staff anticipated an increase and procured and drafted the original contract to allow for this increase, which you now see before you. The contract is for 2022-2023 (with an option to renew for an additional two years), and funded through Bed, Board and Beverage (BBB) tax funds for Beautification. The contract reflects the increased scope, including:

- Evolving from an aesthetic project to providing necessary infrastructure, including large metal planters for street and alley closures, wine barrel plantings that secure the gazebos in Heritage Square, and plantings to help protect people in 'parklet' projects (such as the Pay 'N Take pilot parklet).
- Shifting from seasonal flowers and plantings to a year-round project, with warm weather plantings and fall/winter plantings (that are also part of the Holiday program).
- Increasing the geographic scope from downtown only to include the Southside and the Fourth Street Gateway.
- Increased maintenance for the increased scope, with all maintenance included in the contract (in 2021 maintenance was shared with the City; now that the project has grown, it is not possible for the City to provide this maintenance with current staffing levels).
- Additional elements, including approximately 40 hanging flower baskets, more than 20 wine and whiskey barrel plantings, a pollinator garden and other plantings in the permanent large planters in Heritage Square, large movable metal planters in the historic core and at the Fourth Street Gateway that can be moved for street closures, and a fall/winter planting program with about 25 evergreen trees.

The project offers additional benefits. For example, a recent study by Bloomberg found that the more beautiful a city is, the more successful it is in attracting jobs and residents, bringing in more income. The project also helps attract customers to local businesses during the challenging times of the pandemic, and directly supports Flagstaff businesses, including Foxglove Landscaping (the contractor), and local

nurseries, metal fabricators and signage shops. The project also has high visibility; recent data from Placer AI shows that about 5.8 million visits were made to the historic core (downtown and the Southside) by over 2 million visitors in the last 12 months. Finally, the project has received positive feedback from our community and business-owners alike.

In March of 2021 Procurement put out an RFP asking for proposals to be submitted for the Downtown Flowers project. One submissions was received for the solicitation. That only submission was submitted by a local business from Flagstaff, Arizona.

Financial Impact:

The Beautification Bed, Board, and Beverage (BBB) tax revenues may be used for Beautification items such as this project. The project is budgeted through BBB funds for this fiscal year and has no impact on the general fund. The Beautification budget has sufficient funds for this contract now and into the future. The FY 2021-2022 budget has $100,000 budget in 051-07-211-0825-5-4355 to support this project. Additional funds will be budget in FY 2022-2023.

Policy Impact:

No significant policy impacts. One potentially minor impact is new language allowing private entities to purchase landscaping elements as part of the project if their proposal is approved by the City.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

PBB Priorities: Livable Community, Robust Resilient Economy, Environmental Stewardship, Inclusive & Engaged Community.
Council Goal: Economic Development: Grow and strengthen a more equitable and resilient economy.
Council Goal: Environmental & Natural Resources: Actively manage and protect all environmental and natural resources (applicable because of the pollinator and native plant species use).
Goal CC.5: Support and promote art, science, and education resources for all to experience.
Goal LU.11: Prioritize the continual reinvigoration of downtown Flagstaff, whose strategic location, walkable blocks, and historic buildings will continue to be a vibrant destination for all.
Policy NH.2: Look to downtown Flagstaff as the primary focal point of the community character.
Carbon Neutrality Plan: This project has negligible impact on Flagstaff's Carbon Neutrality plan; however, it is part of an overall urban greening and tree program that sequesters carbon.

Has There Been Previous Council Decision on This:

No formal decision was made by Council on this project previously. An informational presentation on this project was provided to Council in September 2020.

Attachments:

Contract Renewal Form
Exhibit A Revised Scope of Work
Contract from Last Year for Reference
Presentation

CONTRACT RENEWAL

City Contract # 2021-90

This Contract Renewal is entered into this 27th day of April, 2022 for purposes of renewing the Contract for Purchase of Services by and between Bird Eye Consortium Corporation d/b/a Foxglove Gardening, an Arizona Corporation ("Contractor") and the City of Flagstaff, a political subdivision of the state of Arizona ("the City") dated April 27, 2021 ("the Contract").

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto state, confirm and agree to the following amendments to sections 1, 2 and 6 of the Contract:

1. Scope of Work: Contractor shall provide the services generally described as follows:

   Flowers Program: Downtown, Southside, and Fourth Street Gateway

   and as more specifically described in the new Scope of Work for the renewal term attached hereto as *Exhibit A*.

2. Compensation: In consideration for the Contractor's satisfactory performance, City shall pay Contractor an amount not to exceed eighty thousand one hundred and fifty five dollars and zero cents (**$80,155.00)**. Any price adjustments must be approved by mutual written consent of the parties. The City Manager or his/her designee (the Purchasing Director) may approve an adjustment if the annual contract price is less than $50,000; otherwise City Council approval is required.

6. Renewal: This Contract is hereby renewed for a one-year term (April 27, 2022 through April 26, 2023), and may be renewed for up to three (3) additional one (1) year terms by mutual written consent of the parties. The City Manager or his/her designee (the Purchasing Director) shall have authority to approve renewal on behalf of the City.

All other terms and conditions of the Contract shall remain in effect.

CONTRACTOR

_____

Title:_____

CITY OF FLAGSTAFF

_____

Paul Deasy, Mayor

Attest:

_____

City Clerk

Approved as to form:

City Attorney's Office

Attachment: Exhibit A

S:\Legal\Civil Matters\2021\2021-013 EV – NACET Subleases\Flowers contract renewal 12-15-21.docx

EXHIBIT A
SCOPE OF WORK

VENDOR SPECIFICATIONS

1. Vendor shall have a minimum of three (3) years of experience providing Landscaping Services of flowers and native plants in Northern Arizona.

2. Vendor to maintain all licenses required for the work, including but not limited to a business license.

3. Vendor able to provide regular landscaping maintenance (weekly or more frequent as needed) services as outlined herein.

4. Vendor able to examine plantings on a weekly basis to identify any problems or potential problems.

5. The City of Flagstaff will require a thirty (30) day warranty on plant materials except for the areas maintained the City, or plantings damaged due to vandalism or inclement weather such as hail.

6. Vendor shall provide, at vendor's own risk, all labor, materials, tools, equipment, insurance, transportation, hauling, dumping, and all other items needed to provide the services outlined in this Scope of Work/Specifications.

DATES OF PLANTINGS

Spring planting is in late May/early June to early-mid October, based on frost dates. Fall spruce tree plantings are in October, also based on frost dates. Precise dates of planting and removal will be determined between the vendor and the City. Planting dates must be approved by the City. Vendor may be required to obtain a permit to work in public rights-of-way for plantings and removal. The City has a plant list in the zoning code that may be helpful for plant selection that is available to vendors. Maintenance extension in the fall may be considered dependent on weather and frost.

PART I: PLANTING

PLANTINGS: DOWNTOWN AND SOUTHSIDE:

Vendor provides: Plant materials, plant design and species selection as appropriate for sites, fertilizer as needed upon planting, soil for pots and hanging baskets, and mulch (as needed) for planting sites. All plant trimmings or other debris will be discarded off-site. The City will work with the vendor for an encroachment permit (for the installation of baskets, etc.) and any other needed permits, such as a permit to work in the public right-of-way. The City will bear the cost of the required permits.

1. **<u>Hanging Baskets– 42 Total:</u>** Create twenty-eight (28) hanging baskets for downtown, 22" in width to hang on downtown lampposts. Create fourteen (14) hanging baskets for the Southside, 30" in width.
    a. The City will provide the baskets and two coco liners per basket for planting. Baskets are of commercial quality and metal with fiber lining.
    b. Downtown hanging baskets will be in Heritage Square and hanging on streets near Heritage Square with locations provided by the City.
    c. Southside hanging baskets will be along South San Francisco Street and anticipated for South Beaver Street with locations provided by the City of Flagstaff.
    d. Create basket plantings with Flagstaff-appropriate species for a full, colorful, and spilling effect.
    e. Provide fill, soil, plant material and mulch (if needed); baskets must include a closed-loop hook to attach to brackets securely.
    f. Precise locations to be provided by the City to the vendor.
    g. Hang baskets at the beginning of the season and remove at the end of the season with dates confirmed by your city point-of-contact.
    h. The City will provide storage of hanging basket materials in the off-season.
    i. Private organizations/individuals may be allowed to purchase additional hanging baskets at their expense upon mutual agreement between the vendor and the City, with written City approval. Costs for baskets will be carried by the private organization/individuals.

2. **<u>Large Moveable Planter Boxes Downtown:</u>** Provide plantings for four (4) rectangular planters in the downtown area. Planting area of boxes are approximately 60" in length, 42" wide, and 28" in depth. Boxes will be used to close certain areas during events or to create/beautify outdoor seating areas.
    a. Create spring/summer plantings with Flagstaff-appropriate species for a full, colorful, and spilling effect.
    b. Provide baskets and fill, soil, plant material and mulch (if needed).
    c. The City provides precise locations to the vendor and places the boxes. Boxes are anticipated to be in close proximity to Heritage Square.
    d. The planter boxes will be filled by the City with concrete or other material except for the top 1' of the boxes.
    e. At the end of the spring/summer growing season, replace plantings in four (4) of the planter boxes with spruce trees (or other species as approved in writing by the City) and maintain and water plantings until the spring plantings in 2023.
    f. The City also stores boxes in the off-season (if needed).

3. **<u>Wine and Whiskey Barrel Plantings:</u>** Provide plantings for twenty-one (21) wine barrel plantings and four (4) whiskey barrel plantings. Barrels are provided by the City of Flagstaff. Wine barrels are approximately 22" at the top and bottom, 37" tall and 26" wide. Wine barrels are filled with sandbags provided by the City except for the top 1' to be filled with soil for planting. Whiskey barrels are 26" in diameter and 17" tall. The vendor will maintain all wine and whiskey barrel plantings.

Wine and Whiskey Barrel Plantings:



a. Create barrel plantings with Flagstaff-appropriate species for a full, colorful, and spilling effect *(see Image 1, right, for an example of a wine barrel planting from 2020).*
b. Provide soil, plant material, material to hold soil in place at the top of the wine barrels (such as shade cloth), and mulch and soil for the whiskey barrels.
    i. These barrels already have high-quality soil present from 2021 plantings; supplemental soil is needed to add any additional fill due to settling and soil loss from removal of existing small spruce tree winter plantings.
    ii. Wine barrels also already have cloth material to hold in soil in all barrels, so cloth material can be replaced as needed.
c. The City provides sandbags to weight the barrel and fill it except for the top 1' of the barrel and the City places the barrels prior to planting. The City also stores the barrels in the off-season (if needed).
d. The City provides precise locations to the vendor. Barrels are anticipated mainly downtown in Heritage Square (16) with five (5) on the Southside.
e. At the end of the spring/summer growing season, replace and plant twenty-one (21) wine barrels (small spruce trees – about 3 gallon trees) and the four (4) large metal planters (about 10 gallon) blue spruce trees (or other species as approved in writing by the City) for a total of twenty five (25) spruce trees. Maintain and water the trees until the spring planting the following year.

4. **Heritage Square Permanent Planters:** Add to existing plantings for the large square planter in Heritage Square and the rectangular planters along Aspen Avenue. After the vendor plants these large permanent planters they will be maintained and watered by the vendor.

    Large Planter (planter is about 300 square feet total, with about 50 square feet of space for annual and additional perennial plantings to fill out/supplement plantings provided in the 2020-2021 pilot seasons):
    a. Plant Flagstaff-appropriate pollinator and monarch species intermixed with colorful annuals for a full, bright display to fill out existing perennials.
    b. Provide plants, seeds, supplemental topsoil, and mulch as needed for planting.
    c. High quality soil is present in the planters; provide additional soil needed to refresh the planters and account for settling or surface disturbance.
    d. Prepare soil and site for planting.
    e. Add rocks or other vertical element in the center of the garden to deter seating and walking in the garden and provide visual interest. Upkeep the element as needed throughout the season and remove the element at the end of the growing season on a date confirmed in writing with the City (to allow for the City to place the decorative Christmas tree in that planter).

f. Place perimeter metal fencing provided by the City around the pollinator garden.
g. A focus on aesthetics as well as function is needed.

Planters Along Aspen Avenue at Heritage Square: (about 75 square feet total, about 20 square feet of space for annual plantings to supplement existing annual plantings from 2020-2021 growing seasons and earlier): Provide plantings to add to existing plants in the rectangular planters along Aspen Avenue. These sections were planted with additional perennials in 2020 and 2021, this is to provide additional annuals and perennials and to the existing plantings for a full and colorful display. After the vendor plants these large permanent planters they also will be maintained by the vendor.

a. Add colorful annuals and/or perennial or pollinator species to complement existing plantings for a full, bright display.
b. Provide plants, seeds, supplemental topsoil, and mulch as needed for planting.
c. High quality soil is present in the planters; provide additional soil needed to refresh the planters and account for settling or surface disturbance.
d. Prepare soil and site for planting.
e. A focus on aesthetics as well as function is needed.

5. **Fourth Street Gateway Pots:** Plantings provided for two (2) tall planter pots at the Fourth Street Gateway at Route 66 and Fourth Street. The pots will be approximately 70" tall and approximately 30" x 40" at the base.

a. Create plantings with Flagstaff-appropriate species for a full, colorful, and spilling effect.
b. Provide soil, plant material, material to hold soil in place at the top of the pot (such as shade cloth), and mulch if needed.
c. The City will provide sandbags or other fill to weight the pot and fill it except for the top 1' of the pot and the City places the pots prior to planting. The pots will stay in place throughout the year.
d. The City provides precise locations to the vendor. Pots are anticipated to be right in front of the small gateway sign at Fourth Street, bracketing the lettering on the wall.
e. At the end of the growing season, plant the two (2) pots with size-appropriate (likely 3 to 6 gallon) blue spruce trees (or other species as approved in writing by the City) and maintain and water the trees until the spring planting the following year.

Image 2: Large Planter at Heritage Square (top) and image 3 and 4: planters along Aspen Avenue from the winter of 2019 to provide a sense of scale and location. All pictured planters have existing plantings with perennials from 2021 and prior; this is to fill out planters with additional perennials and annuals for a colorful effect.







PART II: MAINTENANCE

PLANT MAINTENANCE, PLANTER MAINTENANCE AND WATERING

1. Vendor shall apply only certified organic herbicides and/or pesticides.

2. Planters and baskets the vendor maintains shall be kept in a healthy, vigorous growing condition, free from disease and large concentrations of pests.

3. Hand-watering is critical. Hand-water as needed to maintain plantings in a healthy, stress-free condition. It is Vendor's responsibility to provide water for the plantings they maintain and to ensure that plants receive adequate water regardless of weather conditions.
    a. Use of reclaimed water is preferred if possible.

4. It is the responsibility of Vendor to conserve water and assure that all watering rules and regulations are followed. Vendor shall pay any penalties, fines, or citations for watering ordinance violations.

5. Vendor shall adjust watering times on a weekly basis to ensure adequate irrigation. Do not over-water plantings. Do not allow run-off from any watering.

6. Dead or missing plants shall be replaced in areas maintained by the vendor; after the thirty (30) day warranty period replacement shall be paid for by the City as additional materials. If barrels or planter are damaged and need replanting, this planting will also be paid for as additional materials by the City, and new barrels or planters will be provided by the City. Before replacement, vendor shall submit a brief quote for replacement within one (1) week of being alerted to the loss.

7. Vendor shall add additional soil and mulch as needed throughout the growing season. If larger replacements are needed, replacement shall be paid for as additional materials by the city. Before replacement, vendor shall submit a brief quote for replacement consistent with contracted pricing.

8. Vendor shall make minor replacements and repairs to planters as part of the required maintenance work. A minor item would be something that takes less than thirty (30) minutes to repair by skilled workmen, using minimal replacement parts.

9. Vendor shall deadhead spent flowers, maintain a fresh and clean appearance of planters, including cleaning them of debris, trash, and foreign materials weekly, including around plants and minor cleaning of the exterior of planters.

10. Remove graffiti from planters as soon as it is observed. Report graffiti that cannot be removed by vendor and/or major damage to planters to the city representative the same day it is observed.

11. Vendor shall take all reasonable precautions required to protect landscape areas from equipment damage.

12. Vendor shall utilize 'season extenders' (frost wrap covers) on the hanging baskets as needed at the beginning or end of the growing season due to cold temperatures. These 'season extenders' protect from lowered temperatures but not extremely cold temperatures. The use and approval for season extenders will be communicated to the City and approved by the City prior to installation.

13. Vendor is responsible for removal of hanging baskets and temporary plantings after growing season (mid-October or another date as approved in writing by City).

CONTRACT FOR PURCHASE OF SERVICES

Contract No. 2021-90

This Contract is entered into this 27th day of April, 20 21 by and between the City of Flagstaff, a political subdivision of the State or Arizona ("City"), and Bird Eye Consortium Corporation d/b/a Foxglove Gardening, an Arizona Corporation, ("Contractor").

WHEREAS, the City of Flagstaff desires to receive and Contractor is able to provide materials and/or services; and

NOW THEREFORE, in consideration for the mutual promises contained herein, the City and Contractor (the "parties") agree as follows:

1. Scope of Work: Contractor shall provide the services generally described as follows:

   Flowers Program: Downtown and Southside

   and as more specifically described in the Scope of Work attached hereto as *Exhibit A*.

2. Compensation: In consideration for the Contractor's satisfactory performance, City shall pay Contractor an amount not to exceed forty five thousand eight hundred forty one dollars and zero cents **($45,841.00)** . Any price adjustments must be approved by mutual written consent of the parties. The City Manager or his/her designee (the Purchasing Director) may approve an adjustment if the annual contract price is less than $50,000; otherwise City Council approval is required.

3. Standard Terms and Conditions: The City of Flagstaff Standard Terms and Conditions, attached hereto as *Exhibit B* are hereby incorporated into this Contract by reference and shall apply to performance of this Contract, except to the extent modified in *Exhibit A*.

4. City Representative: The City Representative is Eliza Kretzmann, Beautification, Arts & Sciences Manager, or his/her designee. All communications to the City shall be through the City Representative. City Representative is responsible for bringing any request for a contract amendment or price adjustment to the attention of the City Buyer.

5. City Cooperation: The City will cooperate with Contractor by placing at its disposal all available information concerning the City, City property, or the City project reasonably necessary for Contractor's performance of this Contract.

6. Contract Term: The Contract term is for a period of one (1) year unless terminated pursuant to the Standard Terms and Conditions. This Contract shall be effective as of the date signed by both parties.

7. Renewal: This Contract may be renewed for up to four (4) additional one (1) year terms by mutual written consent of the parties. The City Manager or his/her designee (the Purchasing Director) shall have authority to approve renewal on behalf of the City.

8. Termination: This Contract may be terminated pursuant to the Standard Terms and Conditions attached hereto.

9. Price Adjustment: Any price adjustment must be approved by the City in writing as a formal Contract Amendment. The City Council must approve the price adjustment if the annual contract price exceeds $50,000; otherwise the City Manager or his designee (the Purchasing Director) shall have authority to approve a price adjustment on behalf of the City.

INSURANCE

10. Insurance: Contractor shall meet insurance requirements of the City, set forth in Exhibit C.

MISCELLANEOUS

11. Notice: Any formal notice concerning this Contract shall be in writing and sent by certified mail and email as follows:

To the City:

Brian Eilerts
Senior Procurement Specialist
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Arizona 86001
Brian.Eilerts@Flagstaffaz.gov

Eliza Kretzmann
Beautification, Arts & Sciences Manager
City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001
Eliza.Kretzmann@flagstaffaz.gov

To Contractor:

Jason Minshew
PO Box 23877
Flagstaff, AZ 86002
Foxglovegardening @gmail.com

12. Authority: Each party warrants that it has authority to enter this Contract and perform its obligations hereunder, and that it has taken all actions necessary to enter into this Contract.

CONTRACTOR

_____

Print name: JASON MINSHEW

Title: PRESIDENT

CITY OF FLAGSTAFF

_____

Print name: Greg Clifton

Title: City Manager

Attest:

_____

City Clerk

Approved as to form:

Anja Wendel

_____

City Attorney's Office

EXHIBIT A
SCOPE OF WORK

VENDOR SPECIFICATIONS

1. Vendor shall have a minimum of three (3) years of experience providing Landscaping Services of flowers and native plants in Northern Arizona.

2. Vendor to maintain all licenses required for the work, including but not limited to a business license.

3. Vendor able to provide regular landscaping maintenance (weekly or more frequent as needed) services as outlined herein.

4. Vendor able to examine plantings on a weekly basis to identify any problems or potential problems.

5. The City of Flagstaff will require a thirty (30) day warranty on plant materials except for the areas maintained the City, or plantings damaged due to vandalism or inclement weather such as hail.

6. Vendor shall provide, at vendor's own risk, all labor, materials, tools, equipment, insurance, transportation, hauling, dumping, and all other items needed to provide the services outlined in this Scope of Work/Specifications.

DATES OF PLANTINGS

Late May/early June to early-mid October 2021, based on frost dates. Precise dates of planting and removal will be determined between the vendor and the City. Planting dates must be approved by the City. Vendor may be required to obtain a permit to work in public rights-of-way for plantings and removal. The City has a plant list in the zoning code that may be helpful for plant selection that is available to vendors. Maintenance extension in the fall may be considered dependent on weather and frost.

PART I: PLANTING

PLANTINGS: DOWNTOWN AND SOUTHSIDE:

Vendor provides: Plant materials, plant design and species selection as appropriate for sites, fertilizer as needed upon planting, soil for pots and hanging baskets, and mulch (as needed) for planting sites. All plant trimmings or other debris will be discarded off-site. The City will work with the vendor for an encroachment permit (for the installation of baskets, etc.) and any other needed permits, such as a permit to work in the public right-of-way. The City will bear the cost of the required permits.

1. **<u>Hanging Baskets – 36 Total:</u>** Create twenty-four (24) hanging baskets for downtown, 22" in width to hang on downtown lampposts. Create twelve (12) hanging baskets for the Southside, 30" in width.
    a. The City will provide the baskets and two coco liners per basket for planting. Baskets are of commercial quality and metal with fiber lining.
    b. Downtown hanging baskets will be in Heritage Square and hanging on streets near Heritage Square with locations provided by the City.
    c. Southside hanging baskets will be along South San Francisco Street and anticipated for South Beaver Street with locations provided by the City of Flagstaff.
    d. Create basket plantings with Flagstaff-appropriate species for a full, colorful, and spilling effect.
    e. Provide fill, soil, plant material and mulch (if needed); baskets must include a closed-loop hook to attach to brackets securely.
    f. Precise locations to be provided by the City to the vendor.
    g. Hang baskets at the beginning of the season and remove at the end of the season with dates confirmed by your city point-of-contact.
    h. The City will provide storage of hanging basket materials in the off-season.

2. **<u>Large Moveable Planter Boxes Downtown:</u>** Provide plantings for four (4) rectangular planters in the downtown area. Planting area of boxes are approximately 60" in length, 42" wide, and 28" in depth. Boxes will be used to close certain areas during events or to create/beautify outdoor seating areas.
    a. Create plantings with Flagstaff-appropriate species for a full, colorful, and spilling effect.
    b. Provide baskets and fill, soil, plant material and mulch (if needed).
    c. The City provides precise locations to the vendor and places the boxes. Boxes are anticipated to be in close proximity to Heritage Square.
    d. The planter boxes will be filled by the City with concrete or other material except for the top 1' of the boxes.
    e. The City also stores boxes in the off-season (if needed).

3. **<u>Wine and Whiskey Barrel Plantings:</u>** Provide plantings for twenty (20) wine barrel plantings and four (4) whiskey barrel plantings. Barrels are provided by the City of Flagstaff. Wine barrels are approximately 22" at the top and bottom, 37" tall and 26" wide. Wine barrels are filled with sandbags provided by the City except for the top 1' to be filled with soil for planting. Whiskey barrels are 26" in diameter and 17" tall. **The City will maintain sixteen (16) of the wine barrels after planting that are anticipated to be in Heritage Square while the vendor maintains four (4) on the Southside** as shown in Table 1 in the 'Maintenance' section.
    <u>Wine and Whiskey Barrel Plantings:</u>
    a. Create barrel plantings with Flagstaff-appropriate species for a full, colorful, and spilling effect *(see Image 1, on the next page for an example of a wine barrel planting from 2020).*
    b. Provide soil, plant material, material to hold soil in place at the top of the wine barrels (such as shade cloth), and mulch and soil for the whiskey barrels.

i. These barrels already have high-quality soil present from 2020 plantings; supplemental soil is needed to add any additional fill due to settling and soil loss from removal of existing small spruce tree winter plantings.
ii. Wine barrels also already have cloth material to hold in soil in 15 of the 20 barrels (additional cloth needed for about 5 of the barrels).



c. The City provides sandbags to weight the barrel and fill it except for the top 1' of the barrel and the City places the barrels prior to planting. The City also stores the barrels in the off-season (if needed).
d. The City provides precise locations to the vendor. Barrels are anticipated mainly downtown in Heritage Square (16) with four (4) on the Southside.

4. Heritage Square Permanent Planters: Add to existing plantings for the large square planter in Heritage Square and the rectangular planters along Aspen Avenue. After the vendor plants these large permanent planters they will be maintained by the City of Flagstaff.

   Large Planter (planter is about 300 square feet total, with about 50 square feet of space for annual and additional perennial plantings to fill out/supplement plantings provided in 2020 pilot):
   a. Plant Flagstaff-appropriate pollinator and monarch species intermixed with colorful annuals for a full, bright display to fill out existing perennials.
   b. Provide plants, seeds, supplemental topsoil, and mulch as needed for planting.
   c. High quality soil is present in the planters; provide additional soil needed to refresh the planters and account for settling or surface disturbance.
   d. Prepare soil and site for planting.
   e. Add rocks or other vertical element in the center of the garden to deter seating and walking in the garden and provide visual interest.
   f. Place perimeter metal fencing provided by the City around the pollinator garden.
   g. A focus on aesthetics as well as function is needed.

   Planters Along Aspen Avenue at Heritage Square: (about 75 square feet total, about 20 square feet of space for annual plantings to supplement existing annual plantings from 2020 pilot program and earlier): Provide plantings to add to existing plants in the rectangular planters along Aspen Avenue. These sections were planted with additional perennials in 2020, this is to provide additional annuals and perennials and to the existing plantings. **After the vendor plants these large permanent planters they also will be maintained by the City of Flagstaff** as shown in Table 1 in the 'Maintenance' section.
   a. Add colorful annuals and/or perennial or pollinator species to complement existing plantings for a full, bright display.
   b. Provide plants, seeds, supplemental topsoil, and mulch as needed for planting.

c. High quality soil is present in the planters; provide additional soil needed to refresh the planters and account for settling or surface disturbance.
d. Prepare soil and site for planting.
e. A focus on aesthetics as well as function is needed.

Image 2: Large Planter at Heritage Square (top) and image 3 and 4: planters along Aspen Avenue. All pictured planters have existing plantings with perennials from 2020 and prior; this is to fill out planters with additional perennials and annuals for a colorful effect.







PART II: MAINTENANCE

PLANT MAINTENANCE, PLANTER MAINTENANCE AND WATERING

1. The City of Flagstaff will provide maintenance on some of the plantings, while the vendor provides maintenance on others. The table below shows maintenance responsibilities:

Table 1:

Items	Location	Planting	Maintenance/Watering Responsibility
24 Hanging Baskets, 22″	Downtown	Vendor to plant and hang (brackets installed by the City)	Vendor
12 Hanging Baskets, 30″	Southside	Vendor to plant and hang (brackets installed by the City)	Vendor
Moveable Rectangular Planters	Downtown	Vendor (planters provided and placed by the City)	Vendor
4 Wine Barrels	Southside	Vendor (barrels provided and placed by the City)	Vendor
16 Wine Barrels	Downtown in Heritage Square	Vendor (barrels provided and placed by the City)	City of Flagstaff to Maintain (planted by vendor)
4 Whiskey Barrels	Downtown	Vendor (barrels provided and placed by the City)	Vendor
Large Planters in Heritage Square	Heritage Square	Vendor to plant	City of Flagstaff to Maintain (planted by vendor)

2. Vendor shall examine all plantings (including those maintained by the City), on a weekly basis on to identify any problems or potential problems. Written checklist will be provided to City, with date of examination, name of inspector, plantings examined, any concerns, and any actions taken in response to concerns.

3. Vendor shall apply only certified organic herbicides and/or pesticides.

4. Planters and baskets the vendor maintains shall be kept in a healthy, vigorous growing condition, free from disease and large concentrations of pests.

5. Hand-watering is critical. Hand-water as needed to maintain plantings in a healthy, stress-free condition. It is Vendor's responsibility to provide water for the plantings they maintain and to ensure that plants receive adequate water regardless of weather conditions.
    a. Use of reclaimed water is preferred if possible.

6. It is the responsibility of Vendor to conserve water and assure that all watering rules and regulations are followed. Vendor shall pay any penalties, fines, or citations for watering ordinance violations.

7. Vendor shall adjust watering times on a weekly basis to ensure adequate irrigation. Do not over-water plantings. Do not allow run-off from any watering.

8. Dead or missing plants shall be replaced in areas maintained by the vendor; after the thirty (30) day warranty period replacement shall be paid for by the City as additional materials. If barrels or planter are damaged and need replanting, this planting will also be paid for as additional materials by the City, and new barrels or planters will be provided by the City. Before replacement, vendor shall submit a brief quote for replacement within one (1) week of being alerted to the loss.

9. Vendor shall add additional soil and mulch as needed throughout the growing season. If larger replacements are needed, replacement shall be paid for as additional materials by the city. Before replacement, vendor shall submit a brief quote for replacement.

10. Vendor shall make minor replacements and repairs to planters as part of the required maintenance work. A minor item would be something that takes less than thirty (30) minutes to repair by skilled workmen, using minimal replacement parts.

11. Vendor shall deadhead spent flowers, maintain a fresh and clean appearance of planters, including cleaning them of debris, trash, and foreign materials weekly, including around plants and minor cleaning of the exterior of planters.

12. Remove graffiti from planters as soon as it is observed. Report graffiti that cannot be removed by vendor and/or major damage to planters to the city representative the same day it is observed.
13. Vendor shall take all reasonable precautions required to protect landscape areas from equipment damage.

14. Vendor is responsible for removal of hanging baskets and temporary plantings after growing season (mid-October or earlier date approved in writing by City).

EXHIBIT B

CITY OF FLAGSTAFF
STANDARD TERMS AND CONDITIONS

IN GENERAL

1. **NOTICE TO PROCEED:** Contractor shall not commence performance until after City has issued a Notice to Proceed.

2. **LICENSES AND PERMITS:** Contractor shall maintain current federal, state, and local licenses, permits and approvals required for performance of the Contract, and provide copies to City upon request.

3. **COMPLIANCE WITH LAWS:** Contractor shall comply with all applicable federal, state and local laws, regulations, standards, codes and ordinances in performance of this Contract.

4. **NON-EXCLUSIVE:** Unless expressly provided otherwise in the Contract, this Contract is non-exclusive, and the City reserves the right to contract with others for materials or services.

5. **SAMPLES:** Any sample submitted to the City by the Contractor and relied upon by City as representative of quality and conformity, shall constitute an express warranty that all materials and/or service to be provided to City shall be of the same quality and conformity.

PAYMENT

6. **INVOICES:** A separate invoice shall be issued for each shipment and each job completed. Invoices shall include the Contract and/or Purchase Order number, and dates when goods were shipped, or work performed. Invoices shall be sent within 30 days following performance. Payment will only be made for satisfactory materials and/or services received and accepted by City.

7. **LATE INVOICES:** The City may deduct up to 10% of the payment price for late invoices. The City operates on a fiscal year budget, from July 1 through the following June 30. Except in unusual circumstances, which are not due to the fault of Contractor, City will not honor any invoices or claims submitted after August 15 for materials or services supplied in the prior fiscal year.

8. **TAXES:** Contractor shall be responsible for payment of all taxes including federal, state, and local taxes related to or arising out of Contractor's performance of this Contract. Such taxes include but are not limited to federal and state income tax, social security tax, unemployment insurance taxes, transaction privilege taxes, use taxes, and any other taxes or business license fees as required.

   Exception: The City will pay any taxes which are specifically identified as a line item dollar amount in the Contractor's bid, proposal, or quote, and which were considered and approved by the City as part of the Contract award process. In this event, taxes shall be identified as a separate line item in Contractor's invoices.

9. **FEDERAL EXCISE TAXES:** The City is exempt from paying certain Federal Excise Taxes and will furnish an exemption certificate upon request.

10. FUEL CHARGES: Contractor at its own expense is liable for all fuel costs related to performance. No fuel surcharges will be accepted or paid by City.

11. DISCOUNTS: If the Contract provides for payment discounts, payment discounts will be computed from the later date of the following: (a) when correct invoice is received by the City; or (b) when acceptable materials and/or materials were received by City.

12. AMOUNTS DUE TO THE CITY: Contractor must be current and remain current in all obligations due to the City during performance. Payments to Contractor may be offset by any delinquent amounts due to City or fees and charges owed to City under this Contract.

13. OFAC: No City payments may be made to any person in violation of Office of Foreign Assets Control regulations, 31 C.F.R. Part 501.

SERVICES

14. INDEPENDENT CONTRACTOR: Contractor shall be an independent contractor for purposes of all laws, including but not limited to the Fair Labor Standards Act, Federal Insurance Contribution Act, Social Security Act, Federal Unemployment Tax Act, Internal Revenue Code, Immigration and Naturalization Act; Arizona revenue and taxation, workers' compensation, and unemployment insurance laws.

INSPECTION, RECORDS, ADMINISTRATION

15. RECORDS: The City shall have the right to inspect and audit all Contractor books and records related to the Contract for up to five (5) years after completion of the Contract.

16. PUBLIC RECORDS: This Contract and any related materials are a matter of public record and subject to disclosure pursuant to Arizona Public Records Law, A.R.S. § 39-121 et seq. If Contractor has clearly marked its proprietary information as "confidential", the City will endeavor to notify Contractor prior to release of such information.

17. CONTRACT ADMINISTRATION: Contractor will be required to participate in the City's Contract Administration Process. Contractor will be closely monitored for contract compliance and will be required to promptly correct any deficiencies.

CONTRACT CHANGES

18. PRICE INCREASES: Except as expressly provided for in the Contract, no price increases will be approved.

19. COMPLETE AGREEMENT: The Contract is intended to be the complete and final agreement of the parties.

20. AMENDMENTS: This Contract may be amended by written agreement of the parties.

21. SEVERABILITY: If any term or provision of this Contract is found by a court of competent jurisdiction to be illegal or unenforceable, then such term or provision is deemed deleted, and the remainder of this Contract shall remain in full force and effect.

22. NO WAIVER: Each party has the right insist upon strict performance of the Contract, and the prior failure of a party to insist upon strict performance, or a delay in any exercise of any right or remedy, or acceptance of materials or services, shall not be deemed a waiver of any right to insist upon strict performance.

23. ASSIGNMENT: This Contract may be assigned by Contractor with prior written consent of the City, which will not be unreasonably withheld. Any assignment without such consent shall be null and void. Unless expressly provided for in a separately executed Consent to Assignment, no assignment shall relieve Contractor (Assignor) from any of its obligations and liabilities under the Contract with respect to City. The Purchasing Director shall have authority to consent to an assignment on behalf of City.

24. BINDING EFFECT: This Contract shall be binding upon and inure to the benefit of the parties and their successors and assigns.

EMPLOYEES AND SUBCONTRACTORS

25. SUBCONTRACTING: Contractor may subcontract work in whole or in part with the City's advance written consent. City reserves the right to withhold consent if subcontractor is deemed irresponsible and/or subcontracting may negatively affect performance. All subcontracts shall comply with the underlying Contract. Contractor is responsible for Contract performance whether or not subcontractors are used.

26. **NONDISCRIMINATION:** Contractor shall not discriminate against any employee or applicant for employment or person to whom it provides services because of race, color, religion, sex, national origin, disability, genetic information, veteran's status, pregnancy, familial status and represents and warrants that it complies with all applicable federal, state and local laws and executive orders regarding employment. In addition, any Contractor located within City of Flagstaff limits shall comply with the City Code, Chapter 14-02Civil Rights which also prohibits discrimination based on sexual orientation, or gender identity or expression.

27. **DRUG FREE WORKPLACE:** The City has adopted a Drug Free Workplace policy for itself and those doing business with the City to ensure the safety and health of all persons working on City contracts and projects. Contractor personnel shall abstain from use or possession of illegal drugs while engaged in performance of this Contract.

28. **IMMIGRATION LAWS:** Pursuant to A.R.S. § 41-4401, Contractor hereby warrants to the City that the Contractor and each of its subcontractors will comply with, and are contractually obligated to comply with, all State and Federal Immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A) (hereinafter "Contractor Immigration Warranty"). A breach of the Contractor Immigration Warranty shall constitute a material breach of this Contract and shall subject the Contractor to penalties up to and including termination of this Contract at the sole discretion of the City. The City retains the legal right to inspect the papers of any Contractor or subcontractor employee who works on this Contract to ensure compliance with the Contractor Immigration Warranty. Contractor agrees to assist the City in regard to any such inspections. The City may, at its sole discretion, conduct random verification of the employment records of the Contractor and any subcontractors to ensure compliance with Contractor's Immigration Warranty. Contractor agrees to assist the City in regard to any random verification performed. Neither Contractor nor any subcontractor shall be deemed to have materially breached the Contractor Immigration Warranty if Contractor or subcontractor if Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by sections 274A and 274B

of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. § 23-214(A).

DEFAULT AND TERMINATION

29. TERMINATION FOR DEFAULT: Prior to terminating this Contract for a material breach, the non-defaulting party shall give the defaulting party written notice and reasonable opportunity to cure the default, not to exceed thirty (30) days unless a longer period of time is granted by the non-defaulting party in writing. In the event the breach is not timely cured, or in the event of a series of repeated breaches the non-defaulting party may elect to terminate Contract by written notice to Contractor, which shall be effective upon receipt. In the event of default, the parties may execute all remedies available at law in addition Contract remedies provided for herein.

30. CITY REMEDIES: In the event of Contractor's default, City may obtain required materials and/or services from a substitute contractor, and Contractor shall be liable to the City to pay for the costs of such substitute service. City may deduct or offset the cost of substitute service from any balance due to Contractor, and/or seek recovery of the costs of substitute service against any performance security, and/or collect any liquidated damages provided for in the Contract. Remedies herein are not exclusive.

31. CONTRACTOR REMEDIES: In the event of City's default, Contractor may pursue all remedies available at law, except as provided for herein.

32. SPECIAL DAMAGES: In the event of default, neither party shall be liable for incidental, special, or consequential damages.

33. TERMINATION FOR NONAPPROPRIATION OF FUNDS: The City may terminate all or a portion of this Contract due to budget constraints and non-appropriation of funds for the following fiscal year, without penalty or liability to Contractor.

34. TERMINATION FOR CONVENIENCE: Unless expressly provided for otherwise in the Contract, this Contract may be terminated in whole or part by the City for convenience upon thirty (30) days written notice, without further penalty or liability to Contractor. If this Contract is terminated, City shall be liable only for payment for satisfactory materials and/or services received and accepted by City before the effective date of termination.

35. TERMINATION DUE TO INSOLVENCY: If Contractor becomes a debtor in a bankruptcy proceeding, or a reorganization, dissolution or liquidation proceeding, or if a trustee or receiver is appointed over all or a substantial portion of the property of Contractor under federal bankruptcy law or any state insolvency law, Contractor shall immediately provide the City with a written notice thereof. The City may terminate this Contract, and Contractor is deemed in default, at any time if the Contractor becomes insolvent, or is a party to any voluntary bankruptcy or receivership proceeding, makes an assignment for a creditor, or there is any similar action that affects Contractor's ability to perform under the Contract.

36. PAYMENT UPON TERMINATION: Upon termination of this Contract, City will pay Contractor for satisfactory performance up until the effective date of termination. City shall make final payment within thirty (30) days from receipt of the Contractor's final invoice.

37. CANCELLATION FOR GRATUITIES: The City may cancel this Contract at any time, without penalty or further liability to Contractor, if City determines that Contractor has given or offered to

give any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant ("Gratuities") in connection with award or performance of the Contract.

38. CANCELLATION FOR CONFLICT OF INTEREST (A.R.S. § 38-511): The City may cancel this Contract within three (3) years after its execution, without penalty or further liability to Contractor.

MISCELLANEOUS

39. INSURANCE: Contractor shall maintain workers' compensation insurance.

40. ADVERTISING: Contractor shall not advertise or publish information concerning its Contract with City, without the prior written consent of the City.

41. NOTICES: All notices given pursuant to this Contract shall be delivered at the addresses as specified in the Contract or updated by Notice to the other party. Notices may be: (a) personally delivered, with receipt effective upon personal delivery; (b) sent via certified mail, postage prepaid, with receipt deemed effective four (4) days after being sent; (c) or sent by overnight courier, with receipt deemed effective two (2) days after being sent. Notice may be sent by email as a secondary form of notice.

42. THIRD PARTY BENEFICIARIES: This Contract is intended for the exclusive benefit of the parties. Nothing herein is intended to create any rights or responsibilities to third parties.

43. GOVERNING LAW: This Contract shall be construed in accordance with the laws of Arizona.

44. FORUM: In the event of litigation relating to this Contract, any action at law or in equity shall be filed in Coconino County, Arizona.

45. ATTORNEYS FEES: If any action at law or in equity is necessary to enforce the terms of this Contract, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs, professional fees and expenses.

46. FORCE MAJUERE: There may be events that occur during the term of this Contract that are beyond the control of both the City and the Contractor, including events of war, floods, labor, disputes, earthquakes, epidemics, pandemics, adverse weather conditions not reasonably anticipated, forest fires, and other acts of God. These events may result in a temporary delay of contractual deliverables, or the permanent inability to provide the contractual deliverables that are the subject of this Contract.

There will be no claims arising from a temporary delay of contractual deliverables, or the permanent inability to provide the contractual deliverables caused by the events described above, and the City will pay no additional costs incurred as a result of such events.

The parties agree to act in good faith to extend the Contract completion date without any penalty to the Contractor and that the extension will be in an amount of time equal to any temporary delay. This term supersedes all other terms regarding temporary delay, permanent shut down, or increased costs.

EXHIBIT C
INSURANCE

1. In General. Firm shall maintain insurance against claims for injury to persons or damage to property, arising from performance of or in connection with this Contract by the Firm, its agents, representatives, employees or Firms.

2. Requirement to Procure and Maintain. Each insurance policy required by this Contract shall be in effect at, or before, commencement of work under this Contract and shall remain in effect until all Firm's obligations under this Contract have been met, including any warranty periods. The Firm's failure to maintain the insurance policies as required by this Contract or to provide timely evidence of renewal will be considered a material breach of this Contract.

3. Minimum Scope and Limits of Insurance. The following insurance requirements are minimum requirements for this Contract and in no way limit the indemnity covenants contained in this Contract. The City does not represent or warrant that the minimum limits set forth in this Contract are sufficient to protect the Firm from liabilities that might arise out of this Contract, and Firm is free to purchase such additional insurance as Firm may determine is necessary.

   Firm shall provide coverage at least as broad and with limits not less than those stated below.

   a. Commercial General Liability - Occurrence Form

General Aggregate	$2,000,000
Products/Completed Operations	$1,000,000
Each Occurrence	$1,000,000

   b. Umbrella Coverage $2,000,000

   c. Automobile Liability – Any Automobile or Owned, Hired and Non-owned Vehicles Combined Single Limit Per Accident for Bodily Injury & Property Damage $1,000,000

   d. Workers' Compensation and Employer's Liability

Workers' Compensation	Statutory
Employer's Liability: Each Accident	$500,000
Disease - Each Employee	$500,000
Disease - Policy Limit	$500,000

4. Self-Insured Retention. Any self-insured retentions must be declared to and approved by the City. If not approved, the City may require that the insurer reduce or eliminate such self-insured retentions with respect to the City, its officers, agents, employees, and volunteers. Firm shall be solely responsible for any self-insured retention amounts. City at its option may require Firm to secure payment of such self insured retention by a surety bond or irrevocable and unconditional letter of credit.

5. Other Insurance Requirements. The policies shall contain, or be endorsed to contain, the

following provisions:

a. Additional Insured. In Commercial General Liability and Automobile Liability Coverages, the City of Flagstaff, its officers, officials, agents and employees shall be named and endorsed as additional insureds with respect to liability arising out of this Contract and activities performed by or on behalf of the Firm, including products and completed operations of the Firm, and automobiles owned, leased, hired or borrowed by the Firm.

b. Broad Form. The Firm's insurance shall contain broad form contractual liability coverage.

c. Primary Insurance. The Firm's insurance coverage shall be primary insurance with respect to the City, its officers, officials, agents, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, agents and employees, shall be in excess of the coverage of the Firm's insurance and shall not contribute to it.

d. Each Insured. The Firm's insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.

e. Not Limited. Coverage provided by the Firm shall not be limited to the liability assumed under the indemnification provisions of this Contract.

f. Waiver of Subrogation. The policies shall contain a waiver of subrogation against the City, its officers, officials, agents and employees for losses arising from work performed by Firm for the City.

6. Notice of Cancellation. Each insurance policy required by the insurance provisions of this Contract shall provide the required coverage and shall not be suspended, voided, cancelled, reduced in coverage or in limits unless prior written notice has been given to the City. Notices required by this section shall be sent directly to the Buyer listed in the original Solicitation and shall reference the Contract Number:

   Attention: Brian Eilerts
   Contract No. 2021-53 Temporary Personnel Services
   Purchasing Department
   City of Flagstaff,
   211 W. Aspen Avenue
   Flagstaff, Arizona 86001.

7. Acceptability of Insurers. Firm shall place insurance hereunder with insurers duly licensed or approved unlicensed companies in the State of Arizona and with a "Best's" rating of not less than A-: VII. The City does not represent or warrant that the above required minimum insurer rating is sufficient to protect the Firm from potential insurer insolvency.

8. Certificates of Insurance. The Firm shall furnish the City with certificates of insurance (ACORD form) as required by this Contract. The certificates for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. Any policy endorsements that restrict or limit coverage shall be clearly noted on the certificate of insurance. The City project/contract number and project description shall be noted on the certificates of insurance. The City must receive and approve all certificates of insurance and endorsements before the Firm commences work.

9. Policies. The City reserves the right to require, and receive within ten (10) days, complete, certified copies of all insurance policies and endorsements required by this Contract at any time. The City shall not be obligated, however, to review any insurance policies or to advise Firm of any deficiencies in such policies and endorsements. The City's receipt of Firm's policies or endorsements shall not relieve Firm from, or be deemed a waiver of, the City's right to insist on strict fulfillment of Firm's obligations under this Contract.

10. Modifications. Any modification or variation from the insurance requirements in this Contract must have the prior approval of the City's Attorney's Office in consultation with the City's Risk Manager, whose decision shall be final. Such action will not require a formal Contract amendment but may be made by their handwritten revision and notation to the foregoing insurance requirements.



Flowers/Enhanced Landscaping Contract

Beautification, Arts & Sciences

Eliza Kretzmann

CITY OF FLAGSTAFF · ARIZONA · ESTABLISHED 1882 ·

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

Flowers and Enhanced Plantings Contract

- Background
- Project Evolution and Scope
- Benefits
- Recommended Contract Approval



Background

- **Project began as a pilot in 2020** and is well-received by the public.
- **Core partners** include Parks, Streets, Discover Flagstaff and the Downtown Business Alliance.
- Funded through **Bed, Board & Beverage tax funds**



Project Evolution and Scope

Increased Scope:

- Aesthetics & Infrastructure
- Downtown ➡ Inclusion of the Southside and the Fourth Street Gateway
- Seasonal Project ➡ Year-Round Project
- Increased Maintenance

Scope: Aesthetics & Infrastructure







- Infrastructure Elements:
  - Plantings served as part of the closure infrastructure during early COVID in 2020
  - Plantings in wine barrels as supports for gazebos in Heritage Square
  - Large metal planters for street/alley closures
  - Infrastructure for pilot ‘parklets’

Scope: Geographic Expansion

Project pilot was originally only downtown, with hanging baskets, barrel plantings, and a pollinator garden and plantings in the permanent fixed planters in Heritage Square.



Photo Credit: Downtown Business Alliance.

Geographic Expansion: Southside

Southside plantings include hanging baskets on South San Francisco and wine barrel plantings on South Beaver Street.



Photo Credit: Long Realty.

Geographic Expansion: Eastside

The Fourth Street Gateway is anticipated to have planter boxes as continued expansion in 2022.



Scope: Elements

- ~40 hanging baskets
- Over 20 barrel plantings
- Heritage Square Pollinator Garden and permanent fixed planters
- Four large, metal movable planters (and growing) for street and alley closures
- Ability for businesses to purchase additional elements







Scope: Seasonal to Year-Round



- Project began with seasonal plantings in the spring and summer
- Project now includes evergreen fall/winter plantings (that also serve as part of our Holiday elements)

Scope: Increased Maintenance

- Increased scope = increased maintenance.
- Now that the project has grown, it is not possible for the City to share maintenance duties with current staffing levels.



Project Benefits



Project Benefits

- Moved from aesthetics to **infrastructure.**
- **Supports local businesses,** including Foxglove Gardening and local nurseries, metal fabricators, and sign companies
- The **Pollinator garden** in Heritage Square provides a highly-visible example of the citywide pollinator garden project.



Project Benefits



- A Bloomberg study (2019) found that **the more beautiful a City is, the more jobs and residents it attracts.**
- Data analytics from Urban3 found that the neighborhoods with the highest **financial productivity** (regardless of the economic status of the neighborhood) are the oldest neighborhoods.
- **A high visibility project with Public Support:** Voters have clearly shown they want a beautiful community here, and this project has received positive feedback from the public.

High Visibility

The project is concentrated in the historic core that received about **5.8 Million visits by over 2 million visitors** (locals and tourists alike) in the last 12 months according to Placer AI data

Metric Name	Southside Downtown Flagstaff	Downtown Flagstaff
Visits	2.81M	2.99M
Visits / sq ft	N/A	N/A
Visitors	969.4K	1.08M

Recommended Contract Approval

- Suggested Action: Staff recommends Council approval of the contract with Foxglove Gardening for 2022-2023.
- Total Contract: $80,155.00



Discussion and Questions?

10. B.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Jessica Cortes, Court Administrator
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

On-Call Magistrates for the Flagstaff Municipal Court.

STAFF RECOMMENDED ACTION:

Approve the appointments of Honorable Lewis Levin and Honorable Russell Hughes as On-Call Magistrates.

Executive Summary:

Appointment of all magistrates is required to be completed by the Flagstaff City Council for a two-year term under both the City Charter and FCC Section 1-15-001-0002(A). Appointment of Magistrates for the Municipal Court allows for ongoing operations of the court without interruption.

Magistrates hear criminal, civil, traffic and local code violations that are filed in the Flagstaff Municipal Court. They conduct trials, both jury and non-jury, and sentence individuals within the parameters set by law. Magistrates are required for the ongoing operational needs of the Municipal Court. Magistrates are critical to the criminal and civil processes of the judicial branch.

Judge Levin and Judge Hughes have been serving in their respective capacities as On-Call Magistrates at the Flagstaff Municipal Court and are requesting to continue in their current roles.

Financial Impact:

Funding for all judicial positions is included in the approved budget of the Flagstaff Municipal Court. No additional budgetary impact is anticipated.

Policy Impact:

Magistrates are critical to the criminal and civil processes of the judicial branch. These appointments help maintain an independent judiciary that is necessary for the ongoing operations of our local government. A strong, independent, and fair judicial branch provides balance to criminal and civil matters that require resolution within our municipality.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Personnel - Attract and retain quality staff.

Has There Been Previous Council Decision on This:

These Magistrates have been appointed by previous City Councils and have been serving in the Flagstaff Municipal Court for two years.

Options and Alternatives:

Approve the appointments.
Don't approve the appointments and request alternative candidates for Council consideration.

Attachments:

10. C.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Tiffany Antol, Senior Planner
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Consideration and Approval of Final Plat: Case No. PZ-20-000088-02, CDR 276, LLC requests Final Plat approval for Canyon Del Rio Block I located at 3200 E Butler Avenue, a single-family subdivision on 13.34 acres in the Single-family Residential (R1) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the City Council approve the Final Plat and authorize the Mayor to sign both the Final Plat and the City/Subdivider Agreement when notified by staff that all documents are ready for signature and recordation.

Executive Summary:

This is a request for Final Plat approval for 50 single-family lots on 13.34 acres in the Residential Single-family (R1) Zone. The subject site is vacant, located in the northwestern corner of the larger Canyon Del Rio development, which encompasses 261 total acres. See Sheet 1 of the Final Plat for the Vicinity Map.

Financial Impact:

No financial impacts are anticipated with this Final Plat.

Policy Impact:

There are no policy impacts affiliated with this Final Plat.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Robust Resilient Economy - Grow and strengthen a more equitable and resilient economy.

Carbon Neutrality Plan

DD-1: Encourage vibrancy, appropriate density, and attainability in existing neighborhoods, so that more residents live within walking distance of their daily needs.
DD-2: Create inclusive networks for walking and biking that are continuous, attractive, safe, comprehensive, and convenient for people of all ages.

Regional Plan

Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.

Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
Goal NH.1. Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.
Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary.

Has There Been Previous Council Decision on This:

In June 2019, the City Council approved a rezoning request, development agreement, and preliminary block plat authorizing the development of Canyon Del Rio, consisting of 1,426 residential dwelling units and 225,000 square feet of commercial development. The development includes a mixture of high-, medium-, and single-family residential units combined with commercial services and open space on 261 acres.

The Canyon Del Rio Development Agreement sets out the development provisions for the development standards, density and zoning, plats, and site plans within the development. The agreement provides for a workforce affordable housing in-lieu contribution of 1,000 equal installments of $650 as building permits are pulled for the first 1,000 dwelling units. This serves as 5% credit for the use of incentives of the individual blocks within the development. The development also provides for the in lieu of construction contributions for off-site and on-site public improvements.

Options and Alternatives:

1. Approve the Final Plat with no conditions as recommended by staff.
2. Approve the Final Plat with conditions.
3. Deny the Final Plat based on non-compliance with the Zoning Code, the Subdivision Code, and /or the Engineering Design Standards and Specifications for New Infrastructure.

Background/History:

The applicant CDR 276, LLC, is seeking Final Plat approval for a 50-lot single-family residential subdivision within the larger Canyon Del Rio development. Lot sizes range from 6,000 square feet to 13,366 square feet. The subdivision is one of the first blocks within Canyon Del Rio to be platted. New infrastructure will need to be provided for the project including two new residential roads (Tarragon Drive and Valerian Lane), 8" water and sewer lines, dry utilities, and stormwater detention. City Council approved the Preliminary Plat on May 4, 2021, based on conformance with all relevant development standards. All areas in the subdivision not allocated as lots are reserved as tracts or rights-of-way. Tract A is located at the northeastern portion of the subdivision and is designated as open space and Tract B along the eastern boundary of the subdivision is designated for open space and stormwater detention.

Key Considerations:

The property is zoned R1, Single-family Residential. The Development Agreement for Canyon Del Rio requires 50 lots on this tract, which is what is proposed. The R1 Zone has a minimum density requirement of 2 units per acre and a maximum density of 5 units per acre in the Resource Protection Overlay (RPO). 50 lots on 13.34 acres is a density of 3.7 units per acre which exceeds the minimum density for the R1 Zone. All lots within this proposed subdivision meet the minimum lot width, depth, and size requirements for the R1 Zone.

For the purposes of tree and steep slope preservation, the Final Plat proposes unique building envelopes for each lot that reduces the minimum required setbacks for the R1 Zone.

- Front: 15' (25' for parking) required - proposing 20' for parking

- Interior Side: 8' required - proposing 5'
- Exterior Side: 15' required - proposing 12'
- Rear: 25' required

The subdivider is required to improve all streets, pedestrian ways, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Final Plat along with impact analyses identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will be formally approved with Civil Engineering Plan review.

Community Benefits and Considerations:

The community benefits of this project are encapsulated in the PBB Key Community Priorites/Objectives, Carbon Neutrality Plan Strategies and Regional Plan goals and policies that it meets, such as providing new housing within the urban growth boundary.

Community Involvement:

Inform. The existing zoning of the property allows for the proposed subdivision. No public hearings or public outreach are required by either the Zoning Code or the Subdivision Code as part of the Final Plat review process.

Attachments: CDR Block I Final Plat

PLOTTED: Dec 08, 2021–8:53am

DEDICATION

STATE OF ARIZONA
SS.
COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT CDR DEVCORP, LTD. (AN ARIZONA CORPORATION), AS 'OWNER' AND 'GRANTOR,' HAS SUBDIVIDED UNDER THE NAME CANYON DEL RIO – BLOCK I, A SUBDIVISION LOCATED IN A PORTION OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF CANYON DEL RIO – BLOCK I AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

RIGHT-OF-WAYS DEDICATED

PUBLIC RIGHT-OF-WAY (ROW). GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY SHOWN ON THE PLAT FOR PUBLIC USE. GRANTOR AS ABUTTING PROPERTY OWNER SHALL MAINTAIN THE SIDEWALK AND LANDSCAPING WITHIN THE RIGHT-OF-WAY BETWEEN THE STREET CURB AND THE ABUTTING PROPERTY, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE.

EASEMENTS DEDICATED

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT AS FOLLOWS:

PUBLIC UTILITY EASEMENT (P.U.E.), FOR PUBLIC USE, FOR UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF ELECTRICITY, ENERGY, GAS, WATER, SEWER, PUBLIC STORM WATER SYSTEM, TELECOMMUNICATIONS, INTERNET SERVICES, CABLE TELEVISION, AND OTHER UTILITIES.

DRAINAGE EASEMENT (DE), FOR PUBLIC USE, FOR DRAINAGE AND FLOOD CONTROL PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, LEVEES, DIKES, DAMS, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES. CITY OF FLAGSTAFF IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

DRAINAGE MAINTENANCE EASEMENT (DME), FOR CITY ACCESS TO MAINTAIN PRIVATE DRAINAGE WAYS AND DRAINAGE FEATURES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES, IN THE EVENT GRANTOR HAS FAILED TO PROPERLY MAINTAIN PRIVATE DRAINAGE WAYS IN ACCORDANCE WITH THE FLAGSTAFF CITY CODE.

SLOPE EASEMENT (SE) FOR SLOPE AND NATURAL DRAINAGE OF WATER PURPOSES ADJACENT TO ROADS, SIDEWALKS, TRAILS, AND OTHER SURFACE IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF MAN-MADE AND NATURAL SLOPES, SOIL NAILS, GABIONS, RETAINING WALLS, EROSION CONTROL IMPROVEMENTS, AND VEGETATION. GRANTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE SLOPE, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE. THE SLOPE EASEMENTS ARE AUTOMATICALLY ABANDONED ON A LOT OR PARCEL WHEN THE CITY OF FLAGSTAFF ISSUES CERTIFICATE OF OCCUPANCY FOR THE LOT OR PARCEL.

VEHICULAR NON-ACCESS EASEMENT (VNAE) FOR TRAFFIC CONTROL PURPOSES. VEHICLE ACCESS AND DRIVEWAYS ARE PROHIBITED IN THE EASEMENT AREA.

THE OWNER HEREBY DEDICATES TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY, UNS GAS:
ASSIGNS ALL AREAS ON THIS PLAT MARKED P.U.E. OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS. WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

THE OWNER HEREBY DEDICATES THE FOLLOWING TO THE HOME OWNER'S ASSOCIATION:
1. TRACT A IS DEDICATED FOR THE PURPOSE OF OPEN SPACE AND PRESERVATION OF TREE AND SLOPE RESOURCES AS SHOWN HEREON.
2. TRACT B IS DEDICATED FOR THE PURPOSE OF OPEN SPACE, PRESERVATION OF TREE RESOURCES, AND A POCKET PARK AS SHOWN HEREON.

THE OWNER HEREBY DEDICATES THE FOLLOWING TO THE CDR PROPERTY OWNER'S ASSOCIATION:
PRIVATE DRAINAGE EASEMENT (PDE), FOR OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, LEVEES, DIKES, DAMS, RETENTION AND DETENTION BASINS, STORAGE BASINS, AND STORM DRAINS. FENCING SHALL BE ALLOWED. CDR POA IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

EASEMENTS AND GENERAL CONDITIONS
GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT, AND SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

1. GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT;
2. GRANTOR SHALL MAINTAIN EASEMENT AREAS FREE AND CLEAR OF VEGETATION OR OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, PER THE FLAGSTAFF CITY CODE AS AMENDED;
3. GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;
4. GRANTEE SHALL HAVE A LIMITED, TEMPORARY RIGHT OF ACCESS ACROSS GRANTOR'S ADJACENT PROPERTY FOR EASEMENT PURPOSES IF ACCESS CANNOT BE REASONABLY ACHIEVED BY OTHER MEANS. THIS LIMITED, TEMPORARY RIGHT OF ACCESS AUTOMATICALLY EXPIRES WHEN THE GRANTOR'S ADJACENT PROPERTY HAS BEEN DEVELOPED.

BINDING EFFECT. THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IMPROVEMENTS. GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF ALL IMPROVEMENTS INSTALLED OR CONSTRUCTED BY GRANTOR FOR CITY PUBLIC RIGHTS-OF-WAY AND CITY UTILITIES WITHIN THE EASEMENT AREAS, AND SUCH DEDICATION SHALL BE EFFECTIVE WHEN FORMALLY ACCEPTED BY THE CITY ENGINEER (THE "ACCEPTANCE DATE").

NOW, THEREFORE, IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 202_.

BY: CDR DEVCORP, LTD.

BY: _____
CLINTON WHITING
PRESIDENT

STATE OF ARIZONA
SS.
COUNTY OF COCONINO

ON THIS _____ DAY OF _____, 202_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT CDR DEVCORP, LTD., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO FORTH MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CITY OF FLAGSTAFF CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, ON THE ___ DAY OF _____, 202_.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE ___ DAY OF _____, 202_.

BY: _____
PLANNING DIRECTOR

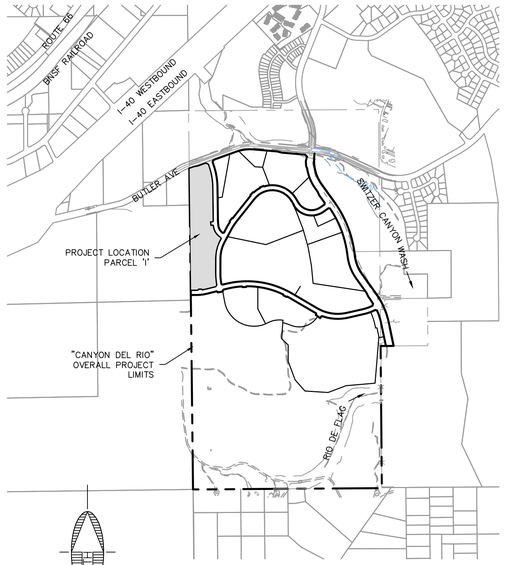
BY: _____
CITY ENGINEER

FILE: P:\2019\19146\DRAWINGS\PLATS\FINAL\CVR-19146.DWG KBAYER

CANYON DEL RIO - BLOCK I FINAL PLAT

FLAGSTAFF, ARIZONA

LOCATED IN THE WEST HALF OF SECTION 24,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, FLAGSTAFF ARIZONA.



VICINITY MAP
1"=1000'

PROPERTY OWNER:

CDR DEVCORP, LTD.
3101 N. CENTRAL AVE., NO. 1600
PHOENIX, AZ 85012
CONTACT: CLINTON WHITING

CIVIL ENGINEER:

SHEPHARD–WESNITZER, INC.
STEPHEN IRWIN, PE #58405
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 774–0354

SURVEYOR:

SHEPHARD–WESNITZER, INC.
AARON BORLING, RLS #48756
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 774–0354

SHEET INDEX

SHT NO.	DWG NO.	DESCRIPTION
1	CVR	COVER SHEET
2	FP01	FINAL PLAT – EXISTING BOUNDARY
3	FP02	FINAL PLAT
4	FP03	FINAL PLAT – DETAILS & TABLES

LEGEND

- EX. ROW
- EX. LOT LINE
- EX. CENTER LINE
- EX. EASEMENT
- EX. SECTION LINE
- PROJECT BOUNDARY
- PARCEL LINE
- ROW
- LOT LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT (P.U.E./DE/VNAE)
- EASEMENT (SLOPE)
- 100-YR FLOODPLAIN

(R1) ALTA/ACSM LAND TITLE SURVEY BY SHEPHARD–WESNITZER, INC. STAMPED BY EARL G. WATTS, RLS 27253 ON 05/22/2003.

CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION

INTERIOR LOT CORNER TO BE SET UPON COMPLETION OF CONSTRUCTION

½" REBAR W/ ALUMINUM CAP 'LS 14671'

SECTION CORNER AS NOTED

CALCULATED POINT

SOURCE OF PROJECT INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD–WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

BASIS OF BEARING

NORTH 89–34–20 EAST, 2655.62' FROM THE NORTHWEST CORNER OF SECTION 24 TO THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD–WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 106–08–005N ACCORDING TO INSTRUMENT NUMBER 37176454 AND 3717644 OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

PROJECT INFORMATION

CANYON DEL RIO – BLOCK I
FLAGSTAFF, AZ 86005

APN# _____ (±_____ AC)
ZONING: SINGLE FAMILY RESIDENTIAL (R1)

NUMBER OF UNITS/LOTS: 50
TOTAL ACREAGE OF LOTS: ±9.51 ACRES
NUMBER OF TRACTS: 2
TOTAL ACREAGE OF TRACTS: ±1.43 ACRES
BUILDING TYPE: SINGLE FAMILY RESIDENTIAL (R1)
FRONTAGE TYPE: COMMON YARD
GROSS ACREAGE: ±13.31 ACRES
GROSS DENSITY: ±3.75 UNITS PER ACRE
NET ACREAGE (EXCLUDING ROADWAY): ±10.94 ACRES
NET DENSITY (EXCLUDING ROADWAY): ±4.57 UNITS PER ACRE

1. THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41–90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR 'CANYON DEL RIO' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
6. TOPOGRAPHIC, BOUNDARY, AND EXISTING EASEMENT INFORMATION BASED ON AN ALTA SURVEY PROVIDED BY SHEPHARD–WESNITZER, INC., JOB NO. 02194, DATED 05–22–2003.
7. CANYON DEL RIO (CDR) SUBDIVISION REZONING PER ORDINANCE NO. 2019–14 AND INSTRUMENT NO. 3846210.
8. THE SLOPE EASEMENTS ARE AUTOMATICALLY ABANDONED ON A LOT OR PARCEL WHEN THE CITY OF FLAGSTAFF ISSUES C OF O FOR THE LOT OR PARCEL.
9. RESOURCE PROTECTION. A BUILDING ENVELOPE FOR EACH LOT IS SHOWN AND PLATTED HEREON FOR THE PURPOSE OF MAINTAINING RESOURCES IN ACCORDANCE WITH THE ZONING CODE'S RESOURCE PROTECTION OVERLAY DESIGNATION. ALL DEVELOPMENT ON A LOT SHALL OCCUR WITHIN THE BUILDING ENVELOPE, EXCEPT THAT ACCESSORY STRUCTURES THAT COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE MAY BE DEVELOPED OUTSIDE OF THE BUILDING ENVELOPE, PROVIDED THAT NO RESOURCES ARE REMOVED OR ENCROACHED UPON. A MODIFICATION TO A LOT'S BUILDING ENVELOPE THAT COMPLIES WITH THE ZONING CODE MAY BE APPROVED BY THE CITY OF FLAGSTAFF'S PLANNING DIRECTOR AND RECORDED IN COCONINO COUNTY, ARIZONA. ALL APPLICABLE PROVISIONS OF THE ZONING CODE, AS AMENDED, SHALL APPLY.
10. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLAGSTAFF PULLIAM AIRPORT TRAFFIC PATTERN AIRSPACE AS DEFINED BY THE FEDERAL AVIATION ADMINISTRATION.

ZONING:

THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF'S R1 ZONING DISTRICT. THE DEVELOPMENT IS USING THE SINGLE–FAMILY HOME BUILDING TYPE.

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHYS@APS.COM
PHONE: (928) 773–6446

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226–2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779–4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266–0672

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE
BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES
BY: _____ DATE: _____

CENTURYLINK
BY: _____ DATE: _____

ALTICE USA
BY: _____ DATE: _____

UTILITY CONFLICT

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION. THERE ARE NO APPARENT UTILITY CONFLICTS. REFER TO THE REVIEW AGENCY RESPONSE LETTERS FOR MORE INFORMATION.

FEMA DESIGNATION

THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM MAP #04005C6828G. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OPEN SPACE/CIVIC SPACE NOTE:

PER CITY OF FLAGSTAFF ZONING CODE SECTION 10–30.60.90, THE SITE IS REQUIRED TO PROVIDE 5% OF THE SITE AS OPEN SPACE. BASED ON THE PROPOSED LAYOUT, THE SITE PROVIDES APPROXIMATELY 1.43 ACRES OF OPEN SPACE (~15.2% OF THE SITE). A MAJORITY OF THE ONSITE OPEN SPACE WILL BE "GREEN" SPACE – DESIGNATED AS OPEN SPACE FOR UNSTRUCTURED RECREATION.

CERTIFICATE OF LAND SURVEYOR

This is to certify that the survey of the property described and platted hereon was made under my direction and supervision and is accurately represented on this plat.
I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor
_____

Date _____



FLAGSTAFF ARIZONA

CANYON DEL RIO BLOCK I FINAL PLAT

COVER SHEET

JOB NO:	19146
DATE:	DEC 21
SCALE:	N/A
DRAWN:	BH
DESIGN:	BH
CHECKED:	KMF/ADB

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swoz.com
Shephard Wesnitzer, Inc.

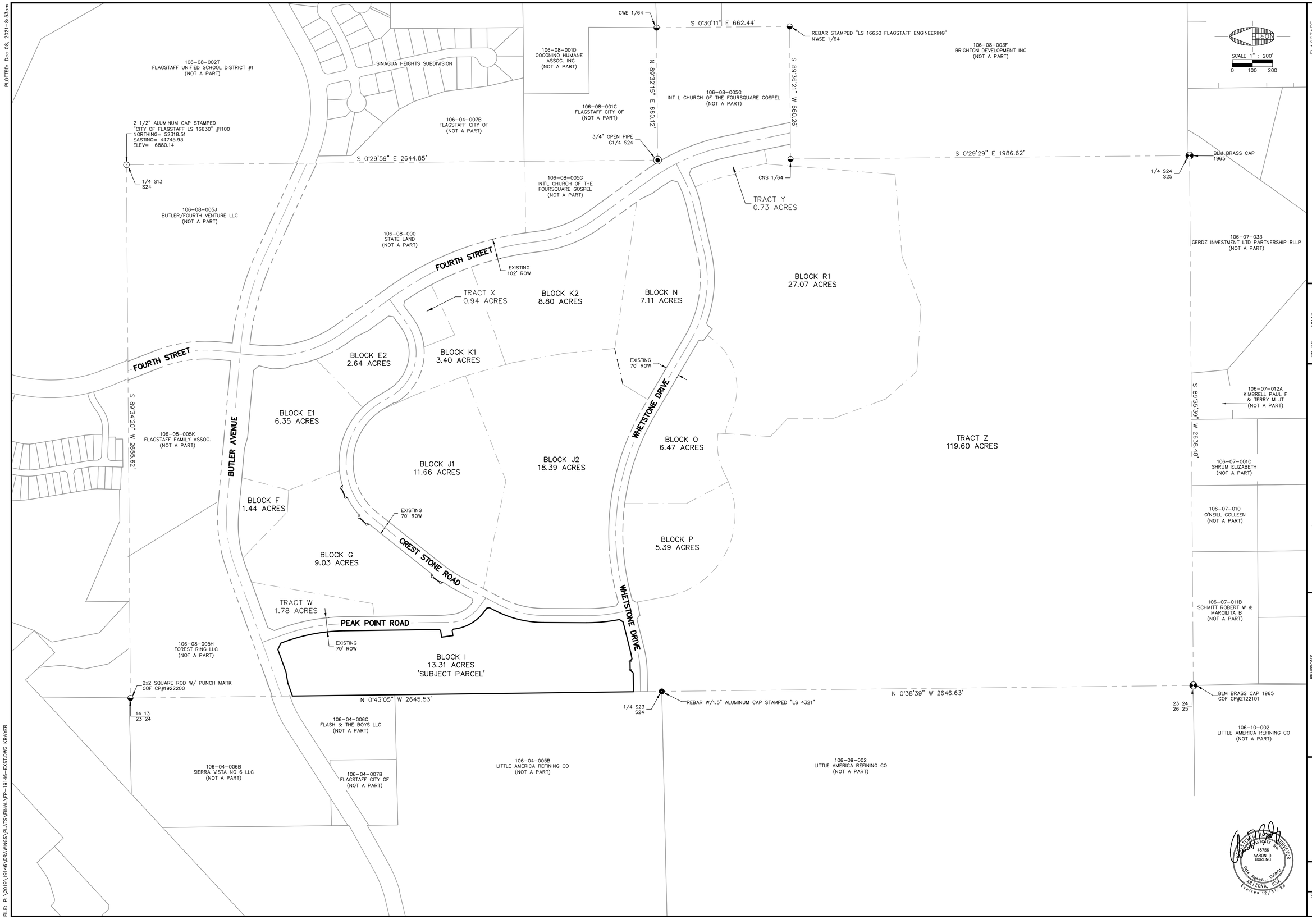
NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you dig, it's the law!
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CVR

SHT NO. 1 OF 4



PLOTTED: Dec 08, 2021-8:53am

FILE: P:\2019\19146\DRAWINGS\PLATS\FINAL\FP-19146-EXST.DWG KBAYER

FLAGSTAFF
ARIZONA

CANYON DEL RIO BLOCK I FINAL PLAT

FINAL PLAT - EXISTING BOUNDARY

JOB NO:	19146
DATE:	DEC 21
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
CHECKED:	KMF/ADB

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

SWI
Shephard Wesnitzer, Inc.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

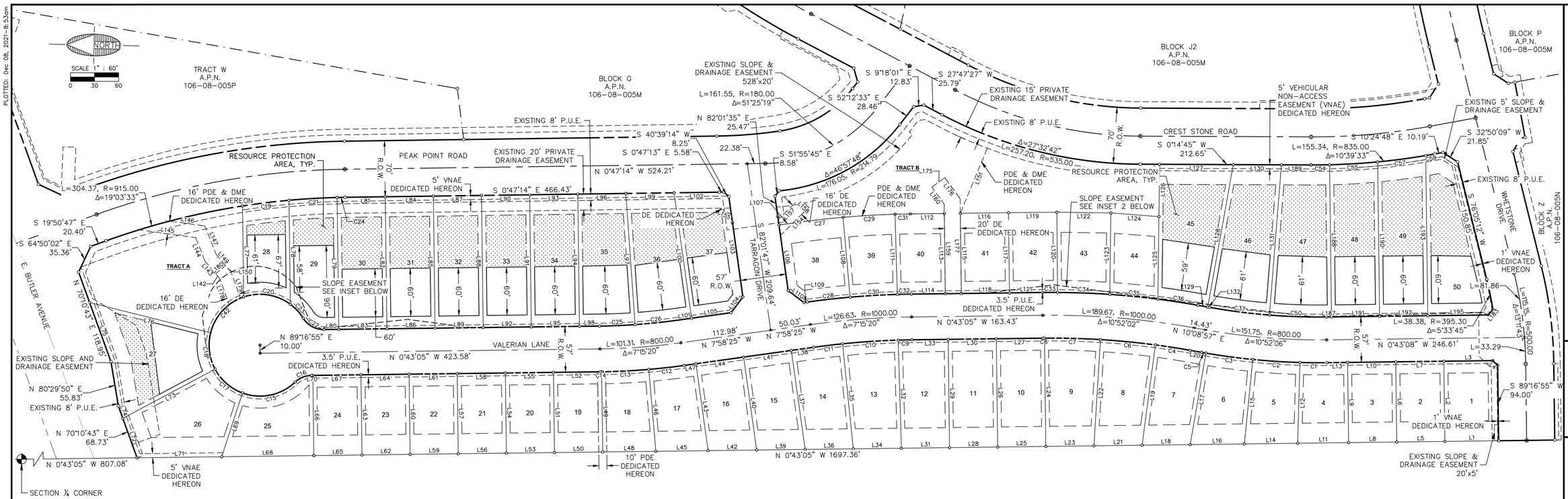
Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
FP01

SHT NO.	OF
2	4

48756
AARON D.
BORLING
Date Signed 12/8/21
REGISTERED LAND SURVEYOR
ARIZONA, U.S.A.
Expires 12/31/22

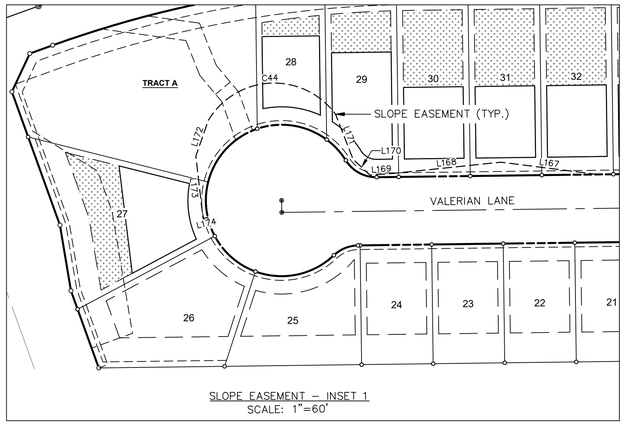
PLOTTED: Dec 08, 2021 - 8:53am



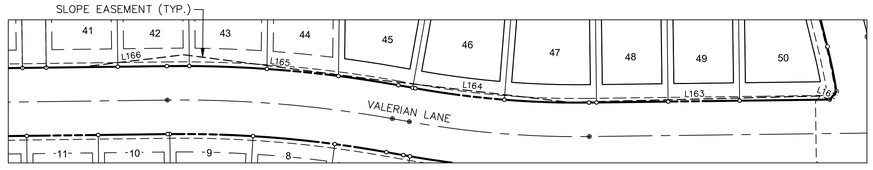
LOT AREA		
LOT #	AREA (SF)	AREA (AC)
1	6,682.10	0.15
2	6,000.00	0.14
3	6,000.00	0.14
4	6,151.73	0.14
5	6,440.97	0.15
6	6,938.29	0.16
7	7,457.65	0.17
8	8,337.48	0.19
9	8,708.70	0.20
10	8,100.00	0.19
11	8,100.00	0.19
12	8,259.71	0.19
13	8,642.71	0.20
14	7,966.28	0.18
15	7,251.48	0.17
16	6,793.15	0.16
17	6,550.37	0.15
18	6,305.53	0.14
19	6,007.38	0.14
20	6,000.00	0.14
21	6,000.00	0.14
22	6,000.00	0.14
23	6,000.00	0.14
24	6,000.00	0.14
25	8,428.53	0.19

LOT AREA		
LOT #	AREA (SF)	AREA (AC)
26	10,754.29	0.25
27	12,452.21	0.29
28	6,790.77	0.16
29	9,311.55	0.21
30	9,873.51	0.23
31	9,878.04	0.23
32	9,882.38	0.23
33	9,886.72	0.23
34	9,891.06	0.23
35	10,657.97	0.24
36	10,539.85	0.24
37	10,131.90	0.23
38	7,632.57	0.18
39	6,201.25	0.14
40	6,059.27	0.14
41	6,000.00	0.14
42	6,008.83	0.14
43	6,651.31	0.15
44	6,115.92	0.14
45	13,386.66	0.31
46	12,656.80	0.29
47	12,994.19	0.30
48	11,447.38	0.26
49	11,747.18	0.27
50	12,150.46	0.28

TRACT TABLE		
TRACT	AREA (SF)	AREA (AC)
TRACT A	22,493	0.52
TRACT B	39,722	0.91



SLOPE EASEMENT – INSET 1
SCALE: 1"=60'



SLOPE EASEMENT – INSET 2
SCALE: 1"=60'

FLAGSTAFF ARIZONA
CANYON DEL RIO BLOCK I FINAL PLAT
FINAL PLAT

JOB NO: 19146
DATE: DEC 21
SCALE: AS SHOWN
DRAWN: BH
DESIGN: BH
CHECKED: KMF/ADB

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swoz.com

Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

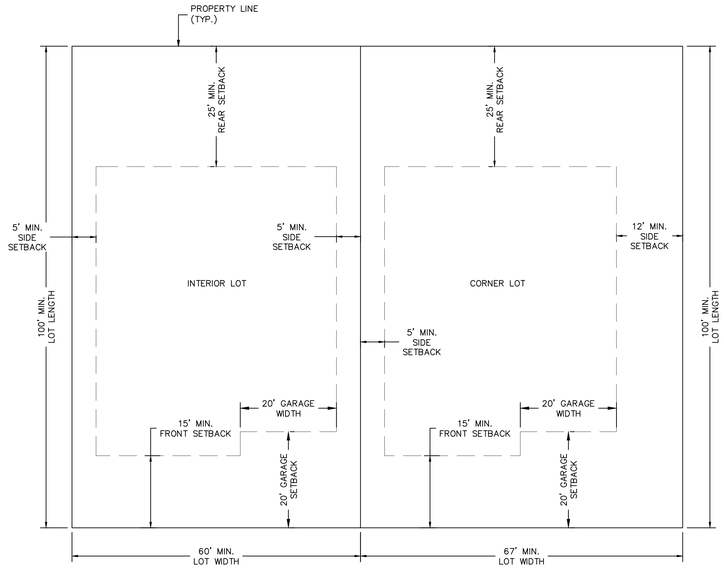


DRAWING NO.
FP02

SHT NO. 3 OF 4

FILE: P:\2019\19146\DRAWINGS\PLATS\FINAL\FP-19146.DWG KBAYER

PLOTTED: Dec 08, 2021-8:54am

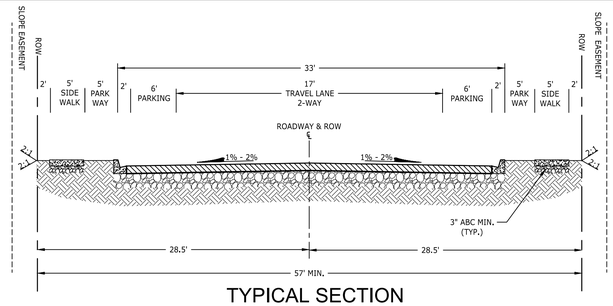


LOT PROVISIONS:

1. NOMINAL LOT AREA TO BE MIN. 6,000 SF, TYPICAL 60'X100' LOTS.
2. LOT WIDTH FOR INTERIOR LOTS IS 60 FT AT FRONT OR REAR SETBACK LINE.
3. LOT WIDTH FOR CORNER LOTS IS 67 FT AT FRONT OR REAR SETBACK LINE.
4. MAXIMUM ALLOWABE LOT COVERAGE IS 35%.
5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 35 FT.
7. MINIMUM 20' GARAGE SETBACK FROM FRONT PROPERTY LINE.
8. MINIMUM 20' GARAGE WIDTH.
9. MINIMUM 25' REAR BUILDING SETBACK EXCEPT ATTACHED REAR DECKS MAY BE 15' FROM REAR PROPERTY LINE IF DECK WIDTH DOES NOT EXCEED 50% OF LOT WIDTH.

TYPICAL LOT LAYOUT

N.T.S.



TYPICAL SECTION

RESIDENTIAL LOCAL (COF 10-09-038)

N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	67.00	N 0°43'05" W
L2	100.00	N 89°16'55" E
L3	60.99	S 0°43'16" E
L4	8.49	N 44°14'46" E
L5	60.00	N 0°43'05" W
L6	100.00	N 89°16'55" E
L7	60.00	S 0°43'05" E
L8	60.00	N 0°43'05" W
L9	100.00	N 89°16'55" E
L10	60.00	S 0°43'05" E
L11	63.47	N 0°43'05" W
L12	100.77	S 88°23'31" E
L13	25.73	S 0°43'05" E
L14	66.46	N 0°43'05" W
L15	105.83	S 84°18'54" E
L16	67.53	N 0°43'05" W
L17	115.75	S 80°14'22" E
L18	60.00	N 0°43'05" W
L19	126.18	S 82°26'31" E
L20	14.43	S 10°08'57" W
L21	60.00	N 0°43'05" W
L22	132.72	S 86°30'05" E
L23	60.00	N 0°43'05" W
L24	135.00	N 89°16'55" E
L25	60.00	N 0°43'05" W
L26	135.00	N 89°16'55" E
L27	58.20	S 0°43'05" E
L28	60.00	N 0°43'05" W
L29	135.00	N 89°16'55" E
L30	60.00	S 0°43'05" E
L31	60.00	N 0°43'05" W
L32	134.87	N 88°16'21" E
L33	45.23	S 0°43'05" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L34	60.00	N 0°43'05" W
L35	131.67	N 84°10'34" E
L36	60.00	N 0°43'05" W
L37	124.68	N 82°01'35" E
L38	28.04	S 7°58'25" E
L39	60.48	N 0°43'05" W
L40	117.04	N 82°01'35" E
L41	60.00	S 7°58'25" E
L42	60.48	N 0°43'05" W
L43	109.40	N 82°01'35" E
L44	60.00	S 7°58'25" E
L45	65.17	N 0°43'05" W
L46	102.50	N 85°05'08" E
L47	14.96	S 7°58'25" E
L48	66.17	N 0°43'05" W
L49	100.00	N 89°09'40" E
L50	60.18	N 0°43'05" W
L51	100.00	N 89°16'55" E
L52	58.22	S 0°43'05" E
L53	60.00	N 0°43'05" W
L54	100.00	N 89°16'55" E
L55	60.00	S 0°43'05" E
L56	60.00	N 0°43'05" W
L57	100.00	N 89°16'55" E
L58	60.00	S 0°43'05" E
L59	60.00	N 0°43'05" W
L60	100.00	N 89°16'55" E
L61	60.00	S 0°43'05" E
L62	60.00	N 0°43'05" W
L63	100.00	N 89°16'55" E
L64	60.00	S 0°43'05" E
L65	60.00	N 0°43'05" W
L66	100.00	N 89°16'55" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L67	60.00	S 0°43'05" E
L68	114.89	N 0°43'05" W
L69	83.62	S 71°58'20" E
L70	1.72	S 0°43'05" E
L71	105.51	N 0°43'05" W
L72	52.30	N 70°10'43" E
L73	130.35	S 28°04'36" E
L74	16.43	N 70°10'43" E
L75	78.61	N 70°10'43" E
L76	155.55	S 14°04'05" W
L77	113.49	N 89°16'55" E
L78	129.70	S 89°16'55" W
L79	164.47	S 89°16'55" W
L80	18.47	N 0°43'05" W
L81	49.97	S 0°47'14" E
L82	164.60	S 89°16'55" W
L83	60.00	N 0°43'05" W
L84	60.00	N 0°47'14" W
L85	164.67	S 89°16'55" W
L86	60.00	N 0°43'05" W
L87	60.00	S 0°47'14" E
L88	164.74	S 89°16'55" W
L89	60.00	N 0°43'05" W
L90	60.00	S 0°47'14" E
L91	164.81	S 89°16'55" W
L92	60.00	N 0°43'05" W
L93	60.00	S 0°47'14" E
L94	164.89	S 89°16'55" W
L95	60.00	N 0°43'05" W
L96	60.00	S 0°47'14" E
L97	163.96	S 85°59'43" W
L98	25.17	N 0°43'05" W
L99	60.00	S 0°47'14" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L100	157.91	S 82°01'35" W
L101	17.48	N 7°58'25" W
L102	56.46	S 0°47'14" E
L103	126.63	S 82°01'35" W
L104	24.51	N 52°58'25" W
L105	49.67	N 7°58'25" W
L106	82.67	N 82°01'35" E
L107	21.53	S 7°58'25" E
L108	100.00	S 85°01'02" W
L109	4.20	N 7°58'25" W
L110	24.51	N 37°01'35" E
L111	100.00	S 88°18'42" W
L112	42.33	S 0°43'05" E
L113	100.00	S 89°16'55" W
L114	42.33	N 0°43'05" W
L115	100.00	N 89°16'55" E
L116	42.90	S 0°43'05" E
L117	100.00	S 89°16'55" W
L118	60.00	N 0°43'05" W
L119	60.32	S 0°33'12" E
L120	100.00	S 89°29'42" W
L121	41.10	N 0°43'05" W
L122	67.31	S 0°44'18" W
L123	101.58	N 89°15'42" W
L124	60.12	S 4°24'30" W
L125	102.88	N 89°15'42" W
L126	65.26	N 89°15'42" W
L127	91.86	S 0°14'45" W
L128	180.41	N 79°51'03" W
L129	12.19	N 10°08'57" E
L130	60.00	S 0°14'45" W
L131	187.95	N 85°26'36" W
L132	2.24	N 10°08'57" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L142	8.00	S 49°57'17" W
L143	20.71	S 49°57'17" W
L144	31.46	S 68°15'07" W
L145	71.39	S 7°48'09" W
L146	44.26	S 7°48'09" W
L147	38.20	S 68°15'07" W
L149	18.13	S 49°57'17" W
L150	10.86	S 49°57'17" W
L151	87.87	N 67°30'31" W
L154	49.59	N 44°40'40" W
L155	16.07	N 28°23'08" E
L157	25.28	N 44°40'40" W
L158	7.70	N 45°19'20" E
L159	111.82	N 89°16'55" E
L160	26.03	N 53°54'02" E
L162	8.39	S 20°50'27" W
L163	210.76	S 1°25'53" E
L164	163.60	S 6°41'36" W
L165	161.87	S 7°21'46" W
L166	87.82	S 6°48'30" E
L167	80.97	S 7°12'45" W
L168	90.42	S 5°58'11" E
L169	19.72	S 4°17'34" E
L170	19.48	S 42°58'29" W
L171	40.64	S 68°43'37" W
L172	31.95	S 70°43'28" E
L173	52.62	N 83°25'24" E
L174	4.07	N 12°54'35" W
L175	20.00	N 36°05'58" W
L176	32.41	N 53°54'02" E
L177	118.20	S 89°16'55" W
L178	34.44	N 70°11'57" E
L179	34.44	N 70°11'57" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L180	16.00	S 40°02'43" E
L183	8.84	S 50°02'42" E
L187	6.35	S 0°43'05" E
L188	189.74	S 89°16'55" W
L189	36.76	N 0°14'45" E
L190	192.56	S 89°16'55" W
L191	60.00	S 0°43'05" E
L192	60.00	S 0°43'05" E
L193	199.75	N 89°16'55" E
L195	75.55	S 0°43'13" E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	33.66	828.50	2°19'39"
C2	58.93	828.50	4°04'32"
C3	58.93	828.50	4°04'32"
C4	43.81	971.50	2°35'02"
C5	5.62	828.50	0°23'19"
C6	68.83	971.50	4°03'33"
C7	69.82	971.50	4°07'05"
C8	1.80	971.50	0°06'22"
C9	17.15	971.50	1°00'40"
C10	69.45	971.50	4°05'46"
C11	36.42	971.50	2°08'53"
C12	44.24	828.50	3°03'33"
C13	58.93	828.50	4°04'32"
C14	1.75	828.50	0°07'15"
C15	70.71	63.50	63°48'16"
C16	22.46	30.00	42°53'37"
C17	46.25	63.50	41°43'50"
C18	46.71	63.50	42°08'40"
C19	58.42	915.00	3°39'30"
C20	61.23	63.50	55°14'56"
C21	60.07	915.00	3°45'42"
C22	30.76	30.00	58°45'14"
C23	23.87	63.50	21°32'00"
C24	10.03	915.00	0°37'41"
C25	44.26	771.50	3°17'12"
C26	53.44	771.50	3°58'08"
C27	58.91	1128.50	2°59'27"
C28	53.69	1028.50	2°59'27"
C29	64.89	1128.50	3°17'40"
C30	59.14	1028.50	3°17'40"
C31	19.11	1128.50	0°58'13"
C32	17.42	1028.50	0°58'13"
C33	18.84	1028.50	1°02'59"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C34	65.17	1046.80	3°34'02"
C35	60.23	1028.50	3°21'19"
C36	50.83	1043.20	2°47'31"
C37	75.30	771.50	5°35'33"
C42	63.38	63.50	57°11'07"
C44	126.02	64.06	112°43'08"
C50	71.03	771.50	5°16'29"
C54	23.25	835.00	1°35'44"
C55	60.08	835.00	4°07'21"
C57	60.44	835.00	4°08'51"
C59	11.57	835.00	0°47'37"

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

FLAGSTAFF
ARIZONA

CANYON DEL RIO BLOCK I FINAL PLAT

FINAL PLAT - DETAILS & TABLES

JOB NO:	19146
DATE:	DEC 21
SCALE:	N/A
DRAWN:	BH
DESIGN:	BH
CHECKED:	KMF/ADB

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you plan to excavate.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)



DRAWING NO.
FP03

SHT NO. 4 OF 4

FILE: P:\2019\19146\DRAWINGS\PLATS\FINAL\FP-19146.DWG KBAYER

10. D.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Tiffany Antol, Senior Planner
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Consideration and Approval of Final Plat: PZ-20-00089-02, CDR 276, LLC requests Final Plat approval for Canyon Del Rio Block G located at 3200 E Butler Avenue, a single-family townhome subdivision on 9.03 acres in the Medium Density Residential (MR) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the City Council approve the Final Plat and authorize the Mayor to sign both the Final Plat and the City/Subdivider Agreement when notified by staff that all documents are ready for signature and recordation.

Executive Summary:

This is a request for Final Plat approval for 50 single-family townhome lots on 9.03 acres in the Medium Density Residential (MR) Zone. The subject site is vacant, located in the northwestern corner of the larger Canyon Del Rio development, which encompasses 261 total acres. See Sheet 1 of the Final Plat for the Vicinity Map.

Financial Impact:

No financial impacts are anticipated with this Final Plat.

Policy Impact:

There are no policy impacts anticipated with this Final Plat.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Robust Resilient Economy - Grow and strengthen a more equitable and resilient economy.

Carbon Neutrality Plan

DD-1: Encourage vibrancy, appropriate density, and attainability in existing neighborhoods, so that more residents live within walking distance of their daily needs.
DD-2: Create inclusive networks for walking and biking that are continuous, attractive, safe, comprehensive, and convenient for people of all ages.

Regional Plan

Policy LU.5.1 Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.

Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
Goal NH.1. Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.
Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary.

Has There Been Previous Council Decision on This:

In June 2019, the City Council approved a rezoning request, development agreement, and preliminary block plat authorizing the development of Canyon Del Rio, consisting of 1,426 residential dwelling units and 225,000 square feet of commercial development. The development includes a mixture of high-, medium-, and single-family residential units combined with commercial services and open space on 261 acres.

The Canyon Del Rio Development Agreement sets out the development provisions for the development standards, density and zoning, plats, and site plans within the development. The agreement provides for a workforce affordable housing in-lieu contribution of 1,000 equal installments of $650 as building permits are pulled for the first 1,000 dwelling units. This serves as 5% credit for the use of incentives of the individual blocks within the development. The development agreement also provides for the construction contributions for off-site and on-site public improvements.

Options and Alternatives:

1. Approve the Final Plat with no conditions as recommended by staff.
2. Approve the Final Plat with conditions.
3. Deny the Final Plat based on non-compliance with the Zoning Code, the Subdivision Code, and/or the Engineering Design Standards and Specifications for New Infrastructure.

Background/History:

The applicant, CDR 276, LLC, is seeking Final Plat approval for a 50-lot single-family townhome subdivision within the larger Canyon Del Rio development. Lot sizes range from 3,200 square feet to 4,659 square feet in accordance with the Townhouse building type lot sizes. This subdivision is one of the first two blocks within the Canyon Del Rio development to be platted. New infrastructure will need to be provided for the project including two new residential roads (Snowberry Circle and Copperleaf Lane), 8" water and sewer lines, dry utilities, and stormwater detention. The City Council approved the Preliminary Plat on May 4, 2021, based on conformance with all relevant development standards. All areas in the subdivision not allocated as lots are reserved as tracts or rights-of-way.

Key Considerations:

The subject property is zoned Medium Density Residential (MR). The Development Agreement for Canyon Del Rio requires 50 lots on this block. The MR Zone has a minimum density requirement of 6 units per acre and a maximum density of 9 units per acre in the Resource Protection Overlay (RPO). The proposed 50 lots on 9.03 acres us a density of 5.54 units per acres, which meets the minimum density for the MR Zone per Section 10-10.30.070, which allows for rounding of density requirements.

Single-family homes are permitted in the Medium Density Residential (MR) Zone as a Planned Residential Development (PRD). Division 10-40.60.280 of the Zoning Code addresses specific use standards for PRDs, which may use different building types (i.e.. Townhome and Single-family Cottage) as part of an integrated site planning process in non-transect zones and for achieving gross density where substantial natural resources are present on the site. Division 10-50.110 of the Zoning code provides standards for specific building types and specifies the transect zones in which they are allowed. The T4N.2 transect zone allows the Townhouse and Single-family Cottage building type in new

neighborhoods. Each building type has specific frontage types that must be used when developing the individual lots. In this case, the Projecting Porch frontage type has been applied to all lots. Division 10-50.120.040 addresses the standards for the Projecting Porch frontage type. With this frontage type, the house has a small to medium setback from the property line. The resulting front yard is typically very small.

Community Benefits and Considerations:

The community benefits of this project are encapsulated in the PBB Key Community Priorites/Objectives, Carbon Neutrality Plan Stratagies and Regional Plan goals and policies that it meets, such as providing new housing within the urban growth boundary.

Community Involvement:

Inform. The existing zoning of the property allows for the proposed subdivision. No public hearings or public outreach are required by either the Zoning Code or the Subdivision Code as part of the Final Plat review process.

Attachments: Canyon Del Rio Block G Final Plat

PLOTTED: Dec 22, 2021–10:45am

DEDICATION

STATE OF ARIZONA
SS.
COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT CDR DEVCORP, LTD. (AN ARIZONA CORPORATION), AS 'OWNER' AND 'GRANTOR,' HAS SUBDIVIDED UNDER THE NAME CANYON DEL RIO – BLOCK G, A SUBDIVISION LOCATED IN A PORTION OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF CANYON DEL RIO – BLOCK G AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

RIGHT-OF-WAYS DEDICATED

PUBLIC RIGHT-OF-WAY (ROW). GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY SHOWN ON THE PLAT FOR PUBLIC USE. GRANTOR AS ABUTTING PROPERTY OWNER SHALL MAINTAIN THE SIDEWALK AND LANDSCAPING WITHIN THE RIGHT-OF-WAY BETWEEN THE STREET CURB AND THE ABUTTING PROPERTY, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE.

EASEMENTS DEDICATED

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT AS FOLLOWS:

PUBLIC UTILITY EASEMENT (P.U.E.), FOR PUBLIC USE, FOR UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF ELECTRICITY, ENERGY, GAS, WATER, SEWER, PUBLIC STORM WATER SYSTEM, TELECOMMUNICATIONS, INTERNET SERVICES, CABLE TELEVISION, AND OTHER UTILITIES.

DRAINAGE EASEMENT (DE), FOR PUBLIC USE, FOR DRAINAGE AND FLOOD CONTROL PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, LEVEES, DIKES, DAMS, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES. CITY OF FLAGSTAFF IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

DRAINAGE MAINTENANCE EASEMENT (DME), FOR CITY ACCESS TO MAINTAIN PRIVATE DRAINAGE WAYS AND DRAINAGE FEATURES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES, IN THE EVENT GRANTOR HAS FAILED TO PROPERLY MAINTAIN PRIVATE DRAINAGE WAYS IN ACCORDANCE WITH THE FLAGSTAFF CITY CODE.

SEWER LINE EASEMENT (SLE), FOR PUBLIC SEWER SYSTEMS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF UNDERGROUND SEWER PIPELINES, MONITORING DEVICES, PIPES, MANHOLES, VALVES, AND ACCESS VAULTS.

SLOPE EASEMENT (SE) FOR SLOPE AND NATURAL DRAINAGE OF WATER PURPOSES ADJACENT TO ROADS, SIDEWALKS, TRAILS, AND OTHER SURFACE IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF MAN-MADE AND NATURAL SLOPES, SOIL NAILS, GABIONS, RETAINING WALLS, EROSION CONTROL IMPROVEMENTS, AND VEGETATION. GRANTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE SLOPE, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE. THE SLOPE EASEMENTS ARE AUTOMATICALLY ABANDONED ON A LOT OR PARCEL WHEN THE CITY OF FLAGSTAFF ISSUES CERTIFICATE OF OCCUPANCY FOR THE LOT OR PARCEL.

VEHICULAR NON-ACCESS EASEMENT (VNAE) FOR TRAFFIC CONTROL PURPOSES. VEHICLE ACCESS AND DRIVEWAYS ARE PROHIBITED IN THE EASEMENT AREA.

THE OWNER HEREBY DEDICATES TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY, UNS GAS:
ASSIGNS ALL AREAS ON THIS PLAT MARKED P.U.E. OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS. WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

THE OWNER HEREBY DEDICATES THE FOLLOWING TO THE HOMEOWNERS ASSOCIATION:
1. TRACT A IS DEDICATED FOR PRESERVATION OF FOREST AND SLOPE RESOURCES, AND OPEN SPACE AS SHOWN HEREON.
2. TRACT B IS DEDICATED FOR PRESERVATION OF FOREST RESOURCES AND OPEN SPACE AS SHOWN HEREON.
3. TRACT C IS DEDICATED FOR PRESERVATION OF FOREST RESOURCES AND OPEN SPACE AS SHOWN HEREON.

THE OWNER HEREBY DEDICATES THE FOLLOWING TO THE CDR PROPERTY OWNER'S ASSOCIATION:
PRIVATE DRAINAGE EASEMENT (PDE), FOR OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, LEVEES, DIKES, DAMS, RETENTION AND DETENTION BASINS, STORAGE BASINS, AND STORM DRAINS. FENCING SHALL BE ALLOWED. CDR POA IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

EASEMENTS AND GENERAL CONDITIONS
GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT, AND SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

1. GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT;
2. GRANTOR SHALL MAINTAIN EASEMENT AREAS FREE AND CLEAR OF VEGETATION OR OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, PER THE FLAGSTAFF CITY CODE AS AMENDED;
3. GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;
4. GRANTEE SHALL HAVE A LIMITED, TEMPORARY RIGHT OF ACCESS ACROSS GRANTOR'S ADJACENT PROPERTY FOR EASEMENT PURPOSES IF ACCESS CANNOT BE REASONABLY ACHIEVED BY OTHER MEANS. THIS LIMITED, TEMPORARY RIGHT OF ACCESS AUTOMATICALLY EXPIRES WHEN THE GRANTOR'S ADJACENT PROPERTY HAS BEEN DEVELOPED.

BINDING EFFECT. THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IMPROVEMENTS. GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF ALL IMPROVEMENTS INSTALLED OR CONSTRUCTED BY GRANTOR FOR CITY PUBLIC RIGHTS-OF-WAY AND CITY UTILITIES WITHIN THE EASEMENT AREAS, AND SUCH DEDICATION SHALL BE EFFECTIVE WHEN FORMALLY ACCEPTED BY THE CITY ENGINEER (THE "ACCEPTANCE DATE").

NOW, THEREFORE, IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 202_.

BY: CDR DEVCORP, LTD.

BY: _____
CLINTON WHITING
PRESIDENT

STATE OF ARIZONA
SS.
COUNTY OF COCONINO

ON THIS _____ DAY OF _____, 202_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT CDR DEVCORP, LTD., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO FORTH MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CITY OF FLAGSTAFF CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, ON THE ___ DAY OF _____, 202_.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE ___ DAY OF _____, 202_.

BY: _____
PLANNING DIRECTOR

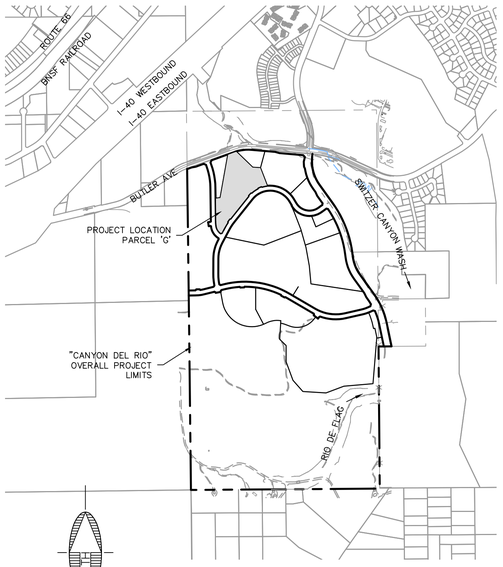
BY: _____
CITY ENGINEER

FILE: P:\2019\19147\DRAWINGS\PLATS\FINAL\CVR-19147.DWG KBAYER

CANYON DEL RIO - BLOCK G FINAL PLAT

FLAGSTAFF, ARIZONA

LOCATED IN THE WEST HALF OF SECTION 24,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, FLAGSTAFF ARIZONA.



VICINITY MAP
1"=1000'

PROPERTY OWNER:
CDR DEVCORP, LTD.
3101 N. CENTRAL AVE., NO. 1600
PHOENIX, AZ 85012
CONTACT: CLINTON WHITING

CIVIL ENGINEER:
SHEPHARD–WESNITZER, INC.
STEPHEN IRWIN, PE #58405
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 774-0354

SURVEYOR:
SHEPHARD–WESNITZER, INC.
AARON BORLING, RLS #48756
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 774-0354

SHEET LIST TABLE

SHT NO.	DWG NO.	DESCRIPTION
1	CVR	COVER SHEET
2	FP01	FINAL PLAT– EXISTING BOUNDARY
3	FP02	FINAL PLAT
4	FP03	FINAL PLAT – DETAILS & TABLES

LEGEND

- EX. ROW
- EX. LOT LINE
- EX. CENTER LINE
- EX. EASEMENT
- EX. SECTION LINE
- PROJECT BOUNDARY
- PARCEL LINE
- ROW
- LOT LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT (P.U.E./DE/VNAE)
- EASEMENT (SLOPE)
- 100-YR FLOODPLAIN

(R1) ALTA/ACSM LAND TITLE SURVEY BY SHEPHARD–WESNITZER, INC. STAMPED BY EARL G. WATTS, RLS 27253 ON 05/22/2003.

CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION

INTERIOR LOT CORNER TO BE SET UPON COMPLETION OF CONSTRUCTION

½" REBAR W/ ALUMINUM CAP 'LS 14671'

SECTION CORNER AS NOTED

CALCULATED POINT

SOURCE OF PROJECT INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD–WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

BASIS OF BEARING

NORTH 89–34–20 EAST, 2655.62' FROM THE NORTHWEST CORNER OF SECTION 24 TO THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, ACCORDING TO AN ALTA SURVEY PREPARED BY SHEPHARD–WESNITZER, INC. IN MAY 2003, INSTRUMENT NUMBER 3203783, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 106–08–005M ACCORDING TO INSTRUMENT NUMBER 37176454, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

PROJECT INFORMATION

CANYON DEL RIO – BLOCK G
_____
FLAGSTAFF, AZ 86005

APN# _____ (±_____ AC)
ZONING: MEDIUM DENSITY (MR) – PRD (T4N.2)

NUMBER OF UNITS/LOTS: 50
TOTAL ACREAGE OF LOTS: ± 4.04 AC
NUMBER OF TRACTS: 3
TOTAL ACREAGE OF TRACTS: ± 3.29 AC
BUILDING TYPE: TOWNHOUSE
FRONTAGE TYPE: PORCH
GROSS AREAGE: 9.03 ACRES
GROSS DENSITY: 5.54 UNITS PER ACRE
NET ACREAGE (EXCLUDING ROADWAY): 7.33 ACRES
NET DENSITY (EXCLUDING ROADWAY): 6.82 UNITS PER ACRE

1. THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41–90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR 'CANYON DEL RIO' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
6. TOPOGRAPHIC, BOUNDARY, AND EXISTING EASEMENT INFORMATION BASED ON AN ALTA SURVEY PROVIDED BY SHEPHARD–WESNITZER, INC., JOB NO. 02194, DATED 05–22–2003.
7. CANYON DEL RIO (CDR) SUBDIVISION REZONING PER ORDINANCE NO. 2019–14 AND INSTRUMENT NO. 3846210.
8. THE SLOPE EASEMENTS ARE AUTOMATICALLY ABANDONED ON A LOT OR PARCEL WHEN THE CITY OF FLAGSTAFF ISSUES C OF O FOR THE LOT OR PARCEL.
9. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLAGSTAFF PULLIAM AIRPORT TRAFFIC PATTERN AIRSPACE AS DEFINED BY THE FEDERAL AVIATION ADMINISTRATION.

ZONING:

THE PROJECT IS LOCATED WITHIN THE CITY OF FLAGSTAFF'S MR ZONING DISTRICT. THE DEVELOPMENT SHALL BE DEVELOPED USING THE T4N.2 STANDARDS AND THE UNIQUE BUILDING TYPES OF CANYON DEL RIO TOWNHOME AND CANYON DEL RIO SINGLE FAMILY COTTAGE.

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHYS@APS.COM
PHONE: (928) 773–6446

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226–2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779–4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266–0672

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE
_____
BY: DATE:

UNISOURCE ENERGY SERVICES
_____
BY: DATE:

CENTURYLINK
_____
BY: DATE:

ALTICE USA
_____
BY: DATE:

UTILITY CONFLICT

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION. THERE ARE NO APPARENT UTILITY CONFLICTS. REFER TO THE REVIEW AGENCY RESPONSE LETTERS FOR MORE INFORMATION.

FEMA DESIGNATION

THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM MAP #04005C6828G. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OPEN SPACE/CIVIC SPACE NOTE:

PER CITY OF FLAGSTAFF ZONING CODE SECTION 10–30.60.90, THE SITE IS REQUIRED TO PROVIDE 15% OF THE SITE AS OPEN SPACE. BASED ON THE PROPOSED LAYOUT, THE SITE PROVIDES APPROXIMATELY 3.31 ACRES OF OPEN SPACE (~36.5% OF THE SITE). A MAJORITY OF THE ONSITE OPEN SPACE WILL BE "GREEN" SPACE – TO BE DESIGNATED AS OPEN SPACE FOR UNSTRUCTURED RECREATION.

CERTIFICATE OF LAND SURVEYOR

This is to certify that the survey of the property described and platted hereon was made under my direction and supervision and is accurately represented on this plat.
I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

Registered Land Surveyor
_____

Date _____



FLAGSTAFF ARIZONA
CANYON DEL RIO BLOCK G FINAL PLAT
COVER SHEET

JOB NO: 19147
DATE: DEC 21
SCALE: N/A
DRAWN: BH
DESIGN: BH
CHECKED: KMF/ADB

REVISIONS

NO.	DESCRIPTION	DATE	BY

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.6934 fax
www.swoz.com

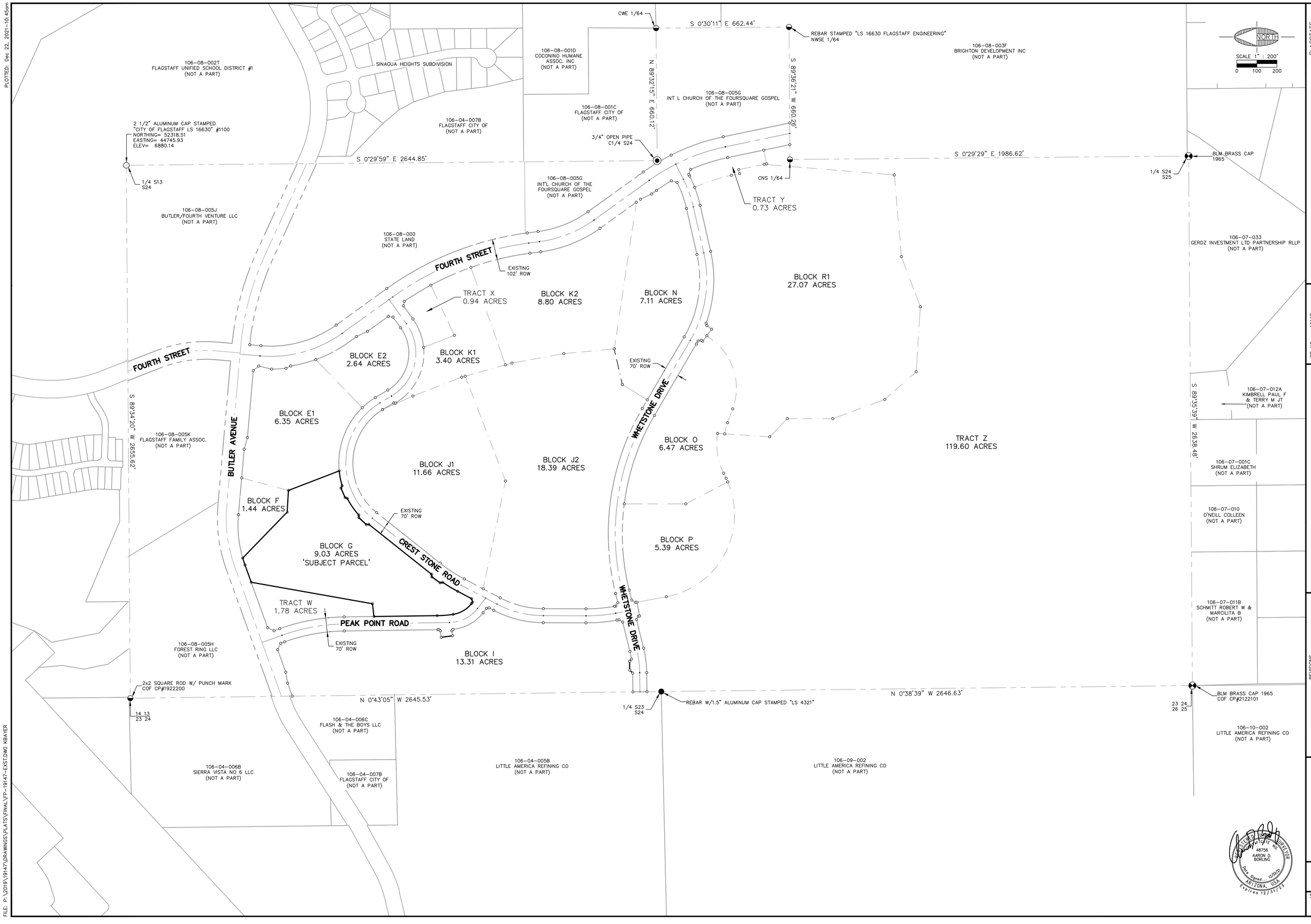
Shephard Wesnitzer, Inc.

Call at least two full working days before you dig, it's the law!
ARIZONA811 Arizona Blue Stake Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CVR

SHT NO. 1 OF 4

PLOTTED: Dec 22, 2021-10:45am



FLAGSTAFF
ARIZONA

CANYON DEL RIO BLOCK G FINAL PLAT

FINAL PLAT- EXISTING BOUNDARY

JOB NO:	19147
DATE:	DEC 21
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
CHECKED:	KMF/ADB

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swoz.com

SVI Shephard Wesnitzer, Inc.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

REGISTERED LAND SURVEYOR
48756
AARON D. BORLING
Date Signed 12/22/21
ARIZONA, U.S.A.
Expires 12/31/23

DRAWING NO.
FP01

SHT NO.	OF
2	4

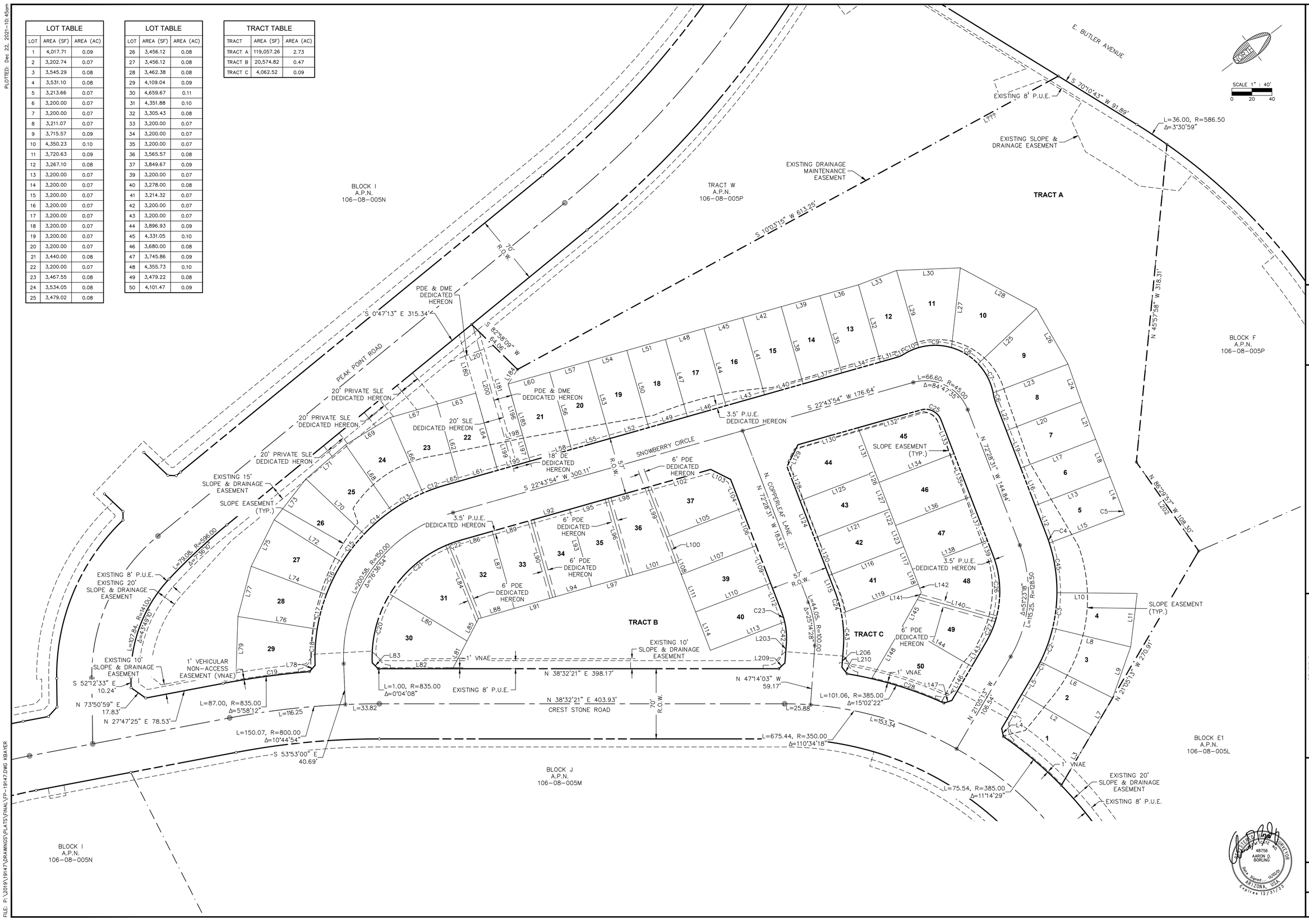
FILE: P:\2019\19147\DRAWINGS\PLATS\FINAL\FP-19147-EXST.DWG KBAYER

PLOTTED: Dec 22, 2021–10:45am

LOT TABLE		
LOT	AREA (SF)	AREA (AC)
1	4,017.71	0.09
2	3,202.74	0.07
3	3,545.29	0.08
4	3,531.10	0.08
5	3,213.66	0.07
6	3,200.00	0.07
7	3,200.00	0.07
8	3,211.07	0.07
9	3,715.57	0.09
10	4,350.23	0.10
11	3,720.63	0.09
12	3,267.10	0.08
13	3,200.00	0.07
14	3,200.00	0.07
15	3,200.00	0.07
16	3,200.00	0.07
17	3,200.00	0.07
18	3,200.00	0.07
19	3,200.00	0.07
20	3,200.00	0.07
21	3,440.00	0.08
22	3,200.00	0.07
23	3,467.55	0.08
24	3,534.05	0.08
25	3,479.02	0.08

LOT TABLE		
LOT	AREA (SF)	AREA (AC)
26	3,456.12	0.08
27	3,456.12	0.08
28	3,462.38	0.08
29	4,109.04	0.09
30	4,659.67	0.11
31	4,351.88	0.10
32	3,305.43	0.08
33	3,200.00	0.07
34	3,200.00	0.07
35	3,200.00	0.07
36	3,565.57	0.08
37	3,849.67	0.09
39	3,200.00	0.07
40	3,278.00	0.08
41	3,214.32	0.07
42	3,200.00	0.07
43	3,200.00	0.07
44	3,896.93	0.09
45	4,331.05	0.10
46	3,680.00	0.08
47	3,745.86	0.09
48	4,355.73	0.10
49	3,479.22	0.08
50	4,101.47	0.09

TRACT TABLE		
TRACT	AREA (SF)	AREA (AC)
TRACT A	119,057.26	2.73
TRACT B	20,574.82	0.47
TRACT C	4,062.52	0.09



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FLAGSTAFF ARIZONA

CANYON DEL RIO BLOCK G FINAL PLAT

FINAL PLAT

JOB NO:	19147
DATE:	DEC 21
SCALE:	AS SHOWN
DRAWN:	BH
DESIGN:	BH
CHECKED:	KMF/ADB

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS		
NO.	DESCRIPTION	DATE	BY

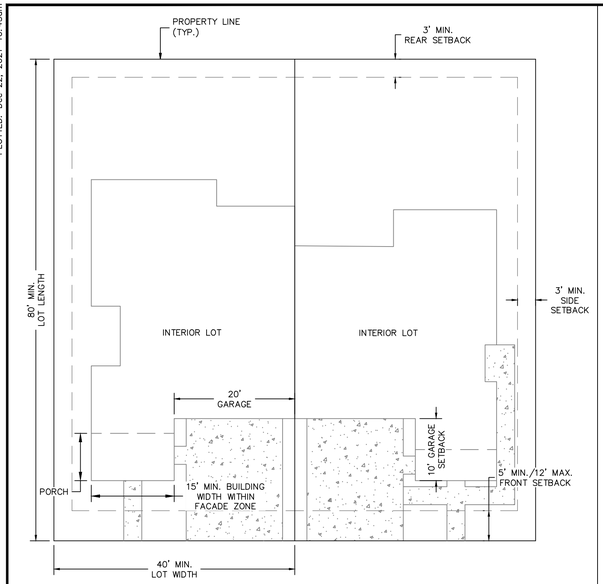
Call at least two full working days before you dig in Arizona
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

REGISTERED LAND SURVEYOR
48756
AARON D. BORLING
Date Signed: 12/22/21
ARIZONA, USA
Expires 12/31/23

DRAWING NO.
FP02

SHT NO.	OF
3	4

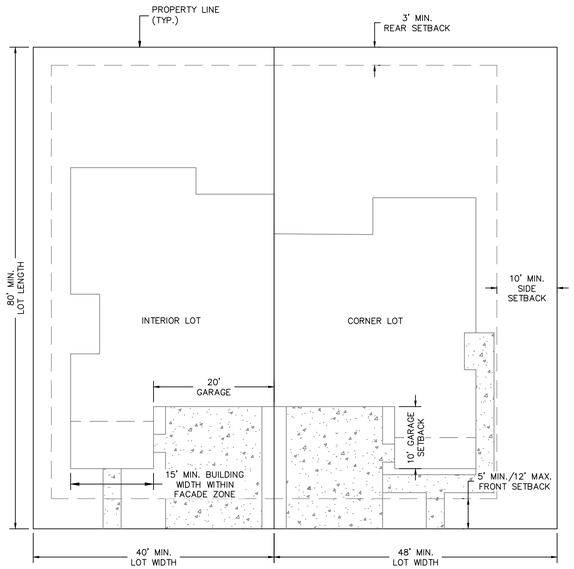
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INTERIOR LOT PROVISIONS:
1. NOMINAL LOT AREA TO BE MIN. 3,200 SF, TYPICAL 40'X80' LOTS.
2. LOT WIDTH FOR INTERIOR LOTS IS 40 FT AT FRONT OR REAR SETBACK LINE.
3. PRIVATE OPEN SPACE TO HAVE 10 FT MINIMUM WIDTH AND DEPTH.
4. MAXIMUM ALLOWABE LOT COVERAGE IS 80%.
5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 52 FT.
6. PORCH FRONTAGE PROVIDED FOR THE UNIT.
7. NO SIDE SETBACK ALONG SHARED PROPERTY LINE.

TYPICAL INTERIOR LOT LAYOUT FOR CANYON DEL RIO TOWNHOME

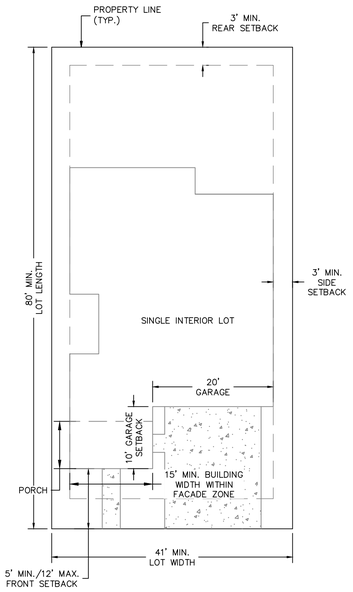
N.T.S.



CORNER LOT PROVISIONS:
1. NOMINAL LOT AREA TO BE MIN. 3,200 SF.
2. LOT WIDTH FOR LOTS ON STREET CORNER IS 48' AT FRONT OR REAR BUILDING SETBACK LINE.
3. PRIVATE OPEN SPACE TO HAVE 10 FT MINIMUM WIDTH AND DEPTH.
4. MAXIMUM ALLOWABE LOT COVERAGE IS 80%.
5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 52 FT.
6. PORCH FRONTAGE PROVIDED FOR THE UNIT.
7. NO SIDE SETBACK ALONG SHARED PROPERTY LINE.

TYPICAL CORNER LOT LAYOUT FOR CANYON DEL RIO TOWNHOME

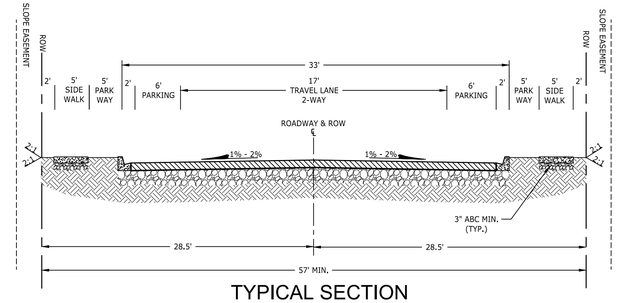
N.T.S.



SINGLE INTERIOR LOT PROVISIONS:
1. NOMINAL LOT AREA TO BE MIN. 3,200 SF.
2. LOT WIDTH FOR INTERIOR SINGLE LOTS IS 41 FT AT FRONT OR REAR SETBACK LINE.
3. PRIVATE OPEN SPACE TO HAVE 10 FT MINIMUM WIDTH AND DEPTH.
4. MAXIMUM ALLOWABE LOT COVERAGE IS 80%.
5. MAXIMUM ALLOWABLE BUILDING HEIGHT IS 52 FT.
6. PORCH FRONTAGE PROVIDED FOR THE UNIT.

TYPICAL INTERIOR LOT LAYOUT FOR CANYON DEL RIO SINGLE FAMILY COTTAGE

N.T.S.



TYPICAL SECTION

RESIDENTIAL LOCAL (COF 10-09-038)

N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L???	613.25	S 10°03'15" W
L1	39.55	S 21°05'13" E
L2	80.00	S 68°54'47" W
L3	270.91	N 21°05'13" W
L4	13.39	S 63°57'31" E
L5	26.83	S 21°05'13" E
L6	80.53	S 65°04'58" W
L7	270.91	N 21°05'13" W
L8	80.00	S 52°02'43" W
L9	53.87	N 31°59'48" W
L10	80.00	S 39°00'29" W
L11	53.81	N 44°28'24" W
L12	31.50	S 72°28'31" E
L13	80.00	S 17°31'29" W
L14	31.50	N 72°28'31" W
L15	79.98	N 17°46'29" E
L16	40.00	S 72°28'31" E
L17	80.00	S 17°31'29" W
L18	40.00	N 72°28'31" W
L19	40.00	S 72°28'31" E
L20	80.00	S 17°31'29" W
L21	40.00	N 72°28'31" W
L22	28.20	S 72°28'31" E
L23	80.00	S 17°31'29" W
L24	39.92	N 70°48'45" W
L25	80.00	S 4°50'34" E
L26	63.56	N 81°10'40" W
L27	80.00	S 45°07'30" E
L28	86.08	S 66°46'29" W
L29	80.00	S 67°29'37" E
L30	63.63	S 36°11'32" W
L31	16.45	N 22°43'54" E
L32	80.00	S 67°16'06" E
L33	40.52	S 17°52'42" W
L34	40.00	N 22°43'54" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	80.00	S 67°16'06" E
L36	40.00	S 22°43'54" W
L37	40.00	N 22°43'54" E
L38	80.00	S 67°16'06" E
L39	40.00	S 22°43'54" W
L40	40.00	N 22°43'54" E
L41	80.00	S 67°16'06" E
L42	40.00	S 22°43'54" W
L43	40.00	N 22°43'54" E
L44	80.00	S 67°16'06" E
L45	40.00	S 22°43'54" W
L46	40.00	N 22°43'54" E
L47	80.00	S 67°16'06" E
L48	40.00	S 22°43'54" W
L49	40.00	N 22°43'54" E
L50	80.00	S 67°16'06" E
L51	40.00	S 22°43'54" W
L52	40.00	N 22°43'54" E
L53	80.00	S 67°16'06" E
L54	40.00	S 22°43'54" W
L55	40.00	N 22°43'54" E
L56	80.00	S 67°16'06" E
L57	40.00	S 22°43'54" W
L58	43.00	N 22°43'54" E
L60	43.00	S 22°43'54" W
L61	40.00	N 22°43'54" E
L62	80.00	S 67°16'06" E
L63	40.00	S 22°43'54" W
L64	80.00	N 67°16'06" W
L65	14.23	N 22°43'54" E
L66	82.09	S 74°51'04" E
L67	48.55	S 22°31'16" W
L68	80.00	S 86°23'19" E
L69	52.29	S 7°06'26" W
L70	80.00	N 82°03'30" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L71	52.03	S 2°09'55" E
L72	80.00	N 70°35'01" E
L73	51.68	S 13°40'44" E
L74	80.00	N 59°06'32" E
L75	51.68	S 25°09'13" E
L76	80.00	N 47°36'46" E
L77	51.78	S 36°38'21" E
L78	12.76	N 9°59'40" W
L79	64.44	S 49°32'03" E
L80	90.02	S 69°48'07" W
L81	31.06	N 24°12'35" W
L82	398.17	N 38°32'21" E
L83	13.44	N 82°35'54" E
L84	80.00	N 73°22'41" W
L85	24.93	N 24°12'35" W
L86	32.58	S 22°43'54" W
L87	80.00	N 67°16'06" W
L88	36.99	N 22°22'00" E
L89	40.00	S 22°43'54" W
L90	80.00	N 67°16'06" W
L91	40.00	N 22°43'54" E
L92	40.00	S 22°43'54" W
L93	80.00	N 67°16'06" W
L94	40.00	N 22°43'54" E
L95	40.00	S 22°43'54" W
L96	80.00	N 67°16'06" W
L97	40.00	N 22°43'54" E
L98	41.05	S 22°43'54" W
L99	53.19	N 72°26'26" W
L100	26.81	N 72°28'31" W
L101	48.27	N 22°20'30" E
L102	65.23	S 22°43'54" W
L103	22.25	S 65°07'41" W
L104	30.83	N 72°28'31" W
L105	80.00	N 17°31'29" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L106	40.00	N 72°28'31" W
L107	80.00	N 17°31'29" E
L108	13.19	S 72°28'31" E
L109	40.00	N 72°28'31" W
L110	80.00	N 17°31'29" E
L111	40.00	S 72°28'31" E
L112	32.88	N 72°28'31" W
L113	79.35	N 17°31'29" E
L114	41.00	S 72°28'31" E
L115	19.75	S 72°28'31" E
L116	80.00	S 17°31'29" W
L117	24.10	N 72°28'31" W
L118	15.90	N 72°28'31" W
L119	81.95	N 17°31'29" E
L120	40.00	S 72°28'31" E
L121	80.00	S 17°31'29" W
L122	17.27	N 72°28'31" W
L123	22.73	N 72°28'31" W
L124	40.00	S 72°28'31" E
L125	80.00	S 17°31'29" W
L126	11.27	N 72°28'31" W
L127	28.73	N 72°28'31" W
L128	36.32	S 72°28'31" E
L129	24.37	S 24°52'19" E
L130	62.26	S 22°43'54" W
L131	47.10	N 72°28'31" W
L132	65.27	S 22°43'54" W
L133	36.02	N 72°28'31" W
L134	80.00	N 17°31'29" E
L135	46.00	N 72°28'31" W
L136	80.00	N 17°31'29" E
L137	46.82	N 72°28'31" W
L138	80.00	N 17°31'29" E
L139	16.00	N 72°28'31" W
L140	80.00	N 54°20'30" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L141	5.19	S 22°11'56" E
L142	8.77	S 72°28'31" E
L143	28.11	N 21°05'13" W
L144	80.00	N 68°54'47" E
L145	33.15	S 22°11'56" E
L146	39.34	N 21°05'13" W
L147	11.92	N 20°50'52" E
L148	60.91	S 21°05'13" E
L180	60.56	N 67°16'06" W
L181	137.81	S 67°16'26" E
L184	17.28	N 18°25'47" W
L185	80.00	S 67°16'06" E
L195	33.54	S 22°43'54" W
L196	53.04	S 67°16'06" E
L197	26.96	S 67°16'06" E
L198	18.00	N 22°43'54" E
L199	26.96	N 67°16'06" W
L200	118.65	N 67°16'06" W
L201	46.30	S 17°49'30" W
L202	108.30	N 86°29'57" W
L203	19.58	N 47°14'03" W
L206	19.59	S 47°14'03" E
L209	8.34	S 4°18'40" E
L210	8.33	S 89°39'56" E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	10.50	157.00	3°49'49"
C2	35.72	157.00	13°02'15"
C3	35.72	157.00	13°02'15"
C4	8.50	157.00	3°06'02"
C5	8.85	152.30	3°19'39"
C6	10.88	59.00	10°33'50"
C7	33.01	59.00	32°03'23"
C8	31.43	59.00	30°31'26"
C9	33.08	59.00	32°07'37"
C10	16.20	59.00	15°43'54"
C11	8.36	30.00	15°57'25"
C12	23.55	178.50	7°33'38"
C13	36.01	178.50	11°33'35"
C14	35.99	178.50	11°33'10"
C15	35.75	178.50	11°28'29"
C16	35.75	178.50	11°28'29"
C17	35.82	178.50	11°29'46"
C18	36.16	178.50	11°36'23"
C19	87.00	835.00	5°58'12"
C20	71.73	121.50	33°49'31"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C21	78.08	121.50	36°49'11"
C22	12.96	121.50	6°06'35"
C23	8.15	71.50	6°31'59"
C24	20.37	128.50	9°04'58"
C25	24.42	16.50	84°47'35"
C26	64.26	100.00	36°49'01"
C27	25.43	100.00	14°34'17"
C28	101.06	385.00	15°02'22"
C42	21.72	71.50	17°24'30"
C43	34.06	128.50	15°11'20"
C45	50.37	157.00	18°22'58"
C46	12.83	835.00	0°52'50"

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.swoz.com

Shephard Wesnitzer, Inc.

FLAGSTAFF ARIZONA

CANYON DEL RIO BLOCK G FINAL PLAT

FINAL PLAT - DETAILS & TABLES

JOB NO:	19147
DATE:	DEC 21
SCALE:	N/A
DRAWN:	BH
DESIGN:	BH
CHECKED:	KMF/ADB

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
Arizona Blue Stake, Inc. ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)



DRAWING NO. FP03

SHT NO. 4 OF 4

FILE: P:\2019\19147\DRAWINGS\PLATS\FINAL\FP-19147.DWG KBAYER

10. E.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Matthew Morales, Project Manager
Co-Submitter:	Scott Overton
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Consideration and Approval of Contract: Contract for Professional Services for the Cinder Lake Landfill Sequence D-Phase II Excavation Plan and Landfill Design to Tetra Tech BAS, Inc. for $148,808.00.

STAFF RECOMMENDED ACTION:

1. Approve the Contract for Professional Services with Tetra Tech BAS (Tetra Tech) for design of Cinder Lake Landfill Sequence D Phase II Excavation Plan and Landfill Design in the amount of $148,808.00; and
2. Authorize the City Manager to execute the necessary documents.

Executive Summary:

Sequence D (also known as Cell D) is a 33-acre site located on the southern boundary of Cinder Lake Landfill (Landfill). The capacity of Sequence D is 10 to 12 years (based on current growth rates). This Contract for Professional Services (Project) is the second phase of development within Sequence D.

In approximately three (3)-years the Landfill will begin closing existing cells (Sequence B and C) while opening Sequence D for trash disposal. Sequence D currently contains approximately 200,000 cubic yards of rock and soil to be excavated and processed (screened and crushed). The scope of work for the Project encompasses the following segments:

- **Phase II Excavation Plan**-The segment of work will be a continuation of the Phase I Excavation Plan. The approximate volume of excavation and embankment of rock and soil in Phase II is projected to be approximately 200,000 cubic yards (cy). The excavation plan is likely to take approximately 2-years to construct and is based on budget approval. Tetra Tech shall collaborate with the Landfill and our Contractor (Rummel Construction) to strategically prepare sequenced plans for excavation and stockpiling of soil and rock. Subsequently, Tetra Tech shall provide construction oversight and testing soil, if deemed necessary. The list of deliverables are as follows:
    - Draft Excavation Plan
    - Draft Excavation and Airspace Quantities
    - Final Excavation Plan
    - Final Excavation and Airspace Quantities
- **Phase II Sequence D Landfill Design**-The existing design of Sequence D is based on the Cinder Lake Landfill Facility Plan. Tetra Tech will provide engineering design of Sequence D at 30%, 60%, 90%, and final design. This process should not take more than 1-year to complete. The list of deliverables is as follows:

- Basis of Design Memorandum
- Grading and Liner Plan
- LCRS Design Modifications
- Engineer’s takeoff quantities and costing
- Hydrology and Hydraulics Design Analysis
- CQA Plan
- Construction Specifications
- Slope stability analysis

The Request for Statement of Qualifications (RSOQ) process allows the City to choose firms that are professional, innovative, and practical. The team of reviewers chose Tetra Tech based on a three-way partnership between the City, the Contractor, and the Engineer; all whom have the best interest of the City in mind.

Financial Impact:

Sequence D Phase II Design Services were approved in the Fiscal Year (FY) 2020-2021 budget for $100,000. However, design was delayed in FY 2020-2021. Therefore, the funding was carried-forward into the FY 2021-2022 budget year. Subsequent budgets will include proposals for additional phases (if warranted). This project is budgeted in the Solid Waste Fund in account 211-06-165-0631-0-4424 (Environmental Services).

Policy Impact:

N/A

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

High Performance Governance

- Serve the public by providing high quality customer service
- Enhance the organizations fiscal stability & increase efficiency and effectiveness

Safe & Healthy Community

- Ensure the built environment is safe through the use of consistent standards, rules and regulations, and land use practices.

Sustainable, Innovative Infrastructure

- Utilize existing long-range plan(s) that identify the community's future infrastructure needs and all associated costs.
- Deliver outstanding services to residents through a healthy, well maintained infrastructure system.
- Provide effective management of and infrastructure for all modes of transportation.
- Facilitate and develop carbon-neutral energy opportunities.

Environmental Stewardship

- Promote, protect, & enhance a healthy, sustainable environment & its natural resources.
- Implement, maintain & further the Climate Action & Adaptation Plan (CAAP) with awareness of social inequities.
- Strengthen flagstaff's resilience to climate change impacts on built, natural, economic, health, & social systems.

Regional Plan

- Goal E.2 - Expand production and use of renewable energy.
- Goal PF.1 - Work across all government operations and services to prepare for the impacts of

natural and human caused hazards.
- Goal PF.2 - Provide sustainable and equitable public facilities, service, and infrastructure systems in an efficient and effective manner to serve all population areas and demographics.

Has There Been Previous Council Decision on This:

On June 15, 2021, the City Council approved a contract with Rummel Construction for Sequence D Phase I Excavation, in which 85,000 cubic yards of soil was crushed and screened on site.

Options and Alternatives:

1. Approve the Contract for Professional Services as recommended; or
2. Approve the Contract for Professional Services with a decreased scope of work; or
3. Reject the Contract for Professional Services and do not re-solicit.

Background/History:

The Landfill is a 343-acre site that accepts municipal solid waste from a 70-mile radius surrounding Flagstaff. Future Landfill cells are being planned to accommodate future disposal needs. Sequence-D consists of a 33-acre portion of the site, located on the southern portion of the Landfill.

The work to be performed under the proposed Contract for Professional Services consists of furnishing all labor, materials, tools, and equipment necessary for the design of Sequence D, Phase II (Excavation Plan and Landfill Design). Tetra Tech will coordinate with the City and the Construction Manager at Risk (CMAR), Rummel Construction during the deign process. Having the CMAR and design engineer work in collaboration from the beginning helps to bridge practical design with fiduciary responsibilities on behalf of the City.

Purchasing staff published a RSOQ solicitation for engineering professional services in the Arizona Daily Sun on September 5, 2021, and September 12, 2021, and posted the solicitation to the City of Flagstaff's PlanetBids Website on September 9, 2021. On September 24, 2021, the City received four Statements of Qualifications (SOQs) from Engineering Consultant Firms. A six-member Selection Committee consisting of City staff and one business Consultant reviewed and evaluated the SOQs. Based upon the numerical scoring of the SOQs, the Selection Committee identified the top three most qualified Firms to interview for the engineering professional services for the project. A further numerical scoring was totaled and the Selection Committee recommended further negotiation of a scope and fee proposal with Tetra Tech.. Final scores of all firms are as follows:

ACS Team	418
Geosyntec	1035
Sanborn, Head & Associates	965
Tetra Tech	1104

Tetra Tech demonstrated a clear recognition of the knowledge and experience to design a complex sequence of improvements within the existing Landfill, as well as understanding the schedule requirements for completing the improvements.

Key Considerations:

This Project begins the excavation and design of Sequence D, a 33-acre site located on the south side of the Landfill. The cell contains approximately 230,000 cubic yards of rock and soil that need to be excavated and processed prior to burying trash. The scope of work encompasses the following:

Phase II Excavation Plan-The segment of work will be a continuation of the Phase I Excavation Plan. The approximate volume of excavation and embankment of rock and soil in Phase II is projected to be

approximately 200,000 cubic yards (cy). The excavation plan is likely to take approximately 2-years to construct and is based on budget approval in FY 2022 and FY 2023. Tetra Tech will collaborate with the City and the Contractor to strategically prepare sequenced plans for excavation and stockpiling of soil and rock. Subsequently, Tetra Tech will provide construction oversight with testing soil for compaction and slope stability. Tetra Tech will inspect final grades according to the Cinder Lake Landfill Facility Plan.

Phase II Sequence D Landfill Design-The existing design of Sequence D is based on the Cinder Lake Landfill Facility Plan. Tetra Tech will provide engineering, design, and inspection of Sequence D. This work is scheduled to be conducted during the Phase II Excavation Plan. Tetra Tech is responsible for gaining approval for design elements from ADEQ at 60% and 90% phases (see discussion below). Planning, design, and permitting for Sequence D shall be conducted in a manner that makes the most seamless transition to a fully integrated Landfill cell. This work is expected to take approximately 3 years to complete.

Expanded Financial Considerations:

The traditional design bid build approach can ensure competitive prices on projects with little unknowns. However, excavating soil in northern Arizona presents geologic variables which can result in unexpected financial burden to owner(s). Understanding this consideration, staff conducted significant sampling and soil testing prior to this project. This data will be a valuable resource when designing and estimating costs for excavation. However, retaining a qualified engineer and contractor from the inception is also key to the success of the project. Therefore, the structure of this engineering Professional Service Contract, in concert with CMAR contractor design service will result in a greater understanding of the project scope, while minimizing the need for change orders during construction. In addition, City staff can focus on managing multiple high-profile projects at the same time.

Community Benefits and Considerations:

The Landfill will continue providing affordable means of solid waste disposal for northern Arizona through the life of the Landfill.

Community Involvement:

Inform.

Expanded Options and Alternatives:

1. Approve the Contract for Professional Services as recommended; or
2. Approve the Contract for Professional Services with a decreased scope of work; or
3. Reject the Contract for Professional Services and do not re-solicit.

Attachments:
COF Contract 2022-22
Exhibit A - Cost Schedule
Exhibit A - Scope of Work
Area Map
Presentation

CONTRACT FOR PROFESSIONAL SERVICES CONTRACT
Contract No.: 2022-22

This Contract is entered into this _____ day of _____, 20___ by and between the City of Flagstaff, a political subdivision of the State or Arizona ("City"), and Tetra Tech BAS, Inc., a California C Corporation ("Firm").

WHEREAS, the City desires to receive and Firm is able to provide professional services;

NOW THEREFORE, in consideration for the mutual promises contained herein, the City and Firm (the "parties") agree as follows:

SERVICES

1. Scope of Work: Firm shall provide the professional services generally described as follows:

PROFESSIONAL ENGINEERING DESIGN SERVICES
Cinder Lake Landfill Sequence D-Phase II
Excavation Plan & Landfill Design

and as more specifically described in the scope of work attached hereto as ***Exhibit A.***

2. Schedule of Services: Firm shall perform all work per the schedule set forth in ***Exhibit A.***

3. Standard Terms and Conditions: The City of Flagstaff Standard Terms and Conditions, attached hereto as ***Exhibit B*** are hereby incorporated by reference by reference and shall apply to performance of this Contract, except to the extent modified in ***Exhibit A.***

4. Key Personnel/Subcontractors: Firm's Key Personnel, Subcontractors (if any), and contact information are designated in ***Exhibit A.*** Key Personnel are those employees whose license number and signature will be placed on key documents and those employees who have significant responsibilities for completion of the services. The City Representative for this Contract has the right to approve any proposed substitution of Key Personnel or Subcontractors.

CITY RESPONSIBILITIES

5. City Representative: The City Representative is Matthew Morales, Public Works Project Manager, or his/her designee. All communications to the City shall be through the City Representative. The City Representative is responsible for bringing any request for a Contract amendment or price adjustment to the attention of the City Buyer.

6. City Cooperation: The City will cooperate with Firm by placing at its disposal all available information concerning the City, City property, or the City project reasonably necessary for Firm's performance of this Contract.

CONTRACT TERM

7. Contract Term: The Contract shall be effective as of the date signed by both parties. Performance shall commence within ten (10) days from the City's issuance of the Notice to Proceed and shall be in force for an initial term of three (3) consecutive years.

8. Renewal: This Contract may be renewed for up to two (2) additional one (1) year terms by mutual written consent of the parties. The City Manager or his designee (the Purchasing Director) shall have authority to approve renewal on behalf of the City.

9. Termination: This Contract may be terminated pursuant to the Standard Terms and Conditions attached hereto as ***Exhibit B.***

PAYMENT

10. Compensation: Firm shall be paid **one hundred forty-eight thousand eight hundred eight dollars ($148,808.00)** for satisfactory performance of the services in accordance with the Scope of Work identified in ***Exhibit A.***

11. Price Adjustment: Any price adjustment must be approved by the City in writing as a formal Contract Amendment. The City Council must approve the price adjustment if the annual contract price exceeds $50,000; otherwise the City Manager or his designee (the Purchasing Director) shall have authority to approve a price adjustment on behalf of the City.

DATA AND RECORDS

12. City Ownership of Document and Data: Any original documents prepared or collected by Firm in performance of this Contract such as models, samples, reports, test plans, survey results, graphics, tables, charts, plans, maps, specifications, surveys, computations and other data shall be the property of the City ("City's work product"), unless otherwise agreed by the parties in writing. Firm agrees that all materials prepared under this Contract are "works for hire" within the meaning of the copyright laws of the United States and hereby assigns to the City all rights and interests Firm may have in the materials it prepares under this Contract, including any right to derivative use of the material.

13. Re-Use: The City may use the City's work product without further compensation to Firm; provided, however, that the City's reuse without written verification or adaption by Firm for purposes other than contemplated herein is at the City's sole risk and without liability to Firm. Firm shall not engage in any conflict of interest nor appropriate any portion of the City's work product for the benefit of Firm or any third parties without the City's prior written consent.

14. Delivery of Document and Data: Upon termination of this Contract in whole or part, or upon expiration if not previously terminated, Firm shall immediately deliver to the City copies all of the City's work product and any other documents and data accumulated by Firm in performance of this Contract, whether complete or in process.

INSURANCE

15. Insurance: Firm shall meet insurance requirements of the City, as set forth in ***Exhibit C.***

MISCELLANEOUS

16. Notice: Any notice concerning this Contract shall be in writing and sent by certified mail and email as follows:

To the City:	To Firm:
Emily Markel	Keith Johnson
Senior Procurement Specialist	Project Engineer
City of Flagstaff	Tetra Tech

211 W. Aspen
Flagstaff, Arizona 86001
emarkel@flagstaffaz.gov
With a copy to:
Matthew Morales
Project Manager
City of Flagstaff
211 W. Aspen
Flagstaff, AZ 86001
Matthew.morales@flagstaffaz.gov

3822 East University Dr., Suite 2
Phoenix, AZ 85034
Keith.johnson@tectratech.com

17. Authority; Each party warrants that it has authority to enter into this Contract and perform its obligations hereunder, and that it has taken all actions necessary to enter into this Contract.

FIRM

_____

Print name:_____

Title:_____

CITY OF FLAGSTAFF

_____

Print name:_____

Title:_____

Attest:

_____
City Clerk

Approved as to form:

_____
City Attorney's Office

Notice to Proceed issued:_____, 20___

EXHIBIT A

SCOPE OF WORK
(see attached)

1. Cinder Lake Landfill (CLL) Scope of Work
2. Flagstaff Cost Schedule Estimate

EXHIBIT B

CITY OF FLAGSTAFF
STANDARD TERMS AND CONDITIONS

*The term "Contractor" may substitute for the term "vendors," "consultants," or "firms," depending on the purpose of the underlying Contract.

IN GENERAL

1. **PARTIES:** The City of Flagstaff ("City") and the contractor identified in the Contract ("Contractor") may be referred to individually as "Party" or collectively as "Parties".

2. **NOTICE TO PROCEED:** Contractor shall not commence performance until after the City has issued a Notice to Proceed.

3. **LICENSES AND PERMITS:** Contractor its expense shall maintain current federal, state, and local licenses, permits and approvals required for performance of the Contract and provide copies to City upon request.

4. **COMPLIANCE WITH LAWS:** Contractor shall comply with all applicable federal, state and local laws, regulations, standards, codes and ordinances in performance of the Contract.

5. **NON-EXCLUSIVE:** Unless expressly provided otherwise in the Contract, the Contract is non-exclusive and the City reserves the right to contract with others for materials or services.

6. **SAMPLES:** Any sample submitted to the City by the Contractor and relied upon by City as representative of quality and conformity, shall constitute an express warranty that all materials and/or service to be provided to City shall be of the same quality and conformity.

MATERIALS

7. **PURCHASE ORDERS:** The City will issue a purchase order for the materials covered by the Contract, and such order will reference the Contract number.

8. **QUALITY:** Contractor warrants that all materials supplied under the Contract will be new and free from defects in material or workmanship. The materials will conform to any statements made on the containers or labels or advertisements for the materials and will be safe and appropriate for use as normally used. The City's inspection, testing, acceptance or use of materials shall not serve to waive these quality requirements. This warranty shall survive termination or expiration of the Contract.

9. **ACCEPTANCE:** All materials and services provided by Contract are subject to final inspection and acceptance by the City. Materials and services failing to conform to the Contract specifications may be rejected in whole or part. If rejected, Contractor is responsible for all costs associated arising from rejection.

10. **MANUFACTURER'S WARRANTIES:** Contractor shall deliver all Manufacturer's Warranties to the City upon the City's acceptance of the materials.

11. **PACKING AND SHIPPING:** Contractor shall be responsible for industry standard packing which conforms to requirements of carrier's tariff and ICC regulations. Containers shall be clearly marked as to lot number, destination, address and purchase order number. All shipments shall be F.O.B. Destination, City of Flagstaff, 211 West Aspen Avenue, Flagstaff, Arizona 86001, unless otherwise specified by the City. C.O.D. shipments will not be accepted.

12. **TITLE AND RISK OF LOSS:** The title and risk of loss of material shall not pass to the City until the City actually receives the material at the point of delivery and the City has completed inspection and has accepted the material, unless the City has expressly provided otherwise in the Contract.

13. **NO REPLACEMENT OF DEFECTIVE TENDER:** Every tender of materials shall fully comply with all provisions of the Contract. If a tender is made which does not fully conform, this shall constitute a breach and Contractor shall not have the right to substitute a conforming tender without prior written approval from the City.

14. **DEFAULT IN ONE INSTALLMENT TO CONSTITUTE TOTAL BREACH:** Contractor and may not substitute nonconforming materials, or services. Delivery of nonconforming materials, and/or services, or a default of any nature, at the option of the City, shall constitute shall deliver conforming materials, or services, in each installment or lot of the Contract a breach of the Contract as a whole.

15. **SHIPMENT UNDER RESERVATION PROHIBITED:** Contractor is not authorized to ship materials under reservation and no tender of a bill of lading shall operate as a tender of the materials.

16. **LIENS:** All materials and other deliverables supplied to the City shall be free of all liens, other than the security interest held by Contractor, until payment in full is made by the City. Upon request of the City, Contractor shall provide a formal release of all liens.

17. **CHANGES IN ORDERS:** The City reserves the right at any time to make changes in any one or more of the following: (a) methods of shipment or packing; (b) place of delivery; and (c) quantities. If any change causes an increase or decrease in the cost of or the time required for performance, an equitable adjustment may be made in the price or delivery schedule, or both. Any claim for adjustment shall be evidenced in writing and approved by the City Purchasing Director prior to the institution of the change.

PAYMENT

18. **INVOICES:** A separate invoice shall be issued for each shipment and each job completed. Invoices shall include the Contract and/or Purchase Order number and dates when goods had been shipped or work performed. Invoices shall be sent within thirty (30) days following performance. Payment will only be made for satisfactory materials and/or services received and accepted by City.

19. **LATE INVOICES:** The City may deduct up to 10% of the payment price for late invoices. The City operates on a fiscal year budget, from July 1 through the following June 30. Except in unusual circumstances, which are not due to the fault of Contractor, the City will not honor any invoices or claims submitted after August 15 for materials or services supplied in the prior fiscal year.

20. TAXES: Contractor shall be responsible for payment of all taxes including federal, state, and local taxes related to or arising out of Contractor's performance of the Contract. Such taxes include but are not limited to federal and state income tax, social security tax, unemployment insurance taxes, transaction privilege taxes, use taxes, and any other taxes or business license fees as required.

Exception: The City will pay any taxes which are specifically identified as a line-item dollar amount in the Contractor's bid, proposal, or quote, and which were considered and approved by the City as part of the Contract award process. In this event, taxes shall be identified as a separate line item in Contractor's invoices.

21. FEDERAL EXCISE TAXES: The City is exempt from paying certain Federal Excise Taxes and will furnish an exemption certificate upon request.

22. FUEL CHARGES: Contractor at its own expense is liable for all fuel costs related to performance. No fuel surcharges will be accepted or paid by the City.

23. DISCOUNTS: If the Contract provides for payment discounts, payment discounts will be computed from the later date of the following: (a) when correct invoice is received by the City; or (b) when acceptable materials and/or materials were received by the City.

24. AMOUNTS DUE TO THE CITY: Contractor must be current and remain current in all obligations due to the City during performance. Payments to Contractor may be offset by any delinquent amounts due to the City or fees and charges owed to the City under the Contract.

25. OFAC: No payments may be made to any person in violation of Office of Foreign Assets Control regulations. 31 C.F.R. Part 501.

SERVICES

26. INDEPENDENT CONTRACTOR: Contractor shall be an independent contractor for purposes of all laws, including but not limited to the Fair Labor Standards Act, Federal Insurance Contribution Act, Social Security Act, Federal Unemployment Tax Act, Internal Revenue Code, Immigration and Naturalization Act; Arizona revenue and taxation, workers' compensation, and unemployment insurance laws.

27. CONTROL: Contractor shall be responsible for the control of the work.

28. WORK SITE: Contractor shall inspect the work site and notify the City in writing of any deficiencies or needs prior to commencing work.

29. SAFEGUARDING PROPERTY: Contractor shall responsible for any damage to real property of the City or adjacent property in performance of the work and safeguard the worksite.

30. QUALITY: All work shall be of good quality and free of defects, performed in a diligent and professional manner.

31. ACCEPTANCE: If the City rejects Contractor's work due to noncompliance with the Contract, the City, after notifying Contractor in writing, may require Contractor to correct the deficiencies at Contractor's expense, or cancel the work order and pay Contractor only for work properly performed.

32. WARRANTY: Contractor warrants all work for a period of one year following final acceptance by the City. Upon receipt of written notice from the City, Contractor at its own expense shall promptly correct work rejected as defective or as failing to conform to the Contract, whether observed before or after acceptance, and whether or not fabricated, installed or completed by Contractor, and shall bear all costs of correction. If Contractor does not correct deficiencies within a reasonable time specified in the written notice from the City, the City may perform the work and Contractor shall be liable for the costs. This one year warranty is in addition to and does not limit Contractor's other obligations herein. This warranty shall survive termination or expiration of the Contract.

INSPECTION, RECORDS, ADMINISTRATION

33. RECORDS: The City shall have the right to inspect and audit all Contractor books and records related to the Contract for up to five years after completion of the Contract.

34. RIGHT TO INSPECT BUSINESS: The City shall have the right to inspect the place of business of the Contractor or its subcontractor during regular business hours at reasonable times, to the extent necessary to confirm Contract performance.

35. PUBLIC RECORDS: The Contract and any related materials are a matter of public record and subject to disclosure pursuant to Arizona Public Records Law. A.R.S. § 39-121 et seq. If Contractor has clearly marked its proprietary information as "confidential", the City will endeavor to notify Contractor prior to release of such information.

36. CONTRACT ADMINISTRATION: Contractor will be required to participate in the City's contract administration process. Contractor will be closely monitored for Contract compliance and will be required to promptly correct any deficiencies.

INDEMNIFICATION

37. GENERAL INDEMNIFICATION: Contractor shall indemnify and hold the City, and its officers, agents, employees, and subcontractors, harmless from and against any third-party claims, actions, liabilities, costs, including reasonable attorneys' fees and other costs of defense, arising out of the acts, errors, or omissions of Contractor, its officers, agents, employees, and subcontractors, in performing or failing to perform the responsibilities identified in the Contract. In the event any such action or claim is brought against the City, Contractor shall, if the City so elects, and upon tender by the City: (a) defend the same at Contractor's sole cost and expense; and/or (b) promptly satisfy any judgment adverse to the City; or (c) reimburse the City for any loss, cost, damage, or expense, including attorneys' fees, suffered or incurred by the City. The City shall notify Contractor, within a reasonable time, of any claim, threat of claim, or legal action as it relates to the responsibilities identified in the Contract. This indemnification shall survive termination or expiration of the Contract.

38. INTELLECTUAL PROPERTY INDEMNIFICATION: Contractor shall indemnify and hold the City, and its officers, agents, employees, and subcontractors, harmless from and against any third-party claims, actions, liabilities, costs, including reasonable attorneys' fees and other costs of defense arising out of the alleged infringement of any patent, trademark or copyright or other proprietary rights of any third-parties arising out of Contract performance or use by the City of materials furnished or work performed under the Contract. In the event any such action or claim is brought against the City, Contractor shall, if the City so elects and upon tender by the City:

(a) defend the same at Contractor's sole cost and expense; and/or (b) promptly satisfy any judgment adverse to the City; or (c) reimburse the City for any loss, cost, damage, or expense, including attorneys' fees, suffered or incurred by the City. The City shall notify Contractor, within a reasonable time, of any claim, threat of claim, or legal action as it relates to the responsibilities identified in the Contract. This indemnification shall survive termination or expiration of the Contract.

39. NETWORK SECURITY AND PRIVACY LIABILITY: Contractor shall indemnify and hold the City, and its officers, agents, employees, and subcontractors, harmless from an against any third-party claims, actions, liabilities, costs, including reasonable attorneys' fees and other costs of defense arising out of all acts, errors, omissions, negligence, infringement of intellectual property (except patent and trade secret); network security and privacy risks, including but not limited to unauthorized access, failure of security, breach of privacy perils, wrongful disclosure, collection, or other negligence in the handling of confidential information, privacy perils, and including coverage for related regulatory defense and penalties; data breach expenses, including but not limited to, consumer notification, whether or not required by law, computer forensic investigations, public relations and crisis management firm fees, credit file or identity monitoring or remediation services in the performance of services for the City. In the event any such action or claim is brought against the City, Contractor shall, if the City so elects and upon tender by the City: (a) defend the same at Contractor's sole cost and expense; and/or (b) promptly satisfy any judgment adverse to the City; or (c) reimburse the City for any loss, cost, damage, or expense, including attorneys' fees, suffered or incurred by the City. The City shall notify Contractor, within a reasonable time, of any claim, threat of claim, or legal action as it relates to the responsibilities identified in the Contract. This indemnification shall survive termination or expiration of the Contract.

CONTRACT CHANGES

40. PRICE INCREASES: Except as expressly provided for in the Contract, no price increases will be approved.

41. COMPLETE AGREEMENT: The Contract is intended to be the complete and final agreement of the Parties.

42. AMENDMENTS: The Contract may be amended by written agreement of the Parties.

43. SEVERABILITY: If any term or provision of the Contract is found by a court of competent jurisdiction to be illegal or unenforceable, then such term or provision is deemed deleted and the remainder of the Contract shall remain in full force and effect.

44. NO WAIVER: Both Parties have the right insist upon strict performance of the Contract, and the prior failure of a Party to insist upon strict performance, or a delay in any exercise of any right or remedy, or acceptance of materials or services, shall not be deemed a waiver of any right to insist upon strict performance.

45. ASSIGNMENT: Contractor was selected for its special knowledge, skills, and expertise, and shall not assign the services/materials required in the Contract, in whole or in part, without the City's prior written consent, which may be withheld for any reason. Any assignment without such consent shall be null and void. No assignment shall relieve Contractor (Assignor)

from any of its obligations and liabilities under the Contract with respect to the City. The Purchasing Director shall have authority to consent to an assignment on behalf of the City.

46. BINDING EFFECT: The Contract shall be binding upon and inure to the benefit of the Parties and their successors and assigns.

EMPLOYEES AND SUBCONTRACTORS

47. SUBCONTRACTING: Contractor was selected for its special knowledge, skills, and expertise, and shall not assign the services/materials required in the Contract, in whole or in part, without the City's prior written consent, which may be withheld for any reason. The City reserves the right to withhold consent if the subcontractor is deemed irresponsible and/or subcontracting may negatively affect performance. All subcontracts shall comply with the underlying Contract. Contractor is responsible for Contract performance whether or not subcontractors are used.

48. NONDISCRIMINATION: Contractor shall not discriminate against any employee or applicant for employment or person to whom it provides services because of race, color, religion, sex, national origin, disability, genetic information, veteran's status, pregnancy, familial status and represents and warrants that it complies with all applicable federal, state and local laws and executive orders regarding employment. In addition, any Contractor whose business is located within City of Flagstaff limits shall comply with the City Code, Chapter 14-02, *Civil Rights*, which also prohibits discrimination based on sexual orientation, or gender identity or expression.

49. **DRUG FREE WORKPLACE:** The City has adopted a Drug Free Workplace policy for itself and those doing business with the City to ensure the safety and health of all persons working on City contracts and projects. Contractor's personnel shall abstain from use or possession of illegal drugs while engaged in performance of the Contract.

50. **IMMIGRATION LAWS:** Pursuant to A.R.S. § 41-4401, Contractor hereby warrants to the City that Contractor and each of its subcontractors shall comply with all state and federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). A breach of state and federal immigration laws and regulations shall constitute a material breach of the Contract and shall subject Contractor to penalties up to and including termination of the Contract. The City may, at its sole discretion, conduct random verification of the employment records of the employees of the Contractor and any subcontractors to ensure compliance with all state and federal immigration laws and regulations. Neither Contractor nor any subcontractor shall be deemed to have materially breached the Contract if Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by sections 274A and 274B of the Federal Immigration and Nationality Act and the E-verify requirements prescribed by A.R.S. § 23-214(A).

DEFAULT AND TERMINATION

51. TERMINATION FOR DEFAULT: Prior to terminating the Contract for a material breach, the non-defaulting Party shall give the defaulting Party written notice and reasonable opportunity to cure the default, not to exceed thirty (30) days unless a longer period of time is granted by the non-defaulting Party in writing. In the event the breach is not timely cured, or in the event of a series of repeated breaches the non-defaulting Party may elect to terminate Contract by written notice to Contractor, which shall be effective upon receipt. In the event of default, the Parties

may execute all remedies available at law in addition to the Contract remedies provided for herein.

52. CITY REMEDIES: In the event of Contractor's default, the City may obtain required materials and/or services from a substitute contractor, and Contractor shall be liable to the City to pay for the costs of such substitute service. The City may deduct or offset the cost of substitute service from any balance due to Contractor, and/or seek recovery of the costs of substitute service against any performance security, and/or collect any liquidated damages provided for in the Contract. Remedies herein are not exclusive.

53. CONTRACTOR REMEDIES: In the event of the City's default, Contractor may pursue all remedies available at law, except as provided for herein.

54. TERMINATION FOR NONAPPROPRIATION OF FUNDS: The City may terminate all or a portion of the Contract due to budget constraints and non-appropriation of funds for the following fiscal year, without penalty or liability to Contractor.

55. TERMINATION FOR CONVENIENCE: Unless expressly provided for otherwise in the Contract, the Contract may be terminated in whole or part by the City for convenience upon thirty (30) days written notice, without further penalty or liability to Contractor. If the Contract is terminated, City shall be liable only for payment for satisfactory materials and/or services received and accepted by the City before the effective date of termination.

56. TERMINATION DUE TO INSOLVENCY: If Contractor becomes a debtor in a bankruptcy proceeding, or a reorganization, dissolution or liquidation proceeding, or if a trustee or receiver is appointed over all or a substantial portion of the property of Contractor under federal bankruptcy law or any state insolvency law, Contractor shall immediately provide the City with a written notice thereof. The City may terminate the Contract, and Contractor is deemed in default, at any time if the Contractor becomes insolvent, or is a party to any voluntary bankruptcy or receivership proceeding, makes an assignment for a creditor, or there is any similar action that affects Contractor's ability to perform under the Contract.

57. PAYMENT UPON TERMINATION: Upon termination of the Contract, the City will pay Contractor for satisfactory performance up until the effective date of termination. The City shall make final payment within thirty (30) days from receipt of the Contractor's final invoice.

58. CANCELLATION FOR GRATUITIES: The City may cancel the Contract at any time, without penalty or further liability to Contractor, if City determines that Contractor has given or offered to give any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with award or performance of the Contract.

59. CANCELLATION FOR CONFLICT OF INTEREST: Pursuant to A.R.S. § 38-511, if the City identifies a conflict of interest in the award or performance of the Contract, the City may cancel the Contract within three years after its execution, without penalty or further liability to Contractor.

MISCELLANEOUS

60. ADVERTISING: Contractor shall not advertise or publish information concerning its Contract with the City without the prior written consent of the City.

61. NOTICES: All notices given pursuant to the Contract shall be delivered at the addresses as specified in the Contract or updated by Notice to the other Party. Notices may be: (a) personally delivered, with receipt effective upon personal delivery; (b) sent via certified mail, postage prepaid, with receipt deemed effective four days after being sent; or (c) sent by overnight courier, with receipt deemed effective two days after being sent. Notice may be sent by email as a secondary form of notice.

62. THIRD PARTY BENEFICIARIES: The Contract is intended for the exclusive benefit of the parties. Nothing herein is intended to create any rights or responsibilities to third parties.

63. GOVERNING LAW: The Contract shall be construed in accordance with the laws of Arizona.

64. FORUM: In the event of litigation relating to the Contract, any action at law or in equity shall be filed in Coconino County, Arizona.

65. ATTORNEYS' FEES: If any action at law or in equity is necessary to enforce the terms of the Contract, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs, professional fees and expenses.

66. FORCE MAJUERE:

a. There may be events that occur during the term of the Contract that are beyond the control of both the City and Contractor, including events of war, floods, labor, disputes, earthquakes, epidemics, pandemics, adverse weather conditions not reasonably anticipated, forest fires, and other acts of God ("Events"). These Events may result in a temporary delay of contractual deliverables, or the permanent inability to provide the contractual deliverables that are the subject of the Contract.

b. There shall be no claims arising from a temporary delay of contractual deliverables, or the permanent inability to provide the contractual deliverables caused by the Events and the City shall not pay additional costs incurred by Contractor as a result of such Events.

c. The Parties shall act in good faith to extend the Contract completion date without any penalty to Contractor and that the extension will be in an amount of time equal to any temporary delay. This provision of the Contract supersedes all other terms regarding temporary delay, permanent shut down, or increased costs.

67. NO BOYCOTT OF ISRAEL: Pursuant to A.R.S. §§ 35-393 and 35-393.01, if a Party has over ten (10) employees and the Contract is worth at least one-hundred thousand dollars and no cents ($100,000), the Party shall certify that it is not currently engaged in, and agrees, for the duration of the Contract, will not engage in a boycott of Israel.

68. CHANGES TO CONTRACT: The Contract <u>shall not</u> be modified within the first year after Contract award where: (a) an amendment may result in a competitive advantage that was not made available to other proposers/bidders; or (b) requests for changes may delay commencement of performance.

EXHIBIT C

CITY OF FLAGSTAFF

STANDARD INSURANCE REQUIREMENTS

*The term "Contractor" may substitute for the term "vendors," "consultants," or "firms," depending on the purpose of the underlying Contract.

1. **IN GENERAL:** Contractor shall maintain insurance against claims for injury to persons or damage to property, arising from performance of or in connection with the Contract by Contractor, its agents, representatives, employees, and/or subcontractors.

2. **REQUIREMENT TO PROCURE AND MAINTAIN:** Each insurance policy required by the Contract shall be in effect at, or before, commencement of work under the Contract and shall remain in effect until all of Contractor's obligations under the Contract have been met, including any warranty periods. Contractor's failure to maintain the insurance policies as required by the Contract, or to provide timely evidence of renewal, will be considered a material breach of the Contract.

3. **MINIMUM SCOPE AND LIMITS OF INSURANCE:** The following insurance requirements are minimum requirements for the Contract and in no way limit the indemnity covenants contained in the Contract. The City does not represent or warrant that the minimum limits set forth in the Contract are sufficient to protect Contractor from liabilities that might arise out of the Contract, and Contractor is free to purchase such additional insurance as Contractor may determine is necessary.

   Contractor shall provide coverage at least as broad and with limits not less than those stated below.

   a. Commercial General Liability - Occurrence Form

General Aggregate	$2,000,000
Products/Completed Operations	$1,000,000
Each Occurrence	$1,000,000

   b. Umbrella Coverage $2,000,000

   c. Automobile Liability

Any Automobile or Owned, Hired, and Non-owned Vehicles Combined Single Limit Per Accident for Bodily Injury & Property Damage	$1,000,000

   d. Workers' Compensation and Employer's Liability

Workers' Compensation	Statutory
Employer's Liability: Each Accident	$500,000
Disease - Each Employee	$500,000
Disease - Policy Limit	$500,000

   e. Professional Liability $2,000,000

f. Network Security and Privacy Liability

Per claim	$2,000,000
Annual Aggregate	$2,000,000

4. **NETWORK SECURITY AND PRIVACY LIABILITY:** Contractor shall maintain the requisite insurance requirements covering all acts, errors, omissions, negligence, infringement of intellectual property (except patent and trade secret); network security and privacy risks, including but not limited to unauthorized access, failure of security, breach of privacy perils, wrongful disclosure, collection, or other negligence in the handling of confidential information, privacy perils, and including coverage for related regulatory defense and penalties; data breach expenses, including but not limited to, consumer notification, whether or not required by law, computer forensic investigations, public relations and crisis management firm fees, credit file or identity monitoring or remediation services in the performance of services for the City. The insurance policy shall include coverage for third-party claims. The insurance policy shall contain an affirmative coverage grant for contingent bodily injury and property damage emanating from the failure of the technology services or an error or omission in the content/information provided.

5. **SELF-INSURED RETENTION:** Any self-insured retentions must be declared to and approved by the City. If not approved, the City may require that Contractor reduce or eliminate such self-insured retentions with respect to the City, its officers, agents, employees, and/or subcontractors. Contractor shall be solely responsible for any self-insured retention amounts. The City at its option may require Contractor to secure payment of such self-insured retention by a surety bond or irrevocable and unconditional letter of credit.

6. OTHER INSURANCE REQUIREMENTS: The insurance policies shall contain, or be endorsed to contain, the following provisions:

a. Additional Insured: In Commercial General Liability and Automobile Liability Coverages, the City of Flagstaff, its officers, officials, agents, employees, and/or subcontractors shall be named and endorsed as additional insureds with respect to liability arising out of the Contract and activities performed by or on behalf of Contractor, including products and completed operations of Contractor, and automobiles owned, leased, hired, or borrowed by Contractor.

b. Broad Form: Contractor's insurance policy shall contain broad form contractual liability coverage.

c. Primary Insurance: Contractor's insurance coverage shall be primary insurance with respect to the City, its officers, officials, agents, employees, and/or subcontractors. Any insurance or self-insurance maintained by the City, its officers, officials, agents, employees, and/or subcontractors shall be in excess of the coverage of Contractor's insurance and shall not contribute to it.

d. Each Insured: Contractor's insurance policies shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.

e. Not Limited: Coverage provided by Contractor shall not be limited to the liability assumed under the indemnification provisions of the Contract.

f. Waiver of Subrogation: The insurance policies shall contain a waiver of subrogation against the City, its officers, officials, agents, employees, and/or subcontractors for losses arising from work performed by Contractor for the City.

7. NOTICE OF CANCELLATION: Each insurance policy required by the insurance provisions of the Contract shall provide the required coverage and shall not be suspended, voided, cancelled, and/or reduced in coverage or in limits unless prior written notice has been given to the City. Notices required by this section shall be sent directly to the Procurement Agent and shall reference the Contract Number.

8. ACCEPTABILITY OF INSURERS: Contractor shall place insurance hereunder with insurers duly licensed or approved unlicensed companies in the State of Arizona and with a "Best's" rating of not less than A-: VII. The City does not represent or warrant that the above required minimum insurer rating is sufficient to protect Contractor from potential insurer insolvency.

9. CERTIFICATES OF INSURANCE: Contractor shall furnish the City with certificates of insurance (ACORD form) as required by the Contract. The certificates for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. Any policy endorsements that restrict or limit coverage shall be clearly noted on the certificate of insurance. The City Contract number shall be noted on the certificates of insurance. If requested by the City, all certificates of insurance and endorsements must be received and approved by the City before the Contractor commences work.

10. POLICIES: The City reserves the right to require, and receive within ten (10) days, complete, certified copies of all insurance policies and endorsements required by the Contract. The City shall not be obligated, however, to review any insurance policies or to advise Contractor of any deficiencies in such policies and endorsements. The City's receipt of Contractor's policies or endorsements shall not relieve Contractor from, or be deemed a waiver of, the City's right to insist on strict fulfillment of Contractor's obligations under the Contract.

11. MODIFICATIONS: Any modification or variation from the insurance requirements in the Contract must have the prior approval of the City's Attorney's Office in consultation with the City's Risk Manager, whose decision shall be final. Such action will not require a formal Contract amendment but may be made by their handwritten revision and notation to the foregoing insurance requirements.

TETRA TECH

SITE NAME / PROJECT NAME / CLIENT NAME (ENTER ALL THREE IN CELL B4)

City of Flagstaff Cinder Lake Landfill

Project Duration: 6 Months

Saved: 12/16/2021 3:10:08 PM

Total: $148,808

TASK		PRE	PM	PE	E-V	E-IV	CAD/DS	GEO	CAD	TECH	TOTAL LABOR HOURS	MATERIALS											OTHER DIRECT COST	TOTAL LABOR	TOTAL
		CM	KAJ	GB	CB	TL	MC	NN	ML	AG		QTY	UNIT	UNIT COST	MATERIAL MARKUP PER UNIT		VENDOR	SHIPPING (EST)	SALES TAX PER UNIT		INTERVAL PER YEAR	TOTAL MATERIAL			
	RATE	224	159	222	162	150	132	112	91	71				$	$	%		$	$	%		$	$	$	$
1.0	**Project Management**		40	16							56	1									1		800	9,912	10,712
2.0	**Excavation Plan**	2	8	8	16		40	24		24	122	1									1			15,760	15,760
3.0	**Engineering Design**																								
3.1	Hydrology and Hydraulic Design Analysis					40			24		64	1									1			8,184	8,184
3.2	Slope Stability Analysis			24	16					8	48	1									1			8,488	8,488
3.3	Construction Specifications		24			8					32	1									1			5,016	5,016
3.4	Design Documents											1									1				
3.4.1	30% Design Plan Documents	1	2	16	32		60		8		119	1									1			17,926	17,926
3.4.2	60% Design Plan Documents	1	2	12	24		40		8		87	1									1			13,102	13,102
3.4.3	90% Design Plan Documents	1	2	8	16		32		8		67	1									1			9,862	9,862
3.4.4	For Construction Design Plan Documents	1	2	8	12		32		8		63	1									1			9,214	9,214
3.5	Bid Schedule and CMAR Cost Rev.	1		8	12		16				37	1									1			6,056	6,056
3.6	CQA Plan			8	24						32	1									1			5,664	5,664
3.7	Design Report	1	24	40	24				24		113	1									1			18,992	18,992
4.0	**Contingency**	1	24	24	8		24				81	1									1		6,000	13,832	19,832
		9	128	172	184	48	244	24	80	32	921												6,800	142,008	148,808

Notes to Client: N/A

City of Flagstaff
Cinder Lake Landfill (CLL)
Scope of Work

Tetra Tech BAS (TTBAS), is pleased to present this scope of work to the City of Flagstaff Public Works (COFPW) to provide engineering services related to the Sequence D - Phase II Excavation Plan and Landfill Design. TTBAS will provide the services and deliverables set forth in this Scope of Work (SOW) to the satisfaction of the City of Flagstaff's Project Manager.

It is understood that the COFPW requires the Sequence D - Phase II Excavation Plan and Landfill Design project be completed and ready for municipal solid waste disposal in the next two years. TTBAS assumes that this liner expansion will provide approximately 8 to 12 years of refuse filling capacity and will need to be constructed by 2023. TTBAS also assumes that the approved Solid Waste (SWFP) Facility Plan will be adequate to use as a template for providing better definition of key components within the landfill cell known as Sequence D. TTBAS may need to perform an additional geotechnical field investigation, consisting of vertical borings. The intent of this investigation would be to obtain blow counts and materials for laboratory testing (sieve analysis, hydrometer, compaction) in the Phase II excavation area. The COFPW has selected a Contractor for the project and TTBAS will work with that Contractor on the design in a collaborative manner.

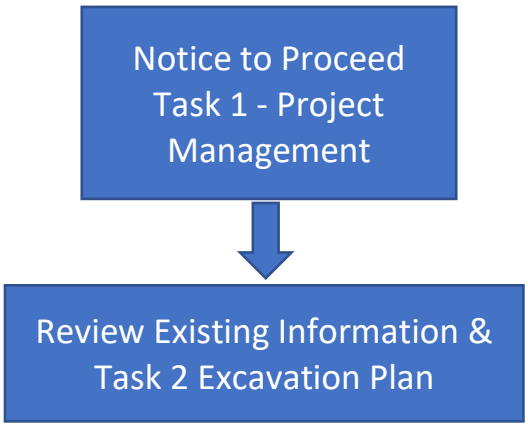
SCOPE OF WORK

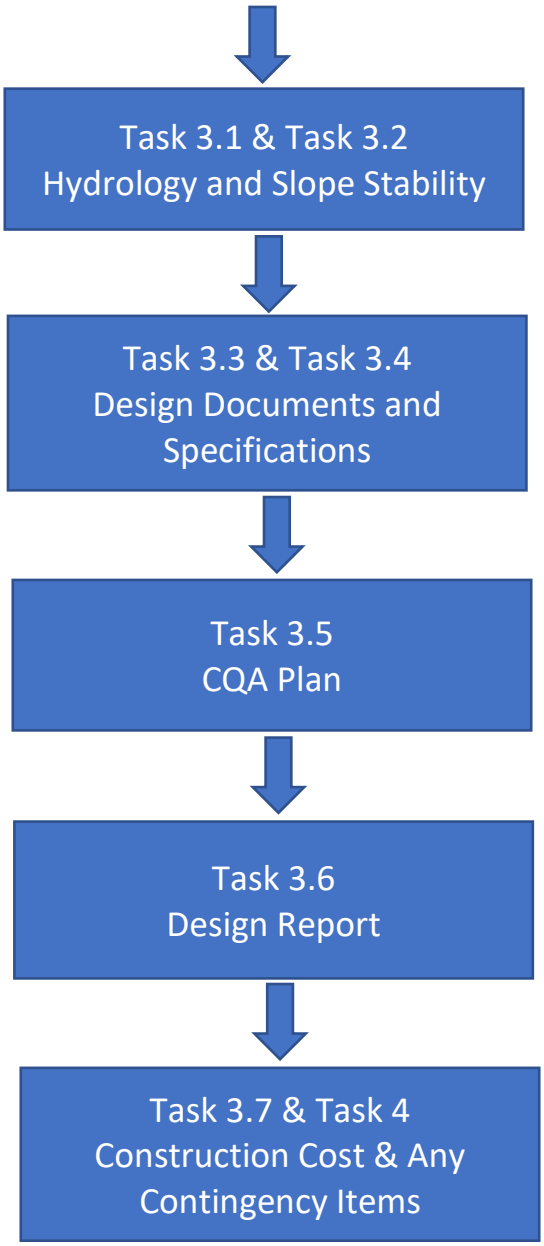
In order to meet the project objectives, TTBAS has developed the following scope of work generally defined by the following tasks:

- Task 1: Project Management
- Task 2: Excavation Plan
- Task 3: Engineering Design
- Task 4: Contingency Items

The task breakdown reflects our understanding of activities which need to be completed in support of the COFPW's project objectives. TTBAS will work in close coordination with the COFPW throughout the project to complete all the project tasks in a cost-efficient and timely manner.

Project Flow Chart





TASK 1 – PROJECT MANAGEMENT

TTBAS will meet with the COFPW to review and set project objectives including major design parameters necessary to begin work. TTBAS will also allow for meetings and coordination with regulatory agencies for final approval. While contingencies are included in the scope of work, TTBAS will attempt to identify data gaps or needs to be addressed before any portion of the design is to commence. This task will also include time to meet with, interact and collaborate with the Contractor. At a minimum TTBAS will assume virtual (Teams) bi-weekly meetings with the COFPW and the

Contractor. TTBAS will maintain and manage all documents COFPW through an internal site such as Microsoft One Drive or equivalent platform.

Deliverables:

- Project meetings,
- Meeting summary; and
- Schedule and updates.

TASK 2 – EXCAVATION PLAN

Under this task, TTBAS will review the permit-level base grading plan for the CLL presented in the site's SWFP, available geotechnical data in the Sequence D-Phase II Excavation Plan and Landfill Design area, additional test pit/rippability information developed by COFPW, and permit requirements for base grade slope to develop a proposed excavation plan for the Sequence D-Phase II Excavation Plan and Landfill Design cell area. The goal of this plan will be to maintain Sequence D-Phase II Excavation Plan and Landfill Design airspace while minimizing requirements for blasting of competent basaltic bedrock, optimizing the use of excavated material, and providing for efficient leachate collection and management. TTBAS assumes that a field investigation of the Phase II area will be needed to better define subsurface conditions. A Geotechnical Report will be prepared by the project Engineering Geologists and/or Geotechnical Engineers (for this project TTBAS would use Western Technologies who has a local office in Flagstaff).

Since the success of this task has multiple dependencies, TTBAS suggests progressing iteratively; with an initial draft of the excavation plan developed, excavated material (hard rock and excavatable/rippable material) and airspace generated will be quantified, and base grading/leachate sump location(s) identified. TTBAS will evaluate the existing seismic data in order to determine how much of the material to be excavated can be excavated without blasting. This initial draft will be reviewed with COFPW staff and the Contractor, and tradeoffs of potential revisions to the excavation plan discussed. Based on this review, TTBAS will revise the excavation plan as agreed upon and recalculate the excavation/airspace quantities. It is anticipated that three iterations of the excavation plan will be developed, and that the final iteration of the excavation plan will be utilized as the base grading concept for the Engineering Design in Task 3 below.

Deliverables:

- Draft Excavation Plan (two assumed);
- Draft Excavation and Airspace Quantities (two assumed);
- Evaluation of the need to over-excavate to accommodate the liner subgrade requirements;
- Final Excavation Plan;
- Final Excavation and Airspace Quantities; and
- Stockpile Plan.

Subsequent to approval of the excavation plan by COFPW, the Contractor will proceed with construction phase services within the limits of Sequence D. Although it is not anticipated that TTBAS

will need to be on-site during construction, staff will be available to address any field change orders. If additional oversight is necessary, TTBAS will work with COFPW through an addendum to this contract.

TASK 3 – ENGINEERING DESIGN

Task 3.1 – Hydrology and Hydraulic Design Analysis: TTBAS will prepare conceptual, draft and final drainage design and analysis in order to comply with Arizona Revised Statutes (ARS) Title 49, Article 4, Solid Waste Management and the Arizona Administrative Code (AAC) Title 18 Environmental Quality, Chapter 13 which requires that a Municipal Solid Waste Landfill (MSWLF) have a drainage system with adequate capacity to convey flows from the statutory or regulatory design 25-year, 24-hour storm event. However, we propose to use the larger 100-year, 24 hour storm event as the basis of our analysis and design to be conservative and representative of local drainage design requirements. To meet these requirements, TTBAS' Sequence D - Phase II Excavation Plan and Landfill Design will include drainage structures that are integrated with the liner (mid-slope drainage benches and temporary stormwater detention basins) in a manner that enhances the storm water protection provided by the existing drainage system. The drainage system may include some of the following features:

1. Bench and down drains that are turf reinforcement mats, concrete or earthen lined,
2. Energy dissipaters where necessary, and
3. Drainage sump for stormwater located outside the lined areas but low enough to contain the runoff from the lined areas.

The Tetra Tech BAS Team will analyze surface-water drainage controls and revise the CLL's stormwater SWFP, if necessary. Modeling for hydraulic structures will be performed using Bentley's Flowmaster software for determining the sizes of open channels, orifices and culverts.

Drainage design features will be prepared with storm water quality compliance in mind. It will be important to understand current and future operations issues in the landfill lifecycle so that phasing of drainage features can be enhanced for compliance through construction of small interim storm water basins, appropriate application of interim and final stormwater best management practices (BMPs).

Task 3.2 – Slope Stability Analysis: TTBAS will review the slope stability analysis prepared by others. TTBAS assumes that the analysis is not adequate or pertinent to the lined cell. TTBAS will perform a static and seismic slope stability analyses using the state-of-the-practice and more advanced analysis methods to evaluate landfill slopes stability and optimize excavation and fill plan configurations. The analyses will start with static stability evaluations.

The steps involved in static slope stability evaluations to support engineering analysis and design report and permitting for the project are:

1. Locate critical 2-D analysis cross sections for each landfill excavation and final fill plans for slope stability evaluations. The cross sections will be located in areas with highest and steepest slopes and where passive resistance is considered to be the least based on geometry.
2. Select static waste and liner interface material properties (unit weight and shear strength properties) from existing data.

3. Perform stability analysis of base and side slope liners and waste slopes using conventional two-dimensional limit-equilibrium stability analyses. The limit equilibrium slope stability analysis methods (e.g., Spencer or Morgenstern-Price) and computer programs (e.g., SLOPE/W) will be used for static and pseudo-static slope stability evaluations. For all final static (long-term) stability conditions, the minimum acceptable factor of safety will be 1.5. Static 3-D analysis will be used if needed to maximize airspace.

The seismic stability evaluations will be based on computing and limiting liner displacements to a maximum value of about 12-inches. We propose the following approach in the seismic slope stability analysis of the landfills to optimize the landfill waste volume capacity for the expansion of Sequence D - Phase II Excavation Plan and Landfill Design:

1. TTBAS will obtain site Maximum Probable Earthquake (MPE) ground motions for the site. The dynamic material properties for waste, liner interface, and foundation soil/rock materials will be evaluated. These include shear wave velocities of waste and foundation materials, unit weights, Poisson's ratio, and nonlinear shear modulus reduction and damping ratio increase relations as a function of shear strain. Previous values from earlier reports will be used for municipal solid waste and, if needed, will be updated based on the latest information in the literature.
2. Perform 2-D pseudo static slope stability analyses to evaluate yield acceleration (Ky) values for critical potential failure planes determined from the static slope stability evaluations. Perform site response analyses using one-dimensional computer program or two-dimensional finite element computer program to compute the attenuated earthquake motions (acceleration time histories) of the potential sliding mass.
3. Use the Newmark double integration method to estimate the seismically-induced waste slope displacements along the landfill base liner.

At the completion of the stability analysis TTBAS will prepare the geotechnical summary report which will include the following:

- Discussion of findings, including an interpretation of geologic conditions and any changes (with rationale) to the interpretations made in previous reports.
- Result of the seismic hazards analysis.
- Results of slope stability analyses.
- Recommendations for Sequence D - Phase II Excavation Plan and Landfill Design development, including slope grading, landslide mitigation, dewatering, or other slope stabilization methods.

The site stratigraphy, structural geology, engineering conditions, and groundwater conditions will be described in sufficient detail to support the Sequence D - Phase II Excavation Plan and Landfill Design. Slope stability modeling procedures, input parameter values, and assumptions will be described in detail, and the results will be presented in a format that references critical slope geometries. Whenever required, an analysis of mitigative solutions that ensure interim and permanent stability of landfill slopes will also be presented. Prior to submittal of any work product to the COFPW, TTBAS will provide comprehensive senior peer review of deliverable technical documents.

Task 3.3 – Construction Specifications: TTBAS will prepare technical construction specifications. Each pay item will be described with original text or utilizing industry standard specifications. Each section will be broken out into description of item(s), materials, methods of construction and measurement & payment. The specifications will be added to the COFPW standard front-end documents and act as the primary source for the contractual document between the City and the Contractor. These specifications will be prepared by TTBAS after substantial completion of the plans and then reviewed by both the project engineer and senior field staff for a QC/constructability review.

Task 3.4 – Design Documents: TTBAS proposes to prepare the following design document deliverables:

Task 3.4-1 – Conceptual Design (30%): TTBAS will utilize the baseline information gathered in Task 1 and the final excavation plan developed in Task 2 to initiate the conceptual design process. TTBAS will prepare an iterative set of conceptual designs to meet the desired volume and operational geometry. In this process, TTBAS will consider how to optimize the total capital expenditure, accounting for liner subgrade preparation, bedding, drainage, integration with future expansions, excavation volumes and regulatory compliance. TTBAS understands that the Sequence D - Phase II Excavation Plan and Landfill Design Liner limits will be as defined in the Cinder Lake Landfill's (CLL) SWFP.

Deliverables:

- Conceptual grading layout developed as part of Task 2

Task 3.4-2 – 60 Percent Design: After COFPW concurrence with the Conceptual Design, TTBAS will prepare the 60 Percent Design. This design will include a final limit of the liner, liner design details, preliminary access roads, preliminary drainage design (including associated details), preliminary hydrology/hydraulics analysis, draft takeoffs, and draft final slope stability analysis (if necessary). Not all grading and details will be completed as part of this deliverable. This deliverable is intended as only a check point to confirm the Conceptual Design assumptions on the way before the 90 Percent Design is completed.

Deliverables:

- Grading and Liner Plan,
- LCRS Design Modifications
- Engineer's takeoff quantities,
- Hydrology and Hydraulics Design Analysis, and
- Slope stability analysis.

Task 3.4-3 – 90 Percent Design: After COFPW concurrence with the 60 Percent Design, TTBAS will prepare the 90 Percent Design. This design may be prepared as a draft submittal to the Arizona Department of Environmental Quality (ADEQ). The design will include the major components that the ADEQ would need to review and comment on. This design package will include the components described in Task 3.12 in a final draft condition, along with construction specifications, liner calculations, engineer's estimate, the CQA plan, and potential landfill gas header location.

Deliverables:

- Basis of Design Memorandum

- Grading and Liner Plan,
- LCRS Design Modifications
- Engineer's takeoff quantities ,
- Hydrology and Hydraulics Design Analysis
- CQA Plan,
- Construction Specifications, and
- Slope stability analysis.

Task 3.4-4 – Final For Construction Documents: TTBAS will prepare the final construction plans for the project based on comments received from the COFPW and the ADEQ. These documents will be prepared in preparation for a CMAR process (including material quantities). Residual items that may need to be added to the bid will be prepared here along with measurement and payment strategies that will be refined from the Final Permit Design deliverable.

Deliverables:

- Basis of Design Memorandum
- Grading and Liner Plan,
- LCRS Design Modifications
- Engineer's takeoff quantities and costing,
- Hydrology and Hydraulics Design Analysis,
- CQA Plan
- Construction Specifications, and
- Slope stability analysis.

Task 3.5 – Bid Schedule and CMAR Cost Review: TTBAS will calculate quantity take-offs for each pay item prepared in the specifications. The quantity take-offs will be verified by having redundant levels of review amongst staff level engineers along with a final review by a senior level engineer. Costing will be the responsibility of the Contractor, based on TTBAS' design and material quantities and will be reviewed at the option of the COFPW.

Task 3.6 – Construction Quality Assurance (CQA) Plan: TTBAS will prepare a CQA plan for the Sequence D - Phase II Excavation Plan and Landfill Design Liner expansion plan to comply with Arizona siting and design regulations. The CQA plan will outline lines of authority for construction compliance, defined staff types and standards for project testing communication. The CQA Plan will state how the specifications (see Task 3.5) will be enforced including reporting frequencies, failed testing alternatives and retesting protocols. This plan would include an outline of the Construction Certification Report (CCR) which will be generated at project completion.

Task 3.7 – Design Report: TTBAS will compile the relevant plans, specifications, supporting reports, figures, and calculations for the Design Report. This report would be in a format and level of detail required for a Type III Change Request (even if we don't formally submit as a Type III Change Request). TTBAS would also provide a short narrative of the supporting documentation to help the reviewer understand the critical points of the documents to enhance/expedite the reviewing process. This report will support the potential submittal of a Type III Modification Request to the facility permit.

TASK 4 – Contingency Items

As requested by the COFPW staff, this contingency Task is intended to address potential out-of-scope tasks or other contingencies that arise that are not included in the budget for Tasks 1, 2 and 3. Such items as additional meetings, enlarged design scopes and responses to ADEQ comments that cannot be foreseen at this time are intended to be covered under this budget. These funds will not be utilized without prior approval by the COFPW Project Manager. The amount budgeted for this task is recommended to be equal to 10% of the budget for Tasks 1, 2 and 3.

Other engineering services that may be required:

a. A Type III Modification to the facility permit;
b. Roadway design;
c. Additional site grading and drainage;
d. Considerations for on-site utilities
e. Landfill area GIS/Mapping;
f. Storm Water Pollution Prevention Plans (SWPPPs), and
g. Water and wastewater systems.

Construction Administration and Construction Quality Assurance (level of effort to be determined after the design has been completed).

PROJECT COST

Attached to this document, TTBAS has provided a cost estimate for each of the above scope of work items, and a detailed breakdown of hours/rates for each labor classification. TTBAS will work on a Time and Materials Not to Exceed basis and submit invoices associated with the actual work done during the course of the project.

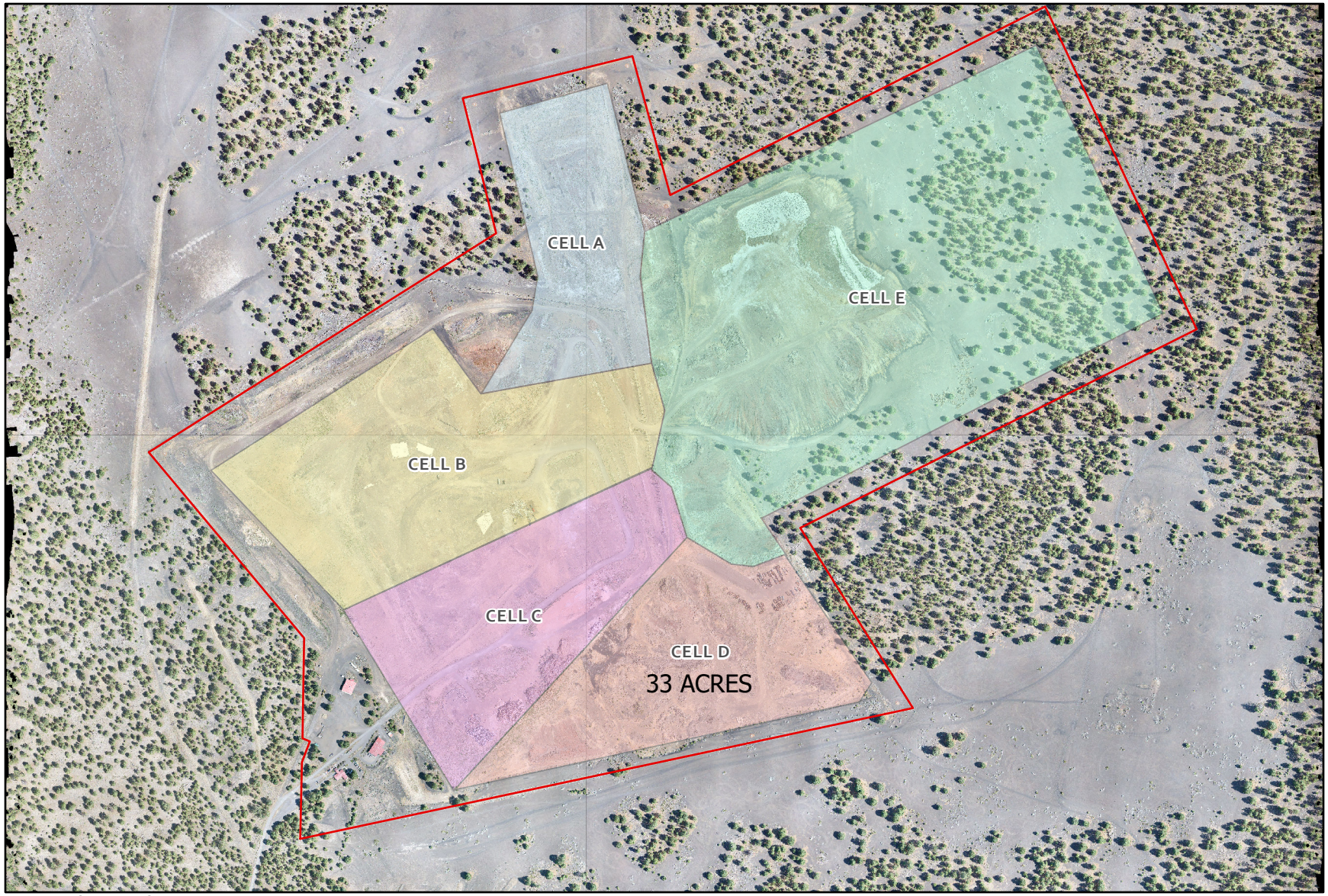
ASSUMPTIONS

To prepare the Scope of Work and Project Budget for the proposed services, TTBAS has made the following assumptions:

1. TTBAS assumes that COFPW will provide a copy of the latest available site topography in AutoCAD format on the same datum and projection as the previous work performed at CLL.
2. No archaeological sites or Endangered Species will be impacted under this project.
3. This proposal is subject to revision based on discussions with COFPW personnel.
4. TTBAS's efforts are contingent upon adequacy of available information.
5. TTBAS assumes that COFPW and ADEQ will provide one round of review comments on the deliverables submitted.
6. TTBAS assumes that COFPW will provide the "front end" documents for the project Specifications, based on their current contract with the CMAR contractor (Rummel) selected for this project.
7. TTBAS proposes to prepare the construction drawings in accordance with Tetra Tech's standards and typical construction details. Site specific details from previous construction drawings for the CLL and/or the SWFP (permit) drawings will be used as appropriate.

8. The Leachate Collection and Control System (LCRS) design for Sequence D will include collector piping, floor trenches, conveyance piping, LCRS sump, and (if necessary) LCRS riser design. It is assumed that LCRS pumps, power systems (electric or pneumatic), force mains, and LCRS storage (tanks or ponds) will be developed separately.
9. COFPW will pay ADEQ directly for any required application/review fees and the CMAR contractor will obtain any required construction permits.

CINDER LAKE LANDFILL-SITE PLAN
CELL/SEQUENCE D EXCAVATION



PROPERTY BOUNDARY

CELL NAME

- CELL A
- CELL B
- CELL C
- CELL D
- CELL E

0 0.1 0.2 0.4 Miles

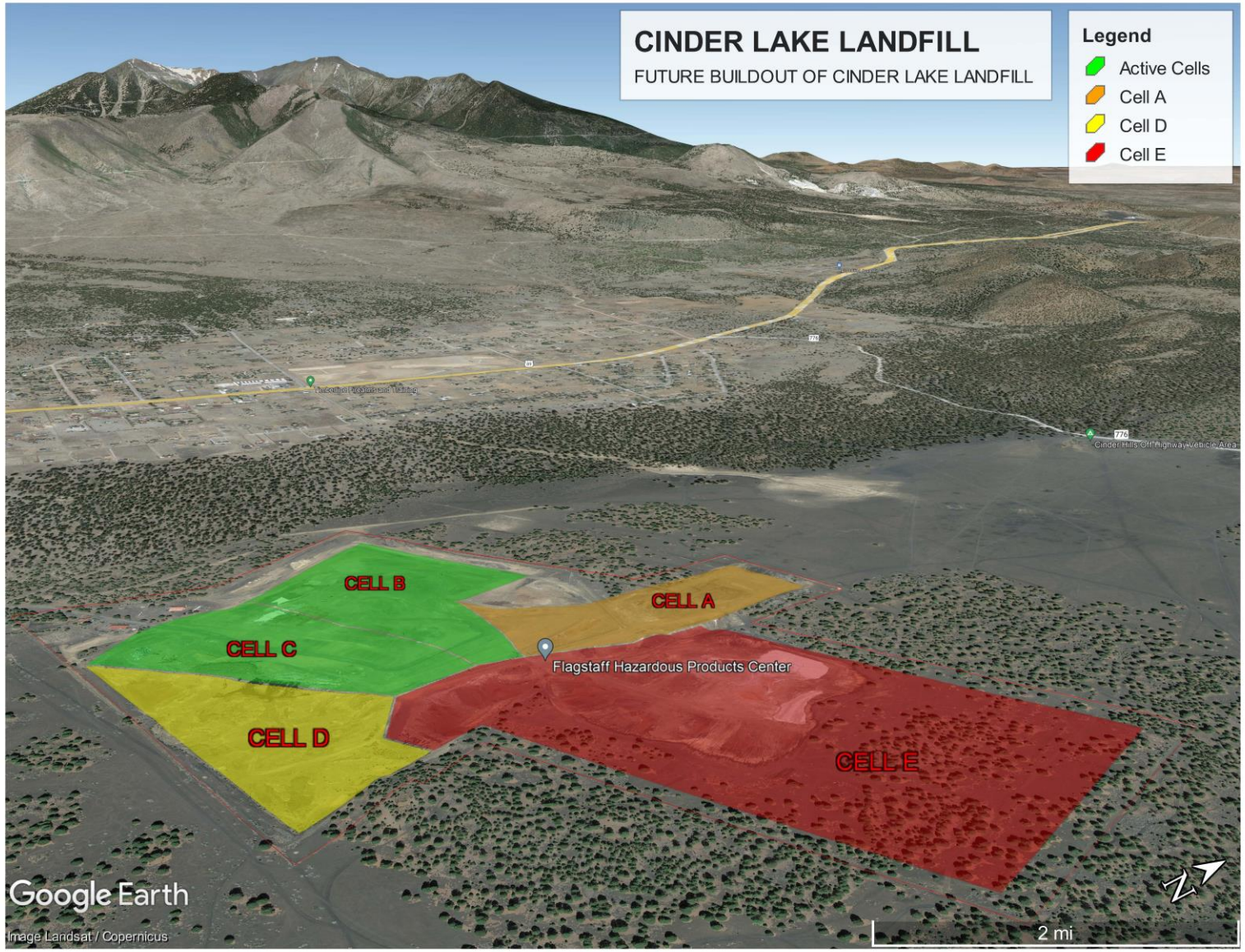
N

Sequence D
Phase-II
Excavation & Design

CINDER LAKE LANDFILL

TEAM FLAGSTAFF
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SEQUENCE D-PHASE II



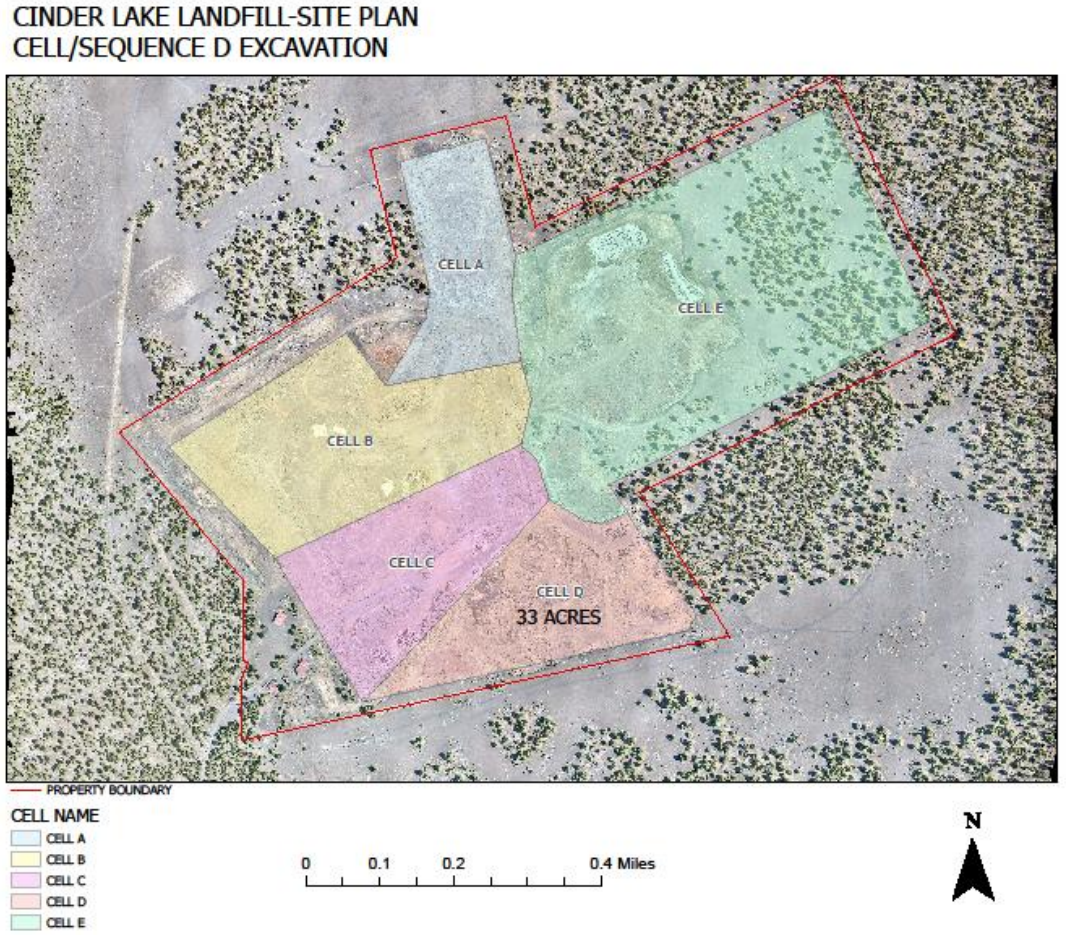
SEQUENCE D-PHASE II



SEQUENCE D-PHASE II

Background

- Cinder Lake Landfill
  - 343 Acres
  - Current Operations
    - Sequence B and C
  - Future Operations
    - Sequence D
      - 33 Acres
      - Expected life-10 to 12 years
      - 200,000 Cubic Yards (cu. yd.) of soil excavation required
      - Needs to be ready in 3 years



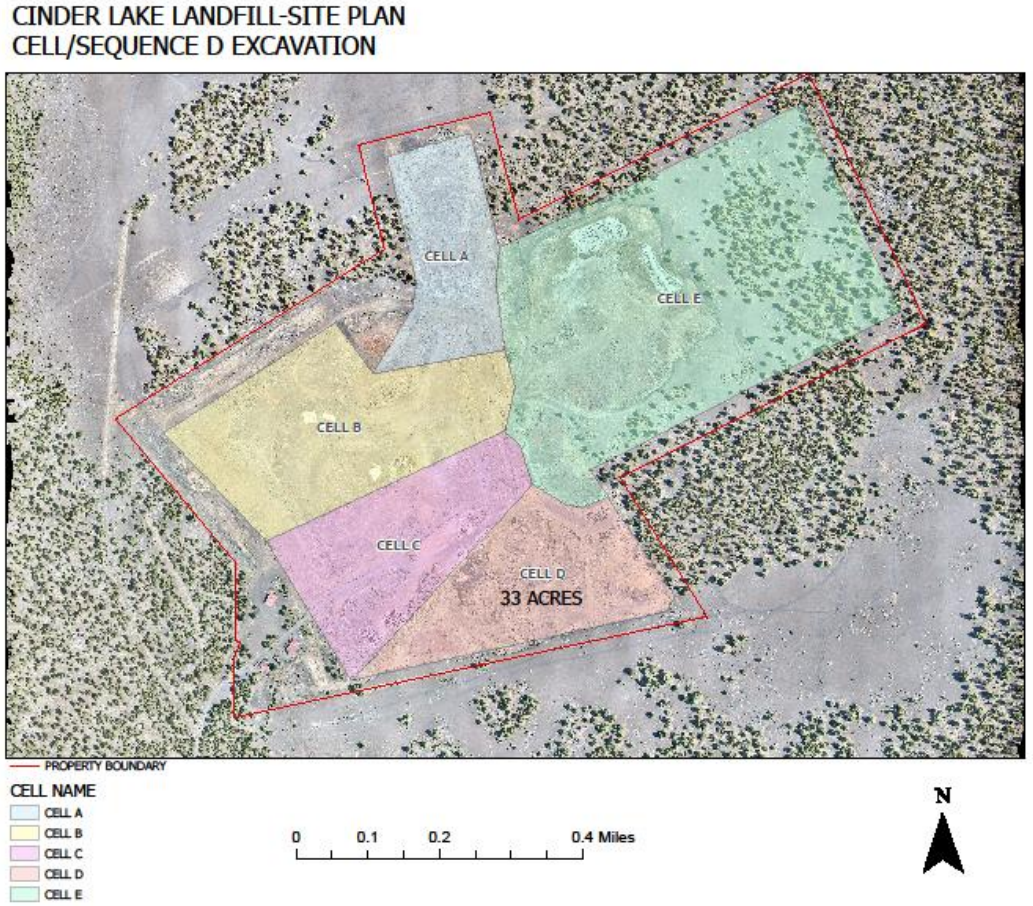
SEQUENCE D-PHASE II

Phase I Completed Sept. 2021)

- Excavated 85,000 cu. yds.

Phase II Major Milestones

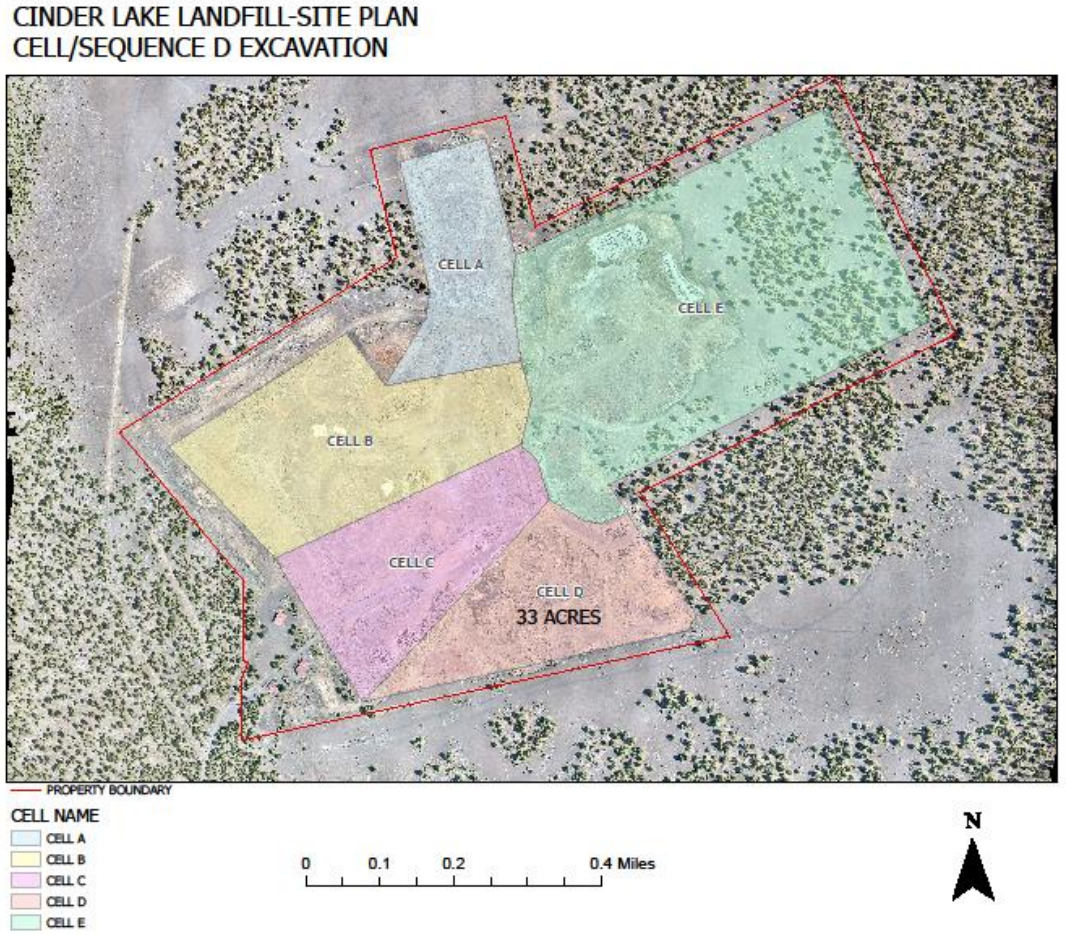
- Revised Excavation plan
  - Engineering design & stockpile plan
- Construction
  - Soil excavation-200,000 cu.yd.
- Design and construction of leachate collection system (liner and piping)



SEQUENCE D-PHASE II

Scope of Work

- Excavation Plan Elements
  - Stockpile and Staging
  - Establish excavation limits
- Landfill Design Elements
  - Basis of Design Memo
  - Geologic Testing (TBD)
  - Grading and Liner Plan/Design
  - Hydrology and Hydraulics
  - Engineer Cost Estimates
  - CQA
  - Construction Specifications



SEQUENCE D-PHASE II

TETRA TECH

Experience

- 36 years in landfill design
- Local Projects
  - Phoenix
  - Glendale
- Previous experience at Cinder Lake Landfill
  - 2018 Gas sampling & reporting

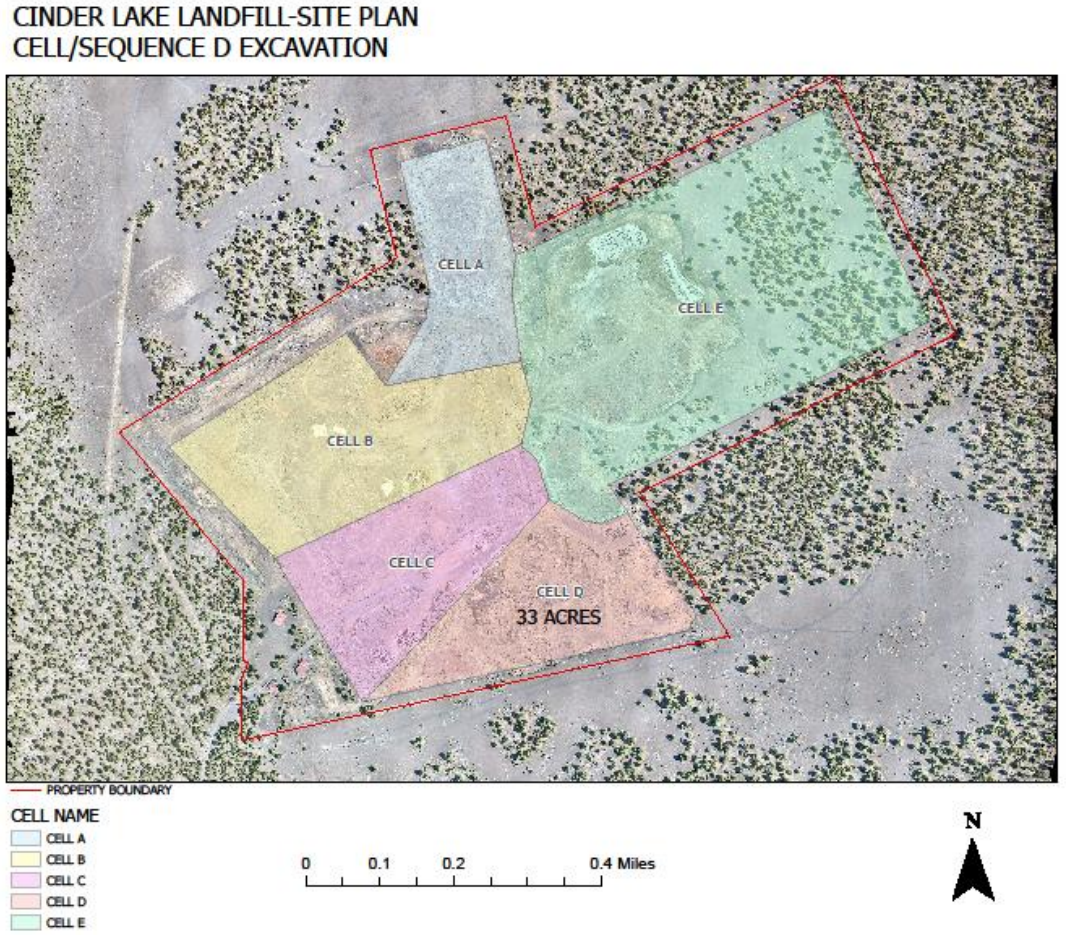
SEQUENCE D-PHASE II

Estimate for design services

- $148,808.00

Design and Construction Schedule

- Excavation Plan
  - 2-Years (design and construction)
- Landfill Design
  - 1-Year (includes design, review by regulatory agencies, and construction)



Questions?

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

10. F.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Stacey Brechler-Knaggs, Grants and Contracts Manager
Co-Submitter:	Barney Helmick
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Consideration and Approval of Grant Agreement: Grant Agreement between the City of Flagstaff (COF) and the U.S. Department of Transportation (FAA) for Airport Rescue Grant Program funding for Concession Rent Relief.

STAFF RECOMMENDED ACTION:

Approve the Grant Agreement in the amount of $102,687 for Concession Rent Relief.

Executive Summary:

This grant is for rent relief for each eligible in-terminal airport concessions at the Flagstaff Pulliam Airport.

Financial Impact:

The funds under the American Rescue Plan Act (ARPA) for the FAA Airport Rescue Grant are available at a 100% Federal share and there is no local match required.

Policy Impact:

None.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Safe & Healthy Community

- Ensure the built environment is safe through the use of consistent standards, rules and regulations, and land use practices.
- Promote physical health through providing recreation opportunities, parks, open space & multiple transportation options.

Sustainable, Innovative Infrastructure

- Deliver outstanding services to residents through a healthy, well maintained infrastructure system.
- Provide effective management of and infrastructure for all modes of transportation.

Has There Been Previous Council Decision on This:

No

Options and Alternatives:

- Accept the Grant Agreement which will provide and funding to operate and maintain the Flagstaff Pulliam Airport.
- Do not accept the Grant Agreement and funding.

Background/History:

The Concessions Rent Relief Aiport Rescue Grant is provided in accordance with the American Rescue Plan Act (“ARP Act”, or “the Act”), Public Law 117-2, to provide relief from rent and minimum annual guarantees (MAG) to each eligible in-terminal airport concession. The grant is further divided into funding for large concessions and small concessions.

Key Considerations:

The purpose of the grant is to provide relief from rent and minimum annual guarentees (MAG) to each eligible in-terminal airport concessions at the Flagstaff Pulliam Airport.

Community Benefits and Considerations:

To prevent, prepare for, and respond to coronavirus impacts, including support for continuing airport operations.

Community Involvement:

Inform.

Attachments: Grant Agreement - Signed
Concessions Grant

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

*1. Type of Submission:	*2. Type of Application	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	*Other (Specify)
☐ Changed/Corrected Application	☐ Revision	

*3. Date Received:	4. Applicant Identifier:
NA	FLG (Flagstaff Pulliam) Flagstaff, AZ

*5b. Federal Entity Identifier:	*5b. Federal Award Identifier:
04-0015	

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Flagstaff

*b. Employer/Taxpayer Identification Number (EIN/TIN):	*c. Organizational DUNS:
86-6000244	08-830-2625

d. Address:

*Street 1:
Street 2:
*City: FLAGSTAFF
County/Parish:
*State: AZ
Province:
*Country: USA: United States
*Zip / Postal Code

e. Organizational Unit:

Department Name:	Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: *First Name: Stacey
Middle Name:
*Last Name: Brechler-Knaggs
Suffix:

Title: Grants and Contracts Manager

Organizational Affiliation:

*Telephone Number: 928-213-2227 Fax Number:

*Email: sknaggs@flagstaffaz.gov

Application for Federal Assistance SF-424

***9. Type of Applicant 1: Select Applicant Type:**

X. Airport Sponsor

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10. Name of Federal Agency:**

Federal Aviation Administration

11. Catalog of Federal Domestic Assistance Number:

20.106

CFDA Title:

Airport Improvement Program

***12. Funding Opportunity Number**:

NA

*Title:

NA

13. Competition Identification Number:

NA

Title:

NA

14. Areas Affected by Project (Cities, Counties, States, etc.):

***15. Descriptive Title of Applicant's Project**:

$82,150 to provide relief from rent and minimum annual guarantees to eligible small airport concessions located at primary airports.
$20,537 to provide relief from rent and minimum annual guarantees to eligible large airport concessions located at primary airports.

Attach supporting documents as specified in agency instructions.

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a. Applicant: 1 *b. Program/Project: 1

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: NA *b. End Date: NA

18. Estimated Funding ($):

*a. Federal	$102,687
*b. Applicant	$0
*c. State	$0
*d. Local	$0
*e. Other	$0
*f. Program Income	$0
*g. TOTAL	$102,687

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: . *First Name: Greg

Middle Name:

*Last Name: Clifton

Suffix:

*Title: Director

*Telephone Number: 928-213-2053 | Fax Number:

* Email: gclifton@flagstaffaz.gov

*Signature of Authorized Representative: Stacy Saltzburg Digitally signed by Stacy Saltzburg Date: 2021.11.30 09:02:27 -07'00' for | *Date Signed:

U.S. Department of Transportation Federal Aviation Administration

Airports Division Western-Pacific Region Arizona, Nevada

FAA PHX ADO 3800 N Central Ave, Ste. 1025 Phoenix, AZ 85012-2136

Concessions Rent Relief Airport Rescue Grant Agreement Transmittal Letter

December 20, 2021

Mr. Greg Clifton
City Manager
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

Dear Mr. Clifton:

Please find the following electronic Concessions Rent Relief Airport Rescue Grant Offer, **Grant No. 3-04-0015-050-2022** for Flagstaff Pulliam Airport. This letter outlines expectations for success. Please read and follow the instructions carefully.

To properly enter into this agreement, you must do the following:

a. The governing body must provide authority to execute the grant to the individual signing the grant; i.e. the sponsor's authorized representative.

b. The sponsor's authorized representative must execute the grant, followed by the attorney's certification, no later than **January 31, 2022** in order for the grant to be valid.

c. You may not make any modification to the text, terms, or conditions of the grant offer.

d. The grant offer must be digitally signed by the sponsor's legal signatory authority and then routed via email to the sponsor's attorney. Once the attorney has digitally attested to the grant, an email with the executed grant will be sent to all parties.

Subject to the requirements in 2 CFR §200.305, each Concessions Rent Relief Airport Rescue Plan Reimbursement under this grant must be made electronically via the Delphi eInvoicing System. The terms and conditions of this agreement require you draw down and expend these funds within four years.

An airport sponsor may use these funds to provide rent relief to its in-terminal concessions. Please refer to the Airport Rescue Grants Frequently Asked Questions for further information.

To receive reimbursement of your Concessions Rent Relief Airport Rescue Grant funds, upload a Concessions Rent Relief Airport Rescue Plan into Delphi. The Concessions Rent Relief Airport Rescue Plan should include enough detail to permit FAA to verify compliance with the American Rescue Plan Act (Public Law 117-2).

As part of your final reimbursement request, you are required to include in Delphi:

- A signed SF-425, *Federal Financial Report*
- A signed close-out report (a sample report is available here).

Until the grant is completed and closed, you are responsible for submitting a signed and dated SF-425 annually, due 90 days after the end of each Federal fiscal year in which this grant is open (due December 31 of each year this grant is open).

I am readily available to assist you and your designated representative with the requirements stated herein. The FAA sincerely values your cooperation in these efforts.

Sincerely,



Mike N. Williams
Manager,
Phoenix ADO

U.S. Department of Transportation Federal Aviation Administration

CONCESSIONS RENT RELIEF AIRPORT RESCUE

GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date December 20, 2021

Airport/Planning Area Flagstaff Pulliam Airport

Concessions Rent Relief Airport Rescue Grant Number 3-04-0015-050-2022

Unique Entity Identifier 088302625

TO: City of Flagstaff

(herein called the "Sponsor")

FROM: The United States of America (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the Sponsor has submitted to the FAA a Concessions Rent Relief Airport Rescue Grant Application dated November 30, 2021, for a grant of Federal funds to reimburse the Sponsor for providing relief from rent and minimum annual guarantees (MAG) to each eligible in-terminal airport concession at Flagstaff Pulliam Airport, in accordance with the American Rescue Plan Act ("ARP Act"), Public Law 117-2, Section 7102;

WHEREAS, the Sponsor has accepted the terms of this Concessions Rent Relief Airport Rescue Grant Offer (the "Offer");

WHEREAS, in consideration of the promises, representations, and assurances provided by the Sponsor, the FAA has approved the Grant Application for the Flagstaff Pulliam Airport, consisting of the following:

WHEREAS, this Concessions Rent Relief Airport Rescue Grant Agreement (the "Grant" or "Agreement") is provided in accordance with the ARP Act to provide certain amounts of grant assistance, as described below, to eligible sponsors in amounts to specific airports derived by legislative formula (See Section 7102 of the Act);

WHEREAS, this Grant hereby obligates $82,150 to in-terminal Small Airport Concessions per the ARP Act, and $20,537 to in-terminal Large Airport Concessions per the ARP Act. The obligations are to

provide relief from rent and MAG obligations, as applicable, to each eligible in-terminal airport concession in an amount that reflects each eligible in-terminal airport concession's proportional share of the total amount of the rent and MAG at Flagstaff Pulliam Airport by legislatively prescribed category (Small or Large Airport Concession), as further defined herein, for relief provided no earlier than March 11, 2021, in accordance with an FAA-approved Concessions Rent Relief Airport Rescue Plan (herein called "the Plan"), until the funds have been fully expended;

NOW THEREFORE, in accordance with the applicable provisions of the ARP Act, Public Law 117-2, Section 7102, the representations contained in the Concessions Rent Relief Airport Rescue Grant Application, and in consideration of, (a) the Sponsor's acceptance of this Offer for a Grant, the terms, conditions, and assurances of this Grant Agreement ("Grant Agreement" or "Agreement"); and, (b) the benefits to accrue to the United States and the public from the accomplishment of the Grant, and in compliance with the conditions and requirements as herein provided.

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay 100% of the allowable concessions rent and MAG relief as a result of and in accordance with this Grant Agreement.

Assistance Listings Number (Formerly CFDA Number): 20.106

This offer is made on and **SUBJECT TO THE FOLLOWING ADDITIONAL TERMS AND CONDITIONS**:

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is **$102,687**, allocated as follows:

   $20,537 ARPA Large Concessions KY2022

   $82,150 ARPA Small Concessions KZ2022

2. **Grant Performance.** This Grant Agreement is subject to the following Federal award requirements:

   a. The Period of Performance:

      1. Shall start on the date the Sponsor formally accepts this Grant and is the date signed by the last Sponsor signatory to the Grant Agreement. The end date of the Period of Performance is 4 years (1,460 calendar days) from the date of acceptance. The Period of Performance end date shall not affect, relieve, or reduce Sponsor obligations and assurances that extend beyond the closeout of this Grant.

      2. Means the total estimated time interval between the start of an initial Federal award and the planned end date, which may include one or more funded portions, or budget periods. (2 Code of Federal Regulations (CFR) § 200.1)

   b. The Budget Period:

      1. The Budget Period for this Grant is 4 years (1,460 calendar days). Pursuant to 2 CFR § 200.403(h), the Sponsor may charge to the Grant only allowable costs incurred during the Budget Period.

      2. Means the time interval from the start date of a funded portion of an award to the end date of that funded portion during which the Sponsor is authorized to expend the

funds awarded, including any funds carried forward or other revisions pursuant to § 200.308.

c. Closeout and Termination.

1. Unless the FAA authorizes a written extension, the Sponsor must submit all Grant closeout documentation and liquidate (payoff) all obligations incurred under this award no later than 120 calendar days after the end date of the Period of Performance. If the Sponsor does not submit all required closeout documentation within this time period, the FAA will proceed to close out the Grant within one year of the Period of Performance end date with the information available at the end of 120 days. (2 CFR § 200.344)

2. The FAA may terminate this Grant, in whole or in part, in accordance with the conditions set forth in 2 CFR § 200.340 or other Federal regulatory or statutory authorities as applicable.

3. **Unallowable Reimbursable Rent Relief.** The Sponsor shall not seek reimbursement for any concessions rent and MAG relief that the FAA has determined to be unallowable under the ARP Act.

4. **Final Federal Share of Reimbursable Rent Relief.** The United States' share of allowable Grant concessions rent relief is 100%.

5. **Completing the Grant without Delay and in Conformance with Requirements.** The Sponsor must carry out and provide the concessions rent and MAG relief without undue delays and in accordance with this Grant Agreement, the ARP Act, and the regulations, policies, standards, and procedures of the Secretary of Transportation ("Secretary"). Pursuant to 2 CFR § 200.308, the Sponsor agrees to report to the FAA any disengagement from the project eligible under the Grant that exceeds three months or a 25% reduction in time devoted to the Grant, and request prior approval from FAA. The report must include a reason for the stoppage. The Sponsor agrees to comply with the attached assurances, which are part of this Agreement and any addendum that may be attached hereto at a later date by mutual consent.

6. **Amendments or Withdrawals before Grant Acceptance.** The FAA reserves the right to amend or withdraw this Offer at any time prior to its acceptance by the Sponsor.

7. **Offer Expiration Date.** This Offer will expire and the United States will not be obligated to pay any part of the costs unless this Offer has been accepted by the Sponsor on or **before January 31, 2022**, or such subsequent date as may be prescribed in writing by the FAA.

8. **Improper Use of Federal Funds.** The Sponsor must take all steps, including litigation if necessary, to recover Federal funds spent fraudulently, wastefully, or in violation of Federal antitrust statutes, or misused in any other manner, including uses that violate this Grant Agreement, the ARP Act, or other provision of applicable law. For the purposes of this Grant Agreement, the term "Federal funds" means funds however used or dispersed by the Sponsor that were originally paid pursuant to this or any other Federal grant agreement(s). The Sponsor must return the recovered Federal share, including funds recovered by settlement, order, or judgment, to the Secretary. The Sponsor must furnish to the Secretary, upon request, all documents and records pertaining to the determination of the amount of the Federal share or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the Sponsor, in court or otherwise, involving the recovery of such Federal share require advance approval by the Secretary.

9. **United States Not Liable for Damage or Injury.** The United States is not responsible or liable for damage to property or injury to persons that may arise from, or relate to, this Grant Agreement, including, but not limited to, any action taken by a Sponsor related to or arising from, directly or indirectly, this Grant Agreement.

10. **System for Award Management (SAM) Registration and Unique Entity Identifier (UEI).**

    a. Requirement for System for Award Management (SAM): Unless the Sponsor is exempted from this requirement under 2 CFR 25.110, the Sponsor must maintain the currency of its information in SAM until the Sponsor submits the final financial report required under this Grant, or receives the final payment, whichever is later. This requires that the Sponsor review and update the information at least annually after the initial registration and more frequently if required by changes in information or another award term. Additional information about registration procedures may be found at the SAM website (currently at http://www.sam.gov).

    b. Unique entity identifier (UEI) means a 12-character alpha-numeric value used to identify a specific commercial, nonprofit, or governmental entity. A UEI may be obtained from SAM.gov at https://sam.gov/SAM/pages/public/index.jsf.

11. **Electronic Grant Payment(s).** Unless otherwise directed by the FAA, the Sponsor must make each payment request under this agreement electronically via the Delphi eInvoicing System for Department of Transportation (DOT) Financial Assistance Awardees.

12. **Air and Water Quality.** The Sponsor is required to comply with all applicable air and water quality standards for all concessions rent and MAG relief provided under this Grant. If the Sponsor fails to comply with this requirement, the FAA may suspend, cancel, or terminate this Grant Agreement.

13. **Financial Reporting and Payment Requirements.** The Sponsor will comply with all Federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.

14. **Buy American.** Unless otherwise approved in advance by the FAA, in accordance with 49 United States Code (U.S.C.) § 50101, the Sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured goods produced outside the United States to be used for any project for which funds are provided under this grant. The Sponsor will include a provision implementing Buy American in every contract.

15. **Audits for Sponsors.**

    PUBLIC SPONSORS. The Sponsor must provide for a Single Audit or program-specific audit in accordance with 2 CFR Part 200. The Sponsor must submit the audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at http://harvester.census.gov/facweb/. Upon request of the FAA, the Sponsor shall provide one copy of the completed audit to the FAA. Sponsors that expend less than $750,000 in Federal awards and are exempt from Federal audit requirements must make records available for review or audit by the appropriate Federal agency officials, State, and Government Accountability Office. The FAA and other appropriate Federal agencies may request additional information to meet all Federal audit requirements.

16. **Suspension or Debarment.** When entering into a "covered transaction" as defined by 2 CFR § 180.200, the Sponsor must:

    a. Verify the non-Federal entity is eligible to participate in this Federal program by:

1. Checking the excluded parties list system (EPLS) as maintained within the System for Award Management (SAM) to determine if the non-Federal entity is excluded or disqualified; or

2. Collecting a certification statement from the non-Federal entity attesting the entity is not excluded or disqualified from participating; or

3. Adding a clause or condition to covered transactions attesting the individual or firm is not excluded or disqualified from participating.

b. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions (e.g., subcontracts).

c. Immediately disclose to the FAA whenever the Sponsor (1) learns the Sponsor has entered into a covered transaction with an ineligible entity, or (2) suspends or debars a contractor, person, or entity.

17. **Ban on Texting While Driving.**

a. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the Sponsor is encouraged to:

1. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers, including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal government, including work relating to this Grant or subgrant funded by this Grant.

2. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:

A. Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and

B. Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

b. The Sponsor must insert the substance of this clause on banning texting while driving in all subgrants, contracts, and subcontracts funded by this Grant.

18. **Trafficking in Persons.**

a. You as the recipient, your employees, subrecipients under this Grant, and subrecipients' employees may not –

1. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;

2. Procure a commercial sex act during the period of time that the award is in effect; or

3. Use forced labor in the performance of the award or subawards under this Grant.

b. The FAA as the Federal awarding agency may unilaterally terminate this award, without penalty, if you or a subrecipient that is a private entity –

1. Is determined to have violated a prohibition in paragraph a. of this condition; or

2. Has an employee who is determined by the agency official authorized to terminate the Grant Agreement to have violated a prohibition in paragraph a. of this condition through conduct that is either –

A. Associated with performance under this Grant Agreement; or

B. Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement),"as implemented by the FAA at 2 CFR Part 1200.

c. You must inform us immediately of any information you receive from any source alleging a violation of a prohibition in paragraph a. of this condition during this Grant Agreement.

d. Our right to terminate unilaterally that is described in paragraph a. of this condition:

1. Implements section 106(g) of the Trafficking Victims Protection Act of 2000, as amended (22 U.S.C. § 7104(g)), and

2. Is in addition to all other remedies for noncompliance that are available to the FAA under this Grant Agreement.

19. **Employee Protection from Reprisal.**

a. Prohibition of Reprisals —

1. In accordance with 41 U.S.C. § 4712, an employee of a grantee or subgrantee may not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in sub-paragraph a2. of this condition, information that the employee reasonably believes is evidence of:

a. Gross mismanagement of a Federal grant;
b. Gross waste of Federal funds;
c. An abuse of authority relating to implementation or use of Federal funds;
d. A substantial and specific danger to public health or safety; or
e. A violation of law, rule, or regulation related to a Federal grant.

2. Persons and bodies covered: The persons and bodies to which a disclosure by an employee is covered are as follows:

a. A member of Congress or a representative of a committee of Congress;
b. An Inspector General;
c. The Government Accountability Office;
d. A Federal employee responsible for oversight or management of a grant program at the relevant agency;
e. A court or grand jury;
f. A management official or other employee of the Sponsor, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct; or
g. An authorized official of the Department of Justice or other law enforcement agency.

3. Submission of Complaint — A person who believes that they have been subjected to a reprisal prohibited by paragraph a. of this section may submit a complaint regarding the reprisal to the Office of Inspector General (OIG) for the U.S. Department of Transportation.

4. Time Limitation for Submittal of a Complaint — A complaint may not be brought under this subsection more than three years after the date on which the alleged reprisal took place.

5. Required Actions of the Inspector General — Actions, limitations, and exceptions of the Inspector General's office are established under 41 U.S.C. § 4712(b).

6. Assumption of Rights to Civil Remedy — Upon receipt of an explanation of a decision not to conduct or continue an investigation by the Office of Inspector General, the person submitting a complaint assumes the right to a civil remedy under 41 U.S.C. § 4712(c).

20. **Limitations.** Nothing provided herein shall be construed to limit, cancel, annul, or modify the terms of any Federal grant agreement(s), including all terms and assurances related thereto, that have been entered into by the Sponsor and the FAA prior to the date of this Grant Agreement.

21. **Face Coverings Policy.** The Sponsor agrees to implement a face-covering (mask) policy to combat the spread of pathogens. This policy must include a requirement that all persons wear a mask, in accordance with Centers for Disease Control (CDC) and Transportation Security Administration (TSA) requirements, as applicable, at all times while in all public areas of the airport property, except to the extent exempted under those requirements. This special condition requires the Sponsor continue to require masks until Executive Order 13998, Promoting COVID-19 Safety in Domestic and International Travel is no longer effective.

22. **Small and Large Concessions Rent Relief Set-Asides.** The Sponsor agrees that funds under this Grant are available for the Sponsor to provide relief from rent and MAG to eligible in-terminal Small Airport Concessions, per the Act, in the amount listed in condition 1 above, and for the Sponsor to provide relief from rent and MAG to eligible in-terminal Large Airport Concessions, per the Act, in the amount listed in condition 1 above. The Sponsor shall provide relief from rent and MAG from March 11, 2021, until the Sponsor has provided relief equaling the total grant amount, to the extent practicable and to the extent permissible under State laws, local laws, and applicable trust indentures.

23. **Concessions Rent Relief Airport Rescue Plan.** The Sponsor agrees to submit to the FAA a Concessions Rent Relief Airport Rescue Plan ("the Plan") identifying the in-terminal Small and Large Airport Concessions, as defined in 49 CFR § 23.3, eligible to receive proportional funding under this Grant, in accordance with the ARP Act. The Sponsor agrees that the FAA will reimburse the Sponsor after the FAA accepts the Plan submitted by the Sponsor. The Sponsor agrees the Plan will include all elements as prescribed by the FAA to facilitate review of reimbursement payments that comply with the ARP Act.

24. **Small Airport Concessions Rent Relief Set-Aside.** The Sponsor's Plan must specify relief from rent and MAG obligations to eligible in-terminal Small Airport Concession, meaning a small concession business with gross receipts, averaged over the previous three fiscal years, of less than $56,420,000; or joint ventures as defined in 49 CFR § 23.3. The Sponsor agrees that relief provided to eligible in-terminal Small Airport Concessions will be a proportional share based on rent and MAG collected during a baseline time-period.

25. **Large Airport Concessions Rent Relief Set-Aside.** The Sponsor's Plan must specify relief from rent and MAG obligations to eligible in-terminal Large Airport Concessions, meaning a concession as defined in 49 CFR § 23.3, that has gross receipts, averaged over the previous three fiscal years, of more than $56,420,000. The Sponsor agrees that relief provided to eligible in-terminal Large Airport Concessions will be a proportional share based on rent and MAG collected during a baseline time-period.

26. **Adjustments to Proportionality among Airport Concessions.**

    a. **Adjustments to Proportionality among Airport Concessions Set-Aside.** The Sponsor agrees that the FAA may approve reimbursement under the Act for rent and MAG relief provided to eligible in-terminal Airport Concessions on a proportional share based on rent and MAG collected during a baseline time-period. Adjustments from this proportionality amongst Airport Concessions within a respective Small or Large Concession Set-Aside are limited; must be supported by evidence and specific circumstances; and must be approved by the FAA prior to reimbursement. The Sponsor agrees the Plan will include all elements as prescribed by the FAA to facilitate review of reimbursement payments that comply with the ARP Act.

    b. **Adjustments between Small and Large Concession Set-Asides.** The Sponsor agrees that the FAA may approve reimbursement under the Act for concessions rent and MAG relief provided to eligible in-terminal Airport Concessions on a proportional share based on rent and MAG collected during a baseline time-period. Adjustments from this proportionality between Small and Large Concession Set-Asides are limited, must be supported by evidence and specific circumstances, and must be approved by the FAA prior to reimbursement. The Sponsor agrees the Plan will include all elements as prescribed by the FAA to facilitate review of reimbursement payments that comply with ARP Act.

27. **Sponsor Certification of Reimbursement Request.** To be reimbursed, the Sponsor shall provide the FAA with the Plan, and reporting data as requested, in lieu of invoices, and shall certify all information submitted is true and correct. The Sponsor may not use funds allocated herein for other airport purposes.

28. **Concession's Certification of Relief Funds.** Each airport concession to be provided relief with Grant funds shall certify to the Sponsor, prior to the Sponsor submitting a Plan, it has not and will not apply for other Federal assistance for the purpose of receiving rent and MAG relief on or after March 11, 2021.

The Sponsor's acceptance of this Offer and ratification and adoption of the Grant Application incorporated herein shall be evidenced by execution of this instrument by the Sponsor, as hereinafter provided, and this Offer and acceptance shall comprise a Grant, as provided by the ARP Act, constituting the contractual obligations and rights of the United States and the Sponsor with respect to the accomplishment of the purpose of the ARP Act and compliance with the conditions as provided herein. Further, this Grant, inclusive of all terms, conditions, and assurances provided there, and become effective upon the Sponsor's acceptance of this Offer.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

Dated December 20, 2021

UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION



(Signature)

Mike N Williams

(Typed Name)

Manager, Phoenix Airports District Office

(Title of FAA Official)

Part II - Acceptance

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Grant Application and incorporated materials referred to in the foregoing Offer under Part I of this Grant Agreement, and does hereby accept this Offer and by such acceptance agrees to comply with all of the terms and conditions in this Offer and in the Grant Application and all applicable terms and conditions provided for in the ARP Act and other applicable provisions of Federal law.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct. [1]

Dated

City of Flagstaff

(Name of Sponsor)

(Signature of Sponsor's Designative Official/Representative)

By: _____

(Type Name of Sponsor's Designative Official/Representative)

Title: _____

(Title of Sponsor's Designative Official/Representative)

[1] Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. Section 1001 (False Statements) and could subject you to fines, imprisonment, or both.

CERTIFICATE OF SPONSOR'S ATTORNEY

I, , acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of __Arizona__. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said State and the ARP Act. The Sponsor understands funding made available under this Grant Agreement may only be used for concessions and MAG Relief. Further, it is my opinion the foregoing Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

Dated at

By:

(Signature of Sponsor's Attorney)

CONCESSIONS RENT RELIEF AIRPORT RESCUE GRANT ASSURANCES

AIRPORT SPONSORS

A. General.

1. These Concession Rent Relief Airport Rescue Grant Assurances are required to be submitted as part of the application by sponsors requesting funds under the provisions of the American Rescue Plan Act of 2021 ("ARP Act," or "the Act"), Public Law 117-2. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.

2. Upon acceptance of this Grant Offer by the sponsor, these assurances are incorporated into and become part of this Concessions Rent Relief Airport Rescue Grant Agreement.

B. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this Grant, that:

It will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Grant including, but not limited to, the following:

FEDERAL LEGISLATION

a. 49 U.S.C. Chapter 471, as applicable

b. Davis-Bacon Act — 40 U.S.C. 276(a), et. seq.

c. Federal Fair Labor Standards Act — 29 U.S.C. 201, et. seq.

d. Hatch Act — 5 U.S.C. 1501, et. seq.[2]

e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Title 42 U.S.C. 4601, et. seq.

f. National Historic Preservation Act of 1966 — Section 106 — 16 U.S.C. 470(f).

g. Archeological and Historic Preservation Act of 1974 — 16 U.S.C. 469 through 469c.

h. Native Americans Grave Repatriation Act — 25 U.S.C. Section 3001, et. seq.

i. Clean Air Act, P.L. 90-148, as amended.

j. Coastal Zone Management Act, P.L. 93-205, as amended.

k. Flood Disaster Protection Act of 1973 — Section 102(a) — 42 U.S.C. 4012a.

l. Title 49, U.S.C., Section 303, (formerly known as Section 4(f)).

m. Rehabilitation Act of 1973 — 29 U.S.C. 794.

n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin).

o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.), prohibits discrimination on the basis of disability).

p. Age Discrimination Act of 1975 — 42 U.S.C. 6101, et. seq.

q. American Indian Religious Freedom Act, P.L. 95-341, as amended.

r. Architectural Barriers Act of 1968 — 42 U.S.C. 4151, et. seq.

s. Power plant and Industrial Fuel Use Act of 1978 — Section 403- 2 U.S.C. 8373.

t. Contract Work Hours and Safety Standards Act — 40 U.S.C. 327, et. seq.

u. Copeland Anti-kickback Act — 18 U.S.C. 874.1.

v. National Environmental Policy Act of 1969 — 42 U.S.C. 4321, et. seq.

w. Wild and Scenic Rivers Act, P.L. 90-542, as amended.

x. Single Audit Act of 1984 — 31 U.S.C. 7501, et. seq.[2]

y. Drug-Free Workplace Act of 1988 — 41 U.S.C. 702 through 706.

z. The Federal Funding Accountability and Transparency Act of 2006, as amended (Pub. L. 109-282, as amended by section 6202 of Pub. L. 110-252).

EXECUTIVE ORDERS

a. Executive Order 11246 – Equal Employment Opportunity

b. Executive Order 11990 – Protection of Wetlands

c. Executive Order 11998 – Flood Plain Management

d. Executive Order 12372 – Intergovernmental Review of Federal Programs

e. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction

f. Executive Order 12898 – Environmental Justice

g. Executive Order 14005 – Ensuring the Future Is Made in All of America by All of America's Workers.

FEDERAL REGULATIONS

a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).

b. 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.[3, 4]

c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.

d. 28 CFR Part 35 – Discrimination on the Basis of Disability in State and Local Government Services.

e. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964.

f. 29 CFR Part 1 – Procedures for predetermination of wage rates.[1]

g. 29 CFR Part 3 – Contractors and subcontractors on public building or public work financed in whole or part by loans or grants from the United States.[1]

h. 29 CFR Part 5 – Labor standards provisions applicable to contracts covering Federally financed and assisted construction (also labor standards provisions applicable to non-construction contracts subject to the Contract Work Hours and Safety Standards Act).[1]

i. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally assisted contracting requirements).[1]

j. 49 CFR Part 20 – New restrictions on lobbying.

k. 49 CFR Part 21 – Nondiscrimination in Federally assisted programs of the Department of Transportation - effectuation of Title VI of the Civil Rights Act of 1964.

l. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.

m. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Program.

n. 49 CFR Part 27 – Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance.[1]

o. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities conducted by the Department of Transportation.

p. 49 CFR Part 30 – Denial of public works contracts to suppliers of goods and services of countries that deny procurement market access to U.S. contractors.

q. 49 CFR Part 32 – Government-wide Requirements for Drug-Free Workplace (Financial Assistance).

r. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).

s. 49 CFR Part 41 – Seismic safety of Federal and Federally assisted or regulated new building construction.

FOOTNOTES TO CONCESSIONS RENT RELIEF AIRPORT RESCUE GRANT ASSURANCE B

[1] These laws do not apply to airport planning sponsors.
[2] These laws do not apply to private sponsors.
[3] Cost principles established in 2 CFR Part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
[4] Audit requirements established in 2 CFR Part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations, or circulars are incorporated by reference in this Grant Agreement.

1. Purpose Directly Related to the Airport

It certifies that the reimbursement sought is for a purpose directly related to the airport.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this Grant, and to finance and carry out the proposed grant; that an official decision has been made by the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing

and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this Grant and to finance and carry out the proposed Grant and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Good Title.

It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

4. Preserving Rights and Powers.

a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish, or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

b. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with this Grant Agreement.

c. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to insure that the airport will be operated and maintained in accordance Title 49, United States Code, the regulations, and the terms and conditions of this Grant Agreement.

5. Accounting System, Audit, and Record Keeping Requirements.

a. It shall keep all Grant accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this Grant, the total cost of the Grant in connection with which this Grant is given or used, and the amount or nature of that portion of the cost of the Grant supplied by other sources, and such other financial records pertinent to the Grant. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.

b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this Grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a Grant or relating to the Grant in connection with which this Grant was given or used, it shall file a certified copy of such audit with the Comptroller General

of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

6. Exclusive Rights.

The sponsor shall not grant an exclusive right to use an air navigation facility on which this Grant has been expended. However, providing services at an airport by only one fixed-based operator is not an exclusive right if—

a. it is unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide the services; and

b. allowing more than one fixed-based operator to provide the services requires a reduction in space leased under an agreement existing on September 3, 1982, between the operator and the airport.

7. Airport Revenues.

a. The Sponsor agrees that funds under this Grant are available for the Sponsor to provide relief from rent and MAG to eligible in-terminal Airport Concessions, per the ARP Act. Apart from this relief, in no event shall airport revenue or grant reimbursement proceeds be used for any purpose beyond the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport(s).

8. Reports and Inspections.

It will:

a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

b. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:

1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and

2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

9. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any activity conducted with, or benefiting from, funds received from this Grant.

a. Using the definitions of activity, facility, and program as found and defined in §§ 21.23 (b) and 21.23 (e) of 49 CFR Part 21, the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.

b. Applicability

1. Programs and Activities. If the sponsor has received a grant (or other Federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.

2. Facilities. Where it receives a grant or other Federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.

3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of, real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration

The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or

2. So long as the sponsor retains ownership or possession of the property.

d. Required Solicitation Language

It will include the following notification in all solicitations for bids, Requests for Proposals for work, or material under this Grant and in all proposals for agreements, including airport concessions, regardless of funding source:

"The **City of Flagstaff**, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, disadvantaged business enterprises and airport concession disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."

e. Required Contract Provisions.

1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally assisted programs of the DOT, and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally assisted programs of the DOT Acts and regulations.

2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.

3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.

4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin, creed, sex, age, or handicap as a covenant running

with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:

A. For the subsequent transfer of real property acquired or improved under the applicable activity, grant, or program; and

B. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, grant, or program.

C. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.

D. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

10. Foreign Market Restrictions.

It will not allow funds provided under this Grant to be used to fund any activity that uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

11. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1936 (31 U.S.C. 3801).

11. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Christina Rubalcava, Senior Assistant City Attorney CR
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Consideration and Adoption of Resolution No. 2022-02: A resolution approving Binding Waivers of Enforcement for twenty-two parcels of land located in the City of Flagstaff.

STAFF RECOMMENDED ACTION:

1) Read Resolution No. 2022-02 by title only
2) City Clerk reads Resolution No. 2022-02 by title only (if approved above)
3) Adopt Resolution No. 2022-02

Executive Summary:

On November 17, 2020, the Flagstaff City Council adopted a land use law, Ordinance 2020-28, generally referred to as the High Occupancy Housing amendments, which made various amendments to the Flagstaff Zoning Code.

Arizona Revised Statutes §12-1134 ("Prop 207") allows a property owner to seek just compensation when a city adopts a land use law that reduces the property owner's existing rights to use, divide, sell, or possess private real property and such action reduces the fair market value of the property.

The property owners listed in the attached Binding Waiver of Enforcement filed claims for just compensation under Prop 207, asserting that the amendments to the Flagstaff Zoning Code adopted by Ordinance 2020-28 reduced their rights to use their respective properties and thereby collectively reduced the fair market value of the 22 properties by approximately $186 million.

In response to a claim for just compensation under Prop 207, a city may reach an agreement with the property owner on the demanded compensation, deny the demanded compensation and defend such denial in litigation, amend the land use law, repeal the land use law, or issue to the property owner a binding waiver of enforcement of the land use law on the owner's specific parcels.

If the City Council approves and adopts the attached resolution approving the Binding Waiver of Enforcement for the 22 properties identified therein, these properties will not be subject to the High Occupancy Housing amendments adopted by Ordinance 2020-28.

Financial Impact:

Adoption of the resolution and approval of the Binding Waivers of Enforcement will moot the pending claims for just compensation.

Policy Impact:

None.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

None.

Has There Been Previous Council Decision on This:

No.

Attachments:

Res. 2022-02
Ex. A Binding Waiver of Enforcement
HOH Ord. 2020-28
HOH Res. 2020-59
Presentation

RESOLUTION NO. 2022-02

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING BINDING WAIVERS OF ENFORCEMENT FOR TWENTY-TWO PARCELS OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF FLAGSTAFF

RECITALS:

WHEREAS, on November 17, 2020, the Flagstaff City Council adopted a land use law, Ordinance 2020-28, which made various amendments to the Flagstaff Zoning Code; and

WHEREAS, the owners identified in Exhibit A, attached hereto, owned their respective parcels of land ("Properties") on November 17, 2020; and

WHEREAS, Arizona Revised Statutes §12-1134 ("Prop 207") allows a property owner to seek just compensation when a city adopts a land use law that reduces the property owner's existing rights to use, divide, sell, or possess private real property and such action reduces the fair market value of the property; and

WHEREAS, the property owners identified in Exhibit A filed claims for just compensation under Prop 207, asserting that the amendments to the Flagstaff Zoning Code adopted by Ordinance 2020-28 reduced their rights to use the twenty-two Properties and thereby reduced the fair market value of the Properties; and

WHEREAS, in response to a claim for just compensation under Prop 207, a city may issue to the property owner a binding waiver of enforcement of the land use law on the owner's specific parcels.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. That the Binding Waiver of Enforcement, which is attached hereto as Exhibit A, is hereby approved and the Mayor is authorized to execute the Binding Waiver of Enforcement, waiving enforcement of Ordinance 2020-28 as to the twenty-two Properties identified therein.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 18th day of January, 2022.

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Exhibits:
Exhibit A – Binding Waiver of Enforcement

WHEN RECORDED, MAIL TO:

Flagstaff City Clerk
Stacy Saltzburg
211 W. Aspen Avenue
Flagstaff, AZ 86001

BINDING WAIVER OF ENFORCEMENT

THIS BINDING WAIVER OF ENFORCEMENT (this "Waiver") is granted by the City of Flagstaff, an Arizona municipal corporation (the "City").

RECITALS:

A. On November 17, 2020, the Flagstaff City Council adopted a land use law, Ordinance 2020-28, which made various amendments to the Flagstaff Zoning Code.

B. The respective owners of the following parcels in Flagstaff, (collectively "the Properties") owned the Properties on the date of enactment listed above:

	APN	Property Owner	Address
1.	112-24-009	Bruce D. Sidlinger	1650 South Plaza Way
2.	112-24-010A	Bruce D. Sidlinger	None [a portion of Lot 10, Woodlands Village Unit 1]
3.	111-02-004T	Bruce D. Sidlinger	2251 North Kramer Street
4.	103-03-020	Vestar University Plaza, LLC	1107 South Plaza Way
5.	103-20-063	Vestar University Plaza, LLC	1300 South Plaza Way
6.	101-28-005H	Axxo Holdings LLC	None [Section 15, Township 21N, Range 7E]
7.	112-24-010B	Axxo Holdings LLC	1580 South Plaza Way
8.	106-07-033C	Matthew Peace	1911 South Herold Ranch Road
9.	101-22-001B	522 Route 66, LLC	418 East Route 66
10.	101-25-001B	522 Route 66, LLC	402 North Switzer Canyon Drive
11.	114-11-019	Henderson Revocable Trust DTD 11-18-11	651 North Inland Shores Drive

12.	107-30-014	Henderson Revocable Trust DTD 11-18-11	2133 North Walgreens Street
13.	113-26-003W	Henderson Revocable Trust DTD 11-18-11	4366 East Huntington Drive
14.	106-01-003	Franciszek Turza	1580 East Route 66
15.	100-08-009	Bonito Partners, LLC	516 West Cherry Avenue
16.	109-05-081A	Cedar West Capital, LLC	1500 East Cedar Avenue #1
17.	109-05-001G	Cedar West Capital, LLC	1500 East Cedar Avenue #1
18.	112-01-156	VP 66 & Woody Mountain, LLC	None [Timber Sky Block 1]
19.	112-01-157	VP 66 & Woody Mountain, LLC	None [Timber Sky Block 2]
20.	Tract ZZ of 112-01-166	VP 66 & Woody Mountain, LLC	None [Timber Sky Tract ZZ]
21.	104-14-003C	JP325, LLC	None [Juniper Point]
22.	104-14-001B	JP325, LLC	2000 East John Wesley Powell Boulevard

C. Arizona Revised Statutes §12-1134 ("Prop 207") allows a property owner to seek just compensation when a city adopts a land use law that reduces the property owner's existing rights to use, divide, sell, or possess private real property and such action reduces the fair market value of the property.

D. In November and December 2021, the owners of the Properties filed with the City a request for just compensation pursuant to Prop 207.

E. In response to a claim for just compensation under Prop 207, a city may reach an agreement to issue to the property owner a binding waiver of enforcement of the land use law on the owner's specific parcels.

NOW, THEREFORE, the City of Flagstaff does hereby declare as follows:

1) Incorporation of Recitals. The recitals stated above are true and correct and are incorporated herein.

2) Binding Waiver of Enforcement. That the amendments to the Flagstaff Zoning Code adopted by Ordinance 2020-28 shall not be enforced nor applicable to the entirety, or any portion of the Properties.

3) Recordation. This Binding Waiver of Enforcement shall be adopted by Resolution of the Flagstaff City Council and recorded in its entirety in the Official Records of Coconino County, Arizona, not later than ten (10) days after this Waiver takes effect.

4) Covenants Running with Land; Inurement. The covenants, conditions, terms, and provisions of this Waiver relating to use of the Properties shall run with the Properties.

5) Governing Law. This Waiver, and all rights and obligations created hereby, shall be determined and governed by the laws of the State of Arizona.

IN WITNESS WHEREOF, this Waiver is approved by the Flagstaff City Council through the adoption of Resolution 2022-__.

City of Flagstaff

_____
Mayor

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

STATE OF ARIZONA)
COUNTY OF COCONINO)

ACKNOWLEDGMENT

On this _____ day of _____, 202__, before me, a Notary Public, personally appeared Paul Deasy, Mayor of the City Flagstaff, known to be or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same on behalf of the City of Flagstaff, for the purposes therein contained.

_____
Notary Public

My Commission Expires: _____

ORDINANCE NO. 2020-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, FLAGSTAFF ZONING CODE, BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED *"CASE NO. PZ-19-00125 UPDATES TO ZONING CODE 2020 – HIGH OCCUPANCY HOUSING LAND USE"*; PROVIDING FOR PENALTIES, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City of Flagstaff wishes to amend Title 10 Flagstaff Zoning Code of the Flagstaff City Code, to implement the High Occupancy Housing Plan by adopting modifications to the land use and property development tables, specific to use standards, parking standards, definitions, and the appendixes; and

WHEREAS, a citizen review session was held at the Planning Commission work session on September 23, 2020, to discuss the proposed Zoning Code text amendment in accordance with Section 10-20.50.040 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission held public hearing on October 28, 2020, and provided a recommendation to City Council on proposed Zoning Code text amendment; and

WHEREAS, the Council has read and considered the staff report prepared by the Planning and Development Services section of the Community Development division and all attachments to those reports, and the Council finds that the proposed Zoning Code text amendment is in conformance with the General Plan, and the findings of Section 10- 20.50.040 of the Flagstaff Zoning Code have been met; and

WHEREAS, that certain document known as "*Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use*", one (1) paper copy and one (1) electronic copy of which are on file with the City Clerk in compliance with A.R.S. § 44-7041, was declared to be a public record by Resolution No. 2020-59.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. That certain document known as "*Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use*", one(1) paper copy and (1) electronic copy are on file in the office of the City Clerk of the City of Flagstaff, Arizona, which document is declared a public record by Resolution No. 2020-59 of the City of Flagstaff, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

SECTION 3. The Zoning Code text amendment is consistent with and conforms to the goals of the Regional Plan.

SECTION 4. The amendment requested in the application will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will add to the public good as described in the General Plan.

SECTION 5. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

SECTION 6. Repeal of Conflicting Ordinances

All ordinances and parts of ordinances in conflict with the provisions of the code adopted herein are hereby repealed.

SECTION 7. Severability

If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 8. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION 9. Effective Date

This resolution shall be effective on March 1, 2021.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 17th day of November, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION NO. 2020-59

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "*CASE NO. PZ-19-00125 UPDATES TO ZONING CODE 2020 – HIGH OCCUPANCY HOUSING LAND USE*"

RECITALS:

WHEREAS, pursuant to A.R.S. § 9-802 a municipality may enact or amend provisions of the City Code by reference to a public record, provided that the adopting ordinance is published in full;

WHEREAS, the City of Flagstaff wishes to incorporate by reference amendments to the Flagstaff Zoning Code, Ordinance No. 2020-59, by first declaring said amendments to be a public record.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

That certain document known as *"Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use"* attached hereto as Exhibit A is hereby declared to be a public record, and one (1) paper copy and one (1) electronic copy shall remain on file with the City Clerk in compliance with A.R.S. § 44-7041, and said copies shall remain on file with the City Clerk.

SECTION 2. Effective Date.

This resolution shall be effective on March 1, 2021.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 17th day of November, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibits:
A. Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use

Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use

Amendment for Adoption in Flagstaff Zoning Code

HOW TO READ THIS DOCUMENT

Unless otherwise stated, existing provisions that are being deleted are shown in bold red strikethrough text, like this: ~~**Provisions that are being deleted are shown with a bold red strikethrough text.**~~

Provisions that are being added are shown in bold blue text, like this: **Provisions that are being added are shown in bold blue text.**

Graphics/Figures that are being deleted are indicated with an "X" over the graphic/figure.

Graphics/Figures that are being added are indicated with a border  around the graphic/figure.

Tables that are being deleted are indicated with an "X" over the Tables.

Tables that are being added are indicated with a thick border  around the Tables.

Bold blue capitalized text, **BOLD BLUE CAPITALIZED TEXT LIKE THIS**, are additions that the City Council made at the November 17, 2020 City Council Meeting

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.030 Residential Zones, Subsection B. Residential Zones – Allowed Uses, as follows:

Section 10-40.30.030 Residential Zones

B. Residential Zones – Allowed Uses. The allowed land uses of each of the Residential Zones are shown in Table 10-40.30.030.B.

Table 10-40.30.030.B.
Residential Zones – Allowed Uses.

Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Ranching, Forestry and Animal Keeping								
Animal Keeping	10-40.60.070	P[6]	P[6]	--	--	--	--	--
Recreation, Education and Assembly								
Commercial Campgrounds	10-40.60.130	UP	--	--	--	--	--	--
Equestrian Recreational Facilities		UP	UP	UP	--	--	--	--
Golf Courses and Facilities		UP	UP	UP	--	--	--	--

Libraries, Museums		UP	UP	UP	UP	UP	UP	UP
Meeting Facilities, Public and Private	10-40.60.230							
Regional		--	--	--	--	--	--	--
Neighborhood		P/UP[2]	P/UP[2]	P/UP[2]	P/UP[2]	P/UP[2]	P/UP[2]	P/UP[2]
Outdoor Public Uses, General		P	P	P	--	P	P	P
Places of Worship		P/UP[5]	P/UP[5]	P/UP[5]	P/UP[5]	P/UP[5]	P/UP[5]	P/UP[5]
Schools – Private		P	P	P	P	P	P	P
Schools – Public and Charter		P[3]	P[3]	P[3]	P[3]	P	P	P[3]
Trade Schools		--	--	--	--	--	--	--
Residential								
Co-housing	10-40.60.120	P	P	PRD	--	P	P	--
Congregate Care Facilities		UP	UP	UP	UP	P	P	UP
Day Care, Centers	10-40.60.150.B	UP	UP	UP	UP	UP	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P	P
Development, Duplex		PRD	PRD	PRD	P	P	P	--
Development - Cluster, Single-Family	10-40.60.170	P	P	— PRD	--	--	--	--
Development, Multiple-Family		PRD	PRD	PRD	--	P	P	--
Development, Single-Family		P	P	P	P	PRD[4]	PRD[4]	P
Dormitories		--	--	--	--	UP	UP	--
Group Home		P	P	P	P	P	P	P
High Occupancy Housing Development, Single-Family	**10-40.60.175**	**UP**	**UP**	**UP**	**UP**	**UP/PRD**	**UP/PRD**	**UP**
High Occupancy Housing Development, Two-units	**10-40.60.175**	**UP/PRD**	**UP/PRD**	**UP/PRD**	**UP**	**UP**	**UP**	**--**
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP/PRD**	**UP/PRD**	**UP/PRD**	**--**	**UP**	**UP**	**--**

High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP/PRD**	**UP/PRD**	**UP/PRD**	**--**	**UP**	**UP**	**--**
Home Occupation	10-40.60.180	P	P	P	P	P	P	P
Institutional Residential								
Custodial Care Facilities		UP	UP	UP	UP	UP	UP	UP
Homeless Shelters	10-40.60.190							
Emergency Shelters		UP	UP	UP	UP	UP	UP	UP
Short Term Housing		UP	UP	UP	UP	UP	UP	UP
Transitional Housing		UP	UP	UP	UP	UP	UP	UP
Sheltered Care Homes		UP	UP	UP	UP	UP	UP	UP
Nursing Homes		--	UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	--	--	--	--	UP/PRD	UP/PRD	--
Manufactured Home	10-40.60.210	--	--	--	--	--	--	P
Manufactured Home Park	10-40.60.210.D	--	--	--	--	--	--	P
Manufactured Home Subdivision	10-40.60.210.C	--	--	--	--	--	--	P
Mobile Home		--	--	--	--	--	--	P
Planned Residential Development	10-40.60.280	P	P	P	P	P	P	--
~~**Rooming and Boarding Facilities**~~		~~--~~	~~**UP**~~	~~--~~	~~--~~	~~**UP**~~	~~**UP**~~	~~**UP**~~
Single Room Occupancy, Fraternities and Sororities		--	--	--	--	UP	UP	--
Retail Trade								
Neighborhood Market								
≤ 1,500 sf		--	--	UP	--	--	--	UP
≤ 2,500 sf		--	--	--	--	UP	--	--
≤ 5,000 sf		--	--	--	--	--	UP	--
Offices		--	--	--	--	--	UP	--

Services								
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P	P
Cemeteries		UP	UP	UP	--	UP	UP	UP
Hospitals		UP	UP	UP	UP	UP	UP	UP
Public Services								
Emergency Services		UP	UP	UP	UP	UP	UP	UP
Public Services Minor		P	P	P	P	P	P	P
Public Services Major		--	--	--	--	--	--	--
Telecommunications Facilities								
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Antenna-supporting Structure	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P	P
Colocation Facility	10-40.60.310	P	P	P	UP	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P	P
Transportation and Infrastructure								
Accessory Wind Energy Systems	10-40.60.040	P	P	P	--	P	P	P
Urban Agriculture								
Community Garden	10-40.60.140	P	P	P	P	P	P	P
Nurseries		UP	--	--	--	--	--	--

End Notes
1. A definition of each listed use type is in Chapter 10-80, Definitions.
2. A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.
3. Charter schools proposed in existing single-family residences shall be located on residential lots one acre or greater. Charter schools shall be subject to the review processes established in A.R.S. §15-189.01., as amended.

4.	Existing single-family uses and lots recorded in MR and HR, prior to the effective date of this Zoning Code, are considered legal, conforming uses.
5.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.
6.	Use is allowed only on a lot or parcel with a net lot area of five acres, or greater.

Key	
P	= Permitted Use
UP	= Conditional Use – Requires the Approval of a Conditional Use Permit
PRD	= Allowed Use only when part of a Planned Residential Development (see Section 10-40.60.280)
UP/PRD	= Conditional Use – Requires the Approval of a Conditional Use Permit, and the use shall be part of a Planned Residential Development (see Section 10-40.60.280)
- -	= Use Not Allowed

Section 2. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.030 Residential Zones, Subsection C. Residential Zones – Building Form Standards and Property Development Standards, as follows:

10-40.30.030 Residential Zones

C. Residential Zones – Building Form Standards and Property Development Standards. The building form and property development standards shown in Table 10-40.30.030.C. shall apply to all property within the corresponding residential zone.

Table 10-40.30.030.C.
Residential Zones – Building Form and Property Development Standards.

	Residential Zones						
	RR	**ER**	**R1**	**R1N**	**MR**	**HR**	**MH**
Residential development subdivided by a plat that was recorded before December 5, 2011							
Lot sizes	(1) Lot sizes and setbacks shall be provided in accordance with the requirements delineated on the final plat approved by the City Council and recorded. When a recorded plat does not have setbacks delineated, the Building Placement Requirements of this table shall govern. (2) Any lot(s) created or reconfigured in accordance with the subdivision code shall conform with the current requirements of						
Setbacks							

	the property's zone, unless alternate lot sizes and setbacks are approved by the City Council on a final plat that is recorded.						
Building Placement Requirements							
Setbacks							
Front (min.)							
2nd Floor and Below	75'	50'	15'	15'	10'	10'	15'
Above 2nd Floor	75'	50'	15'	15'	15'	15'	15'
For Parking	--	--	25'[1]	--	--	--	--
Side (min.)							
Side Yard	10'	20'min./ 45'total	8'	6'	5'	5'	8'
Street Side Yard	25'	20'	15'	6'	5'	5'	12'
Rear (min.)	10'	60'	25'[2]	15'	15'[3]	15'[3]	10'
Building Form Requirements							
Building Height (max.)[12,13, and 14]	35'	35'	35'	35'	35'	60'[4]	30'
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%
Density Requirements (See Division 10-30.20, Affordable Housing Incentives)							
Gross Density (units/acre)							
Min.	--	--	2	2	6	10	--
~~**Max. Outside the RPO**~~	~~**1**~~	~~**1**~~	~~**6**~~	~~**14**~~	~~**14**~~	~~**29**[5]~~	~~**11**~~
Maximum without the Resource Protection Overlay (RPO)	**1**	**1**	**6**	**14**	**14**	**29**[5]	**11**
Maximum with the RPO, inside of a pedestrian shed of an activity center[(18)]	**1**	**1**	**6**	**14**	**14**	**29**[5]	**11**
~~**Max. Within the RPO**~~ **Maximum with the RPO, outside of a pedestrian shed of an activity center**[(18)]	1	1	5	--	9	22	4
Multiple-Family Developments with four dwelling units or more, Bedrooms per Acre							
Maximum without the RPO	**---End note 15---**		**15**	**--**	**35**	**72.5**	**--**
Maximum without the RPO with a Conditional Use Permit for a High Occupancy Housing Development inside of a	**---End note 16---**		**21**	**--**	**49**[17]	**101.5**[17]	**--**

pedestrian shed of an activity center[18]							
Maximum with the RPO	**---End note 15---**	**12.5**	**--**	**22.5**	**55**	**--**
Maximum with the RPO and a Conditional Use Permit for a High Occupancy Housing Development inside of a pedestrian shed of an activity center[18]	**---End note 16---**	**17.5**	**--**	**31.5[17]**	**77[17]**	**--**
Lot Requirements							
Area							
Gross (min.)	1 ac[6]	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	5 ac
Per Unit (min.)	1 ac[6]	1 ac	6,000 sf	3,000 sf	End note 5	End note 5	4,000 sf
Width							
Interior Lots (min.)	100'[7]	149'[8]	60'[8,9]	50'	50'[8,9]	50'[8,10]	--
Corner Lots (min.)	100'[7]	149'[8]	60'[8,9]	50'	50'[8,9]	50'[8,10]	--
Depth (min.)	200'[7]	--	100'[8]	100'	100'[8]	75'[8,10]	--
Other Requirements							
Open Space (% of Development Site Area)[11]	--	--	--	--	See Table 10-40.30.030.A		
Fences and Screening	See Division 10-50.50						
Landscaping	See Division 10-50.60						
Lighting	See Division 10-50.70						
Parking	See Division 10-50.80						
Signs	See Division 10-50.100						

End Notes

1. 15' for side entrance garages, where the garage is designed as an integral element of the primary dwelling (i.e., doors and windows are consistent with the overall architectural character).
2. One or two story residential buildings and decks attached to those buildings may be built to 15' from the rear property line; provided, that any portion of the structure located closer than 25' to the rear property line does not exceed 50% of the lot width.
3. May be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard area per unit is provided, see Section 10-40.30.030(H).
4. Building height can be exceeded with approval of a Conditional Use Permit.
5. The maximum number of units for each lot is based on the following:

Area of Lot	Required Lot Area Per Dwelling Units
5,000 to 14,000 square feet	2,500 square feet
14,001 to 24,000 square feet	2,000 square feet
24,001 square feet and over	1,500 square feet

6. Five-acre minimum where public water supply and public streets are not available to serve the property.

7. Where public water supply and public streets are not available to serve the property a minimum lot width of 200' and lot depth of 250' are required.

8. Within a Planned Residential ~~Development~~ **Development,** the minimum width and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a Planned Residential Development (See Section 10-40.60.280, Planned Residential Development).

9. Lot width measured at the setback line.

10. On lots greater than 9,000 sf: 70' minimum width on interior lots, 75' minimum width on corner lots and 100' minimum depth on all lots.

11. ~~Any required common~~ **Common** open space as required in Division 10-50.110, Specific to Building Types, and areas set aside for resource preservation such as floodplains, slopes and forests (Division 10-50.90, Resource Protection Standards) may be used to satisfy this standard. In this context, **"open space" includes active and passive recreation uses, landscape areas, and community gardens.**

12. Primary structures, excluding accessory structures, with a roof pitch greater than, or equal to, 6:12 shall be allowed an additional five feet above the maximum building height.

13. The elevator and stairwell bulkheads shall be architecturally integrated with the building. Elevator and stairwells bulkheads are allowed an additional 15 feet above the maximum building height. The Director may approve a height greater than 15 feet when the additional height is necessary to accommodate an elevator or stairwell bulkhead, related equipment, or the requirements of the Building or Fire Code.

14. Steeples, solar collectors, towers and other unoccupied architectural features are allowed an additional height above the maximum building height equal to 20 percent multiplied by the **maximum building height allowed for property's zone. The total area of the referenced allowances** above the building height shall not exceed 20 percent of the total roof area.

15. Multiple-Family Developments are allowed 3 bedrooms for the first acre of a Development Site and 2.5 bedrooms per acre for each additional acre of a Development Site.

16. Multiple-Family Developments are allowed 4 bedrooms for the first acre of a Development Site and 3.5 bedrooms per acre for each additional acre of a Development Site.

17. Additional bedrooms per acre may be approved on a lot or parcel inside of a pedestrian shed of a Regional Activity Center delineated on the General Plan or applicable Specific Plan with an HOHD Conditional Use Permit.

18. Activity centers are delineated on the General Plan or applicable Specific Plan.

Key
- - Not Applicable

Section 3. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.040 Commercial Zones, Subsection B. Commercial Zones – Allowed Uses., as follows:

10-40.30.040 Commercial Zones

B. **Commercial Zones – Allowed Uses.** The allowed land uses of each of the Commercial zones are shown in Table 10-40.30.040.B.

Table 10-40.30.040.B.

Commercial Zones – Allowed Uses

Primary Land Use[1]	Specific Use Regulations	Commercial Zones				
		SC	CC	HC	CS	CB
Industrial, Manufacturing, Processing and Wholesaling						
Carpenter or Cabinet Shops		--	--	--	P	-
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sale		--	--	UP	--	
Machine or Metal Working Shops		--	--	--	P	--
Manufacturing and Processing – Incidental		--	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P	P	P	P
Mini-storage Warehousing	10-40.60.250	--	--	UP[2]	P	--
Research and Development Uses	10-40.60.300	--	--	UP	--	--
Transportation or Trucking Yards		--	--	--	P	--
Vehicle Towing/Impound Yard		--	--	P[4]	--	--
Warehousing	10-40.60.330	--	P[3]	P[3]	--	P[3]

Wholesaling and Distribution		--	--	--	P	P[3]
Recreation, Education and Assembly						
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	--	UP	UP	--	--
Commercial Campgrounds	10-40.60.130	--	--	P	--	--
Commercial Recreation Facilities, Indoor		P	P	P	--	P
Commercial Recreation Facilities, Outdoor	10-40.60.270	--	UP	UP	--	--
Libraries, Museums		P	P	P	P	P
Meeting Facilities, Public or Private	10-40.60.230					
Regional		--	P/UP[5]	P/UP[5]	P/UP[5]	P/UP[5]
Neighborhood		P[5]	P/UP[5]	--	--	--
Outdoor Public Uses, General		P	P	P	--	--
Places of Worship		P/UP[10]	P/UP[10]	P/UP[10]	P/UP[10]	P/UP[10]
Schools – Public and Charter		P	P	P	P	P
Schools – Private		P	P	P	P	P
Theaters		P	P	P	--	P
Trade Schools		--	UP	UP	UP	UP
Residential[7]						
Co-housing	10-40.60.120	P[6]	P[6]	P[6]	P[6]	P[6]
Congregate Care Facilities		UP	P	P	P	UP
Day Care, Centers	10-40.60.150.B	P	P	P	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P
Development, Duplex		P[6]	P[6,9]	P[6]	P[6]	P[6]
Development, Multiple-Family		P[6]	P[6]	P[6]	P[6]	P[6]
Development, Single-Family		--	P[9]	--	--	--

Dormitories		UP[6]	UP[6]	UP[6]	UP[6]	UP[6]
Fraternities and Sororities		UP[6]	UP[6]	UP[6]	UP[6]	UP[6]
Group Homes		P[6]	P[6]	P[6]	P[6]	P[6]
High Occupancy Housing Development, Single-Family	**10-40.60.175**	--	**UP**	--	--	--
High Occupancy Housing Development, Two-units	**10-40.60.175**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**
Home Occupation	10-40.60.180	P	P	P	P	P
Institutional Residential						
Custodial Care Facilities		P[8]	P[8]	P[8]	P[8]	P[8]
Homeless Shelters	10-40.60.190					
Emergency Shelters		P[8]	P[8]	P[8]	P[8]	P[8]
Short Term Housing		P[8]	P[8]	P[8]	P[8]	P[8]
Transitional Housing		P	P	P	P	P
Nursing Homes		UP	UP	UP	UP	UP
Sheltered Care Homes		P	P	P	P	P
Live/Work	10-40.60.200	P	P	P	P	P
Planned Residential Development	10-40.60.280	P/UP	P/UP[9]	UP	UP	UP
Residence for Owner, Caretaker or Manager		P[6]	P[6]	P[6]	P[6]	P[6]
~~**Rooming and Boarding Facilities**~~		~~**UP[6]**~~	~~**UP[6]**~~	~~**UP[6]**~~	~~**UP[6]**~~	~~**UP[6]**~~

Single Room Occupancy		UP	--	P	--	P
Retail Trade						
Bars/Taverns		P	P	P	P	P
Crematorium		P	P	P	P	--
Drive-through Retail	10-40.60.160	P	P	P	--	--
Drive-through Service		P	P	P	--	--
Farmers Markets and Flea Markets		--	P	P	P	P
General Retail Business		P	P	P	P	P
Mixed Use	10-40.60.260	P	P	P	P	P
Mixed-Use High Occupancy Housing Development	**10-40.60.175 and 10-40.60.260**	**UP**	**UP**	**UP**	**UP**	**UP**
Restaurant or Cafe		P	P	P	P	P
Services						
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P
Cemeteries		UP	UP	UP	UP	--
Dry-cleaning, Processing		P	P	P	--	--
Equipment Rental Yard		--	UP	P	P	--
Funeral Homes, Chapels and Mortuaries		--	P	P	--	UP
General Services		P	P	P	P	P
Hospital		UP	UP	UP	UP	UP
Kennel, Animal Boarding	10-40.50.195			UP [11]		
Medical Marijuana Dispensary	10-40.60.220	--	--	P	--	--
Office		P	P	P	P	P
Public Services						
Public Services Major		--	--	--	--	--

	Public Services Minor		P	P	P	P	P
	Emergency Services		UP	UP	UP	UP	UP
Travel Accommodations			UP	--	P	--	P
Veterinary Clinics			P	P	P	P	--
Veterinary Hospitals			--	--	UP	UP	--
Telecommunication Facilities							
AM Broadcasting Facilities		10-40.60.320	UP	UP	UP	UP	UP
Antenna-Supporting Structure		10-40.60.320	UP	UP	UP	UP	UP
Attached Telecommunication Facilities		10-40.60.320	P	P	P	P	P
Collocation Facility		10-40.60.320	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities		10-40.60.320	P	P	P	P	P
Stealth Telecommunication Facilities		10-40.60.320	P	P	P	P	P
Transportation and Infrastructure							
Accessory Wind Energy Systems		10-40.60.040	P	P	P	P	P
Garages, Off-Street			P	P	P	P	P
Parking Lots, Off-Street		10-50.80	P	P	P	P	P
Passenger Transportation Facilities			--	--	UP	UP	UP
Urban Agriculture							
Community Gardens		10-40.60.140	P	P	P	P	P
Food Production			--	--	UP[2]	UP[2]	--
Vehicle Sales and Services							
Automobile Service Station and Convenience Store		10-40.60.090	P	P	P	P	--

Automobile and Trailer Rental		--	--	P	P	--
Automobile/Vehicle Sales and Service, New and Used		--	UP	P	P	UP
Automobile/Vehicle Repair Garages – Minor	10-40.60.100	--	UP	P	P	--
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	--	P	P	--
Car Washes		P	P	P	--	--
Mobile Homes and Recreational Vehicles, Sales, and Service		--	--	P	--	--

End Notes

1. A definition of each listed use type is in Chapter 10-80, Definitions.
2. Only allowed on lots that do not have highway frontage or behind existing/new commercial uses.
3. Only permitted when incidental to permitted use.
4. This use shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.
5. A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.
6. Residential uses with more than two units are allowed as part of a mixed-use development located above or behind the commercial uses, or as a planned residential development ~~(Section 10-40.60.280)~~.
7. Residential uses in the CC, HC, CS and CB zones, and residential uses and properties listed on the National Historic Registry or within the Landmarks overlay zone existing prior to the effective date of this Zoning Code are considered legal, nonconforming uses. Residential uses in the CC, HC, CS and CB zones shall be subject to the development standards established in the HR zone.
8. Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile.
9. Single-family and duplex land uses are permitted by right on lots ≤9,000 sf and existing prior to November 1, 2011, subject to the building placement and building form requirements of the MR zone.
10. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.
11. Outdoor kenneling of animals is prohibited.

Key

P = Permitted Use
UP = Conditional Use Permit Required
-- = Use Not Allowed

Section 4. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.040 Commercial Zones, Subsection C. Commercial Zones – Building Form Standards., as follows:

Section 10-40.30.040 Commercial Zones

C. Commercial Zones – Building Form and Property Development Standards. The building form and property development standards shown in Table 10-40.30.040.C. shall apply to all property with the corresponding commercial zones.

Table 10-40.30.040.C.
Commercial Zones – Building Form and Property Development Standards

	Commercial Zones				
	SC	**CC**	**HC**	**CS**	**CB**
Building Placement Requirements					
Setback from property line					
Front (Also see Section 10-50.60.040.B)	15'[1]	0'	0'[2]	0'	0'
Side					
Adjacent to Residential Use	---------- 15' min.[6] ----------				
Street Side (min.)	10'[3]	10'[3]	10'[3]	10'[3]	0'
All Other sides	---------- 0' ----------				
Rear					
Adjacent to Residential	---------- 15' min. ----------				
All Other rears	---------- 0' ----------				
Building Form Requirements					
Building Height (max.)[8, 9, 10]	35'	60'[4, 7]	60'[4]	60'[4]	60'[4]
Gross FAR (max.)	0.8	2.5	3.0	2.0	No max.
Density Requirements					
Gross Density (units/acre) ~~(max.) (Not Applicable to Mixed Use)~~					
~~Areas of the City without the Resource Protection Overlay (RPO)~~ **Maximum without the Resource Protection Overlay (RPO)**	~~13~~ **13[11]**	---------- ~~29~~ **29[11]** ----------			
~~Areas of the City inside of a pedestrian shed of an activity center delineated on the General Plan, with or without the RPO~~ **Maximum with the RPO, inside of a pedestrian shed of an activity center[(13)]**	~~13~~ **13[11]**	---------- ~~29~~ **29[11]** ----------			
~~Areas of the City with RPO, excluding areas of the City inside of a pedestrian shed of an activity center delineated on the General Plan~~	~~13~~ **13[11]**	---------- ~~22~~ **22[11]** ----------			

	Maximum with the RPO, outside of a pedestrian shed of an activity center[(13))]					
Maximum Bedroom Requirements						
Bedrooms per Acre on a Development Site with Four Dwelling Units or More						
	Maximum without the RPO for a development	**35[12]**	**---------- 72.5[12]----------**			
	Maximum with the RPO inside of a pedestrian shed of an activity center[(13)]	**35[12]**	**---------- 72.5[12]----------**			
	Maximum with the RPO inside of a pedestrian shed of an activity center[(13)]	**35[12]**	**---------- 55[12]----------**			
Lot Requirements						
Area (Gross sf) (min.)[5]		6,000	9,000	9,000	9,000	7,000
Width (min.)[5]		50'	60'	60'	60'	50'
Depth (min.)[5]		100'	100'	100'	100'	--
Open Space						
Developments with Two or More Dwelling Units		---------- 15 percent of the net lot area ----------				
Other Requirements						
Fences and Screening		See Division 10-50.50				
Landscaping		See Division 10-50.60				
Outdoor Lighting		See Division 10-50.70				
Parking		See Division 10-50.80				
Signs		See Division 10-50.100				

End Notes

1. Front setbacks shall be equal to 15' or match adjacent residential development, whichever is less.
2. No front setback required, except when required by the adoption of building setback lines along specified streets.
3. Setback may be reduced to 5' min., if the landscape street buffer is reduced in accordance with Section 10-50.60.040(B), Nonresidential Zone Buffers.
4. Conditional use permit required for structures over 60' in height.
5. Within a planned residential development, the minimum area, width, and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a planned residential development (see Section 10-40.60.280, Planned Residential Development).
6. Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5' min.
7. Single-family dwellings and duplexes in the CC zone shall be limited to a maximum height of 35 feet consistent with the height standard for the MR zone.
8. Primary structures, excluding accessory structures, with a roof pitch greater than, or equal to, 6:12 shall be allowed an additional five feet above the maximum building height.
9. The elevator and stairwell bulkheads shall be architecturally integrated with the building. Elevator and stairwells bulkheads are allowed an additional 15 feet above the maximum building height. The Director may approve a height greater than 15 feet when the additional

	height is necessary to accommodate an elevator or stairwell bulkhead, related equipment, or the requirements of the Building or Fire Code.
10.	Steeples, solar collectors, towers and other unoccupied architectural features are allowed an additional height above the maximum building height equal to 20 percent multiplied by the maximum building height allowed for property's zone. The total area of the referenced allowances above the building height shall not exceed 20 percent of the total roof area.
11. Additional density may be approved with an HOHD or MHOHD Conditional Use Permit.	
12. Additional bedrooms per acre may be approved with an HOHD or MHOHD Conditional Use Permit.	
13. Activity centers are delineated on the General Plan or applicable Specific Plan.	

Section 5. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.050 T3 Neighborhood I (T3N.1) Standards, H. Allowed Uses, as follows:

10-40.40.050 T3 Neighborhood I (T3N.1) Standards

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.1**	**Land Use[1]**	**Specific Use Regulations**	**T3N.1**
Residential			Places of Worship		P/UP[6]
Accessory Buildings and Structures	10-40.60.020	P	Schools – Private		P
Accessory Dwelling Unit	10-40.60.040	P	Schools – Public and Charter		P[5]
Co-Housing	10-40.60.120	P	Retail Trade		
Congregate Care Facilities		UP	**Neighborhood Market ≤ 1,500 sf**		UP
Dormitories and Fraternities/Sororities		UP	Services		
Dwelling: Multiple-Family		P[2]	Bed and Breakfast	10-40.60.110	P
Dwelling: Single-Family		P	Cemeteries		UP
Duplex		P[2]	Daycare	10-40.60.150	
Group Home		P	Home		P
Home Occupation	10-40.60.180	P	Centers		UP
High Occupancy Housing Development, Single-Family	**10-40.60.175**	**UP**	Public Services		

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.1**	**Land Use[1]**	**Specific Use Regulations**	**T3N.1**
Institutional Residential	10-40.60.190	UP	Public Services Minor		P
~~**Rooming and Boarding Facilities**~~		~~**UP**~~	Emergency Services		UP
Recreation, Education and Public Assembly			Telecommunication Facilities		
Dance or Music Studio ≤ 650 sf		P[3]	Stealth Telecommunication Facilities	10-40.60.310	P
Libraries, Museums			Transportation and Infrastructure		
≤ 2,500 sf		P	Accessory Wind Energy Systems	10-40.60.040	P
> 2,500 sf		UP	Urban Agriculture		
Meeting Facilities, Public and Private	10-40.60.230	P/UP[4]	Community Gardens	10-40.60.140	P
Outdoor Public Use, General		P			

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Permitted only if the use exists at the effective date of this code.
3. Not allowed on the ground floor unless behind an allowed ground-floor use.
4. UP required if liquor is sold or if facilities exceed 250 seats.
5. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.
6. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key

P	Permitted Use
UP	Permitted Use

Section 6. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards, H. Allowed Uses, as follows:

10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.2**	**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
Residential			Services		
Accessory Buildings and Structures	10-40.60.020	P	Bed and Breakfast	10-40.60.110	P
Accessory Dwelling Unit	10-40.60.030	P	Cemeteries		UP
Co-Housing	10-40.60.120	P	Crematoriums		UP
Congregate Care Facilities		UP	Daycare	10-40.60.150	
Dormitories and Fraternities/Sororities		UP	Home		P
			Centers		UP
Dwelling: Multiple-Family		P	Public Services		
Dwelling: Single-Family		P	Public Services Minor		P
Duplex		P	Emergency Services		UP
Group Home		P	Telecommunication Facilities		
Home Occupation	10-40.60.180	P	Stealth Telecommunication Facilities	10-40.60.310	P
High Occupancy Housing Development, Single-Family	**10-40.60.175**	**UP**			
High Occupancy Housing Development, Two-units	**10-40.60.175**	**UP**			
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP**			
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP**			
Institutional Residential	10-40.60.190	UP			
Live/Work		P	Transportation and Infrastructure		
~~**Rooming and Boarding Facilities**~~		~~**UP**~~	Accessory Wind Energy Systems	10-40.60.040	P

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.2**	**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
Recreation, Education and Public Assembly Uses			Urban Agriculture		
Dance or Music Studio ≤ 650 sf		P[2]	Community Gardens	10-40.60.140	P
Libraries, Museums			End Notes		
≤ 2,500 sf		P	1. See Chapter 10-80, Definitions, for use type definitions. 2. Not allowed on the ground floor unless behind an allowed ground-floor use. 3. UP required if liquor is sold or if facilities exceed 250 seats. 4. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater. 5. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.		
> 2,500 sf		UP			
Meeting Facilities, Public and Private	10-40.60.230	P/UP[3]			
Outdoor Public Use, General		P			
Places of Worship		P/UP[5]			
Schools – Private		P			
Schools – Public and Charter		P[4]			
Retail Trade					
Neighborhood Market ≤ 1,500 sf		P			
Key					
P	Permitted Use				
UP	Permitted Use				

Section 7. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.070 T4 Neighborhood 1 (T4N.1) Standards, I. Allowed Uses, as follows:

10-40.40.070 T4 Neighborhood 1 (T4N.1) Standards

I. Allowed Uses							
Land Use[1]	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**	**Land Use[1]**	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**
Residential				Services			
Accessory Buildings and Structures	10-40.60.020	P[2]	P[2]	ATM		-	P
				Bed and Breakfast	10-40.60.110	P	p
Accessory Dwelling Unit	10-40.60.030	P	P	Cemeteries		UP	UP
Co-Housing	10-40.60.120	P	P	Crematorium		-	UP
Congregate Care Facilities		P	P	Daycare	10-40.60.150		
Dormitories, Fraternities/Sororities and SRO (≤15 rooms)		UP	UP	Home		P	P
				Centers		UP	UP
Dwelling: Multiple-Family		P	P	Funeral Homes, Chapels, Mortuaries		-	P
Dwelling: Single-Family		P	P	General Services		-	P
Duplex		P	P	Lodging			
Group Home		P	P	**≤ 15 rooms**		-	P
High Occupancy Housing Development, Single-Family	**10-40.60.175**	**UP**	**UP**	Offices		-	P
High Occupancy Housing Development, Two-units	**10-40.60.175**	**UP**	**UP**	Public Services			
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP**	**UP**	Public Services Minor		P	P
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP**	**UP**	Emergency Services		UP	UP

I. Allowed Uses

Land Use[1]	Specific Use Regulations	T4N.1	T4N.1-O
Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	P
~~Rooming and Boarding Facilities~~	-	~~UP~~	~~UP~~
Recreation, Education and Public Assembly			
Libraries, Museums			
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, Public and Private	10-40.60.230	P[3]	P[3]
Places of Worship		P/UP[4]	P/UP[4]
Schools – Private		P	P
Schools – Public and Charter		P	P
Retail Trade			
Bars/Taverns		-	P
General Retail Businesses, except with any of the following features		-	P
Drive-Through		-	-
Floor Area ≥ 3,500 sf		-	UP
Markets			
Neighborhood Market ≤ 2,500 sf		-	P

Land Use[1]	Specific Use Regulations	T4N.1	T4N.1-O
Veterinary Clinic		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.310	P	P
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Urban Agriculture			
Community Gardens	10-40.60.140	P	P

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.
3. UP required if liquor is sold or if facilities exceed 250 seats.
4. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
-	Use Not Allowed

I. Allowed Uses							
Land Use[1]	Specific Use Regulations	T4N.1	T4N.1-O	Land Use[1]	Specific Use Regulations	T4N.1	T4N.1-O
Micro-brewery/Micro-distillery	10-40.60.240	-	P				
Restaurant, or Cafes		-	P				

Section 8. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.070 T4 Neighborhood 2 (T4N.2) Standards, I. Allowed Uses, as follows:

10-40.40.080 T4 Neighborhood 2 (T4N.2) Standards

I. Allowed Uses							
Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O	Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Residential				Services			
Accessory Buildings and Structures	10-40.60.020	P[2]	P[2]	ATM		-	P
				Bed and Breakfast	10-40.60.110	P	p
Accessory Dwelling Unit	10-40.60.030	P	P	Cemeteries		UP	UP
Co-Housing	10-40.60.120	P	P	Crematorium		-	UP
Congregate Care Facilities		P	P	Daycare	10-40.60.150		
Dormitories, Fraternities/Sororities and SRO (≤15 rooms)		UP	UP	Home		P	P
				Centers		UP	UP
Dwelling: Multiple-Family		P	P	Funeral Homes, Chapels, Mortuaries		-	P
Dwelling: Single-Family		P	P	General Services		-	P
Duplex		P	P	Lodging		UP	UP
Group Home		P	P				

I. Allowed Uses			
Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
High Occupancy Housing Development, Single-Family	**10-40.60.175**	**UP**	**UP**
High Occupancy Housing Development, Two-units	**10-40.60.175**	**UP**	**UP**
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP**	**UP**
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP**	**UP**
Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	P
~~**Rooming and Boarding Facilities**~~	-	~~**UP**~~	~~**UP**~~
Recreation, Education and Public Assembly			
Libraries, Museums			
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, Public and Private	10-40.60.230	P[3]	P[3]
Places of Worship		P/UP[4]	P/UP[4]
Schools – Private		P	P
Schools – Public and Charter		P	P
Retail Trade			
Bars/Taverns		-	P

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Offices		-	P
Public Services			
Public Services Minor		P	P
Emergency Services		UP	UP
Veterinary Clinic		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.310	P	P
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Urban Agriculture			
Community Gardens	10-40.60.140	P	P

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T4N.2**	**T4N.2-O**
General Retail Businesses, except with any of the following features		-	P
Drive-Through		-	-
Floor Area ≥ 3,500 sf		-	UP
Markets			
Neighborhood Market ≤ 2,500 sf		-	P
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurant, or Cafes		-	P

3. UP required if liquor is sold or if facilities exceed 250 seats.
4. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
-	Use Not Allowed

Section 9. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.090 T5 Main Street (T5) Standards, I. Allowed Uses, as follows:

10-40.40.090 T5 Main Street (T5) Standards

I. Allowed Uses							
Land Use[1]	**Specific Use Regulations**	**T5**	**T5-O**	**Land Use[1]**	**Specific Use Regulations**	**T5**	**T5-O**
Industrial, Manufacturing				Retail Trade			
Manufacturing and Processing, Incidental		P	P	Bars/Taverns		P	P
Residential				General Retail Businesses, except with any of the following features		P	P
Accessory Buildings and Structures	10-40.60.020	P[2]	P	Drive-Through		-	-
Accessory Dwelling Unit	10-40.60.030	P[2]	P	Floor Area ≥ 5,000 sf		UP	UP
				Mixed Use		P	P

I. Allowed Uses							
Land Use[1]	Specific Use Regulations	T5	T5-O	Land Use[1]	Specific Use Regulations	T5	T5-O
Co-Housing	10-40.60.120	P[2]	P	**Mixed-Use High Occupancy Housing Development**	**10-40.60.175**	**UP**	**UP**
Congregate Care Facilities		UP[2]	UP	Micro-brewery/Micro-distillery	10-40.60.240	P	P
Dormitories, Fraternities/Sororities and SROs		UP[2]	UP	Restaurants or Cafes		P	P
Dwelling: Multiple-Family		P[2]	P	Services			
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP[2]**	**UP**				
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP[2]**	**UP**	ATM		-	P
Group Home		P[2]	P	Bed and Breakfast	10-40.60.110	P	p
Home Occupation	10-40.60.180	P	P	Cemeteries		UP	UP
Institutional Residential				Crematoriums		UP	UP
Custodial Care Facilities		UP[2, 3]	UP	Daycare	10-40.60.150		
Nursing Homes		UP[2, 3]	UP	Home		P	P
Homeless Shelter	10-40.60.190	UP[2, 3]	UP	Centers		UP	UP
Sheltered Care Home		UP[2, 3]	UP	Funeral Homes, Chapels, Mortuaries		P	P
Live/Work		P	P	General Services		P	P
~~**Rooming and Boarding Facilities**~~		~~**UP**~~	~~**UP**~~	Lodging		P	P
Recreation, Education and Public Assembly Uses				Office		P[2]	P
Commercial Recreation Facility, Indoor				Public Services			
				Public Services Minor		P	P
≤ 5,000 sf		P	P	Emergency Services		UP	UP
> 5,000 sf		UP	UP	Veterinary Clinic		P[2]	P

I. Allowed Uses							
Land Use[1]	**Specific Use Regulations**	**T5**	**T5-O**	**Land Use[1]**	**Specific Use Regulations**	**T5**	**T5-O**
Libraries, Museums		P	P	Transportation and Infrastructure			
Meeting Facilities, Public and Private	10-40.60.230	P[3]	P[3]	Accessory Wind Energy Systems	10-40.60.040	P	P
Places of Worship		P/UP[6]	P/UP[6]	Garages, Off Street		P[2]	P[2]
Schools – Private		P	P				
Schools – Public and Charter		P	P	Parking Lots, Off Street		P[2]	P[2]
Theaters, Walk-in		P	P				
Telecommunication Facilities				Urban Agriculture			
AM Broadcasting Facilities	10-40.60.310	UP	UP	Community Gardens	10-40.60.140	P	P
Antenna-Supporting Structure	10-40.60.310	UP	UP	Vehicle Sales and Services			
				Automobile/Vehicle Sales, New and Used		P	P
Attached Telecommunication Facilities	10-40.60.310	P	P	Automobile/Vehicle Repair Garage	10-40.60.100		
Collocation Facility	10-40.60.310	P	P	Minor		P[2]	P[2]
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P	Major		UP[2]	UP[2]
Stealth Telecommunication Facilities	10-40.60.310	P	P				
End Notes							

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.
3. Conditional use permit is required if proximity between shelter facilities is less than 1/4 mile.
4. UP required if liquor is sold or if facilities exceed 250 seats.
5. Residential uses, and residential properties listed on the National Historic Registry or within the Landmarks overlay zone, in T5 and T5-O zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses.
6. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
-	Use Not Allowed

Section 10. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.100 T6 Downtown (T6) Standards, H. Allowed Uses, as follows:

10-40.40.100 T6 Downtown (T6) Standards

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T6**	**Land Use[1]**	**Specific Use Regulations**	**T6**
Residential5			Services		
Accessory Buildings and Structures	10-40.60.020	P[2]	ATM		P
Accessory Dwelling Unit	10-40.60.030	P[2]	Bed and Breakfast	10-40.60.110	P
Co-Housing	10-40.60.120	P[2]	Cemeteries		UP
Congregate Care Facilities		UP[2]	Crematorium		UP
Dormitories, Fraternities/Sororities and SROs		UP[2]	Daycare	10-40.60.150	
			Home		P
Dwelling: Multiple-Family		P[2]	Centers		UP
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP[2]**	Dry-cleaning, Pick-up Only		P

H. Allowed Uses					
Land Use[1]	Specific Use Regulations	T6	Land Use[1]	Specific Use Regulations	T6
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP[2]**			
Group Home		P[2]	Funeral Homes, Mortuaries		UP
Home Occupation	10-40.60.180	P			
Homeless Shelter	10-40.60.190	UP	General Services		P
Institutional Residential			Hospitals		UP
Custodial Care Facilities		UP[2, 3]	Lodging		P
Nursing Homes		UP[2]	Office		P
Homeless Shelter		UP[2, 3]	Public Services		
Sheltered Care Home		UP[2, 3]	Public Services Minor		P
Live/Work		P	Emergency Services		UP
Mixed Use		P	Transportation and Infrastructure		
Mixed-Use High Occupancy Housing Development	**10-40.60.175**	**UP**	Accessory Wind Energy Systems	10-40.60.040	P
~~**Rooming and Boarding Facilities**~~		~~**UP**~~			
Recreation, Education and Public Assembly Uses			Garages, Off Street		P[2]
Commercial Recreation Facility, Indoor			Parking Lots, Off Street		P[2]
			Passenger Transportation Facilities		P6
≤ 5,000 sf		P	Industrial, Manufacturing, Processing and Wholesaling		
> 5,000 sf		UP	Manufacturing/Processing – Incidental		P
Libraries, Museums		P	Manufacturing/Processing – Incidental		P
Meeting Facilities, Public and Private	10-40.60.230	P[3, 4]	Telecommunication Facilities		
Places of Worship		P/UP[7]	AM Broadcasting Facilities	10-40.60.310	UP
Schools – Private		P	Antenna-Supporting Structure	10-40.60.310	UP

H. Allowed Uses

Land Use[1]	Specific Use Regulations	T6
Schools – Public and Charter		P
Theaters, Walk-in		P
Retail Trade		
Bars/Taverns		P
General Retail Businesses, except with any of the following features		P
Drive-Through		-
Floor Area ≥ 5,000 sf		UP
Micro-brewery/Micro-distillery	10-40.60.240	P
Restaurants or Cafes		P

Land Use[1]	Specific Use Regulations	T6
Attached Telecommunication Facilities	10-40.60.310	P
Collocation Facility	10-40.60.310	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P
Stealth Telecommunication Facilities	10-40.60.310	P
Vehicle Sales and Services		
Automobile/Vehicles Sales, new and used		UP
Urban Agriculture		
Community Gardens	10-40.60.140	P

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.
3. Conditional use permit is required if proximity between shelter facilities is less than 1/4 mile.
4. UP required if liquor is sold or if facilities exceed 250 seats.
5. Residential uses, and residential properties listed on the National Historic Registry or within the Landmarks overlay zone, in the T6 zone existing prior to the effective date of this Zoning Code are considered legal, conforming uses.
6. Passenger facilities shall be on the ground floor with access to a public street or a public space.
7. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
–	Use Not Allowed

Section 11. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, to add Section 10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments, to list of sections of the Division, in numerical order, as follows:

Division 10-40.60: Specific to Uses

10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

Section 12. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, to add Section 10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments, in numerical order, as follows:

Division 10-40.60: Specific to Uses

10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

A. General Requirements.

1. **The applicant of an HOHD or MHOHD with four dwelling units or more shall submit typical floor plans or a typical residential unit study that illustrates how the residential units of an HOHD or MHOHD could be converted to a residential unit that is no longer an HOHD or MHOHD with minimal structural or minimal plumbing modifications. The required study shall be designed and sealed by an Arizona Registrant.**
2. **An HOHD or MHOHD with four or more dwelling units shall be located inside of a pedestrian shed of an activity center delineated in the General Plan or applicable Specific Plan.**
3. **An HOHD or MHOHD with four dwelling units or more, and that has more than 29 dwelling units per acre or more than 72.5 bedrooms per acre shall have:**
   a. **A minimum of 20% of the bedrooms contained in studio and/or one-bedroom dwelling units; and**
   b. **A maximum of 30% of bedrooms contained in dwelling units with four bedrooms or more.**
4. **An HOHD or MHOHD with four dwelling units or more, and that has 29 dwelling units per acre or less or 72.5 bedrooms per acre or less shall not exceed a Bedroom-to-Dwelling Unit Ratio greater than 3.5.**
5. **The maximum number of bedrooms in a two-unit HOHD or MHOHD: 10.**
6. **The maximum number of bedrooms in a three-unit HOHD or MHOHD: 12.**
7. **Inside of a pedestrian shed of a Regional Activity Center, an HOHD or MHOHD in a commercial zone may contain more than 50 dwelling units per acre and/or 125 bedrooms per acre.**
8. **An HOHD in a Commercial Zone shall be:**

a. On a lot or parcel that is setback at least 300 feet from the centerline of a street classified as a Commercial Corridor identified on the General Plan; and

b. There shall be an existing primary mixed-use development or commercial use(s), excluding primary transportation and infrastructure uses, on the lot(s) or parcel(s) between the HOHD and the Commercial Corridor street.

9. An MHOHD shall comply with the mixed-use development standards of Section 10-40.60.260.

10. Prior to the final approval of a land division that creates one or more lots or parcels with a development that conforms to the definition of an HOHD or MHOHD, the property owner shall obtain approval of a Conditional Use Permit for the Development Site that will contain the HOHD or MHOHD.

11. An MHOHD shall be on a lot or parcel that:

a. Abuts a street classified as a commercial corridor shown on the General Plan; and

b. Is located inside of a pedestrian shed of an activity center delineated on the General Plan or applicable Specific Plan.

B. Building Footprint[(1)] Sizes and Separation Requirements.

1. Maximum building footprint[(1)] inside a pedestrian shed of a Historic Activity Center delineated in the General Plan or applicable Specific Plan, excluding properties zoned Commercial Business (CB): Equal to, or less than, 5,000 square feet.

2. Maximum building footprint[(1)] inside a pedestrian shed of a Historic Activity Center delineated in the General Plan or applicable Specific Plan, and on a property zoned Commercial Business (CB): Equal to, or less than, 22,000 square feet.

3. Maximum building footprint[(1)] inside a pedestrian shed of a Regional Activity Center delineated in the General Plan or applicable Specific Plan: No Maximum.

4. Maximum building footprint[(1)] inside a pedestrian shed of an activity center in all other areas not described in subsection B.1., B.2., and B.3. of this section: Equal to, or less than, 22,000 square feet.

5. Excluding the Commercial Business (CB) zone, the minimum separation between the building footprints of structures on the same lot or parcel, and structures on an abutting lot or parcel, shall be separated by a distance that is the greater of 10 feet, or 1/3 the height of the taller structure.

6. Where the area of a pedestrian shed of an activity center intersects with the area of a pedestrian shed of another activity center, the pedestrian shed with the more restrictive maximum building footprint requirement shall govern the intersecting area. The locations of the pedestrian sheds of the activity centers are identified in the General Plan, including any applicable Specific Plans.

Note 1. For the purpose of the requirements of subsection B of this section, the maximum allowable building footprint is equal to the largest floor plate of a structure, including interior courtyards, abutting and interior, or partial interior, podium and above ground parking structure(s), and structures connected with a continuous roof.

C. Waste Management Plan.

1. The property owner of an HOHD or MHOHD with four dwelling units or more shall obtain approval of a waste management plan from the City's Public Works Director, or designee, prior to the approval of the site plan.

2. Prior to the issuance of any building permit, the property owner shall incorporate into the construction documents the improvements required to comply with the approved waste management plan.

3. If a Certificate of Occupancy is not required, the property owner shall provide all necessary apparatus, equipment, and improvements within 182 days from the date of the approval of the CUP, or another date specified in the Conditions of Approval for the CUP.

   a. The Director may approve a one-time 91-day extension, for no-more than 273 days from the date of the CUP approval, to allow the property owner to complete the improvements. The property owner shall request an extension at least 14 days prior to the date indicated in subsection C.3. of this section.

4. The HOHD or MHOHD shall be maintained in compliance with the approved Waste Management Plan.

D. Crime Free Multi-Housing Program.

1. The property owner of an HOHD or MHOHD shall maintain compliance with the Flagstaff Police Department's Crime Free Multi-Housing Program, unless exempted by the Police Department's Crime Free Multi-Housing Program representative.

2. Prior to the issuance of the Conditional Certificate of Occupancy, or Certificate of Occupancy, whichever is first, or within 63 days of the approval of the Conditional Use Permit if a Certificate of Occupancy is not required, the property owner of a HOHD or MHOHD shall enter into an agreement with the City to comply with the Flagstaff Police Department's Crime Free Multi-Housing Program.

3. The property owner, or agent, shall:

   a. Utilize a Crime Free Lease Addendum, or an alternative approved by the Flagstaff Police Department's representative, as part of each tenant lease;

   b. Obtain written verification as part of a tenant lease that each tenant has received and agreed to the Crime Free Lease Addendum or the approved alternative; and

   c. Have completed the Flagstaff Police Department's Crime Free Multi-Housing Program required training within the Program's required time frames.

4. Within 182 days from the date of the agreement, the property owner, or managing agent, shall have completed the first phase requirements of the Flagstaff Police Department's Crime Free Multi-Housing Program.

5. **A new Flagstaff Police Department's Crime Free Multi-Housing Program first phase training and related requirements shall be completed within 182 days from the date of a change of ownership, management company, or a site manager of an existing HOHD or MHOHD.**

6. **Every two years from the date of the agreement, the property owner, or managing agent, shall complete the required training that complies with the Flagstaff Police Department's Crime Free Multi-Housing Program.**

E. Additional Conditional Use Permit Criteria. In addition to the criteria of Section 10-20.40.050.E., the Planning and Zoning Commission shall not approve a Conditional Use Permit unless:

1. **For the properties subject to Division 10-30.30 Heritage Preservation, the City's Historic Preservation Officer or the Heritage Preservation Commission has made a determination that the proposed HOHD or MHOHD has no adverse effect or has appropriately mitigated its effects on the historic cultural resource .**

2. **Adequate transit service is available to the Development Site containing four dwelling units or more. Adequate transit service from a Development Site to a permanent transit stop is:**

   a. **Less than or equal to 1,320 feet; or**

   b. **A distance greater than 1,320 feet when the Planning and Zoning Commission finds that the route to the permanent transit stop has adequate nighttime lighting and does not have a significant grade change, and the distance does not impede reasonable access to transit.**

   The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail.

Section 13. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, 10-40.60.260 Mixed Use, subsection D. Site Layout and Development Design Standards., to delete paragraph 2, as follows:

10-40.60.260 Mixed Use

D. **Site Layout and Development Design Standards.**

~~**2. There is no density limitation established for residential uses in mixed-use developments. Instead, applicable floor area ratio, building height, parking, landscaping, etc., standards will apply to provide a control on the bulk and mass of the development and the number of residential units permitted.**~~

Section 14. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, to add 10-50.80.061 Transit Pass Parking Reduction Pilot Program, to the list of sections in numerical order, as follows:

Division 10-50.80:

Parking Standards

Sections:

10-50.80.010 Purpose

10-50.80.020 Applicability

10-50.80.030 General Parking Standards

10-50.80.040 Number of Motor Vehicle Parking Spaces Required

10-50.80.050 Bicycle Parking

10-50.80.060 Parking Adjustments

10-50.80.061 Transit Pass Parking Reduction Pilot Program

10-50.80.070 Parking Alternatives

10-50.80.080 Parking Spaces, Parking Lot Design and Layout

10-50.80.090 Development and Maintenance

Section 15. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, Section 10-50.80.040 Number of Motor Vehicle Parking Spaces Required, subsection C. General to All Zones., Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required, as follows:

Section 10-50.80.040 Number of Motor Vehicle Parking Spaces Required

C. General to All Zones.

Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required

Use	Number of Required Spaces
Residential	
~~**Market Rate (all dwelling classifications)**~~	
Single-Family Dwelling ~~**(Attached and Detached)**~~[1] **(Attached and Detached)**[1]	2.0 **spaces, plus 1 space for each additional bedroom above four bedrooms. The maximum number of required parking spaces shall not exceed 8 spaces.**

~~Multifamily, Dwelling Duplex[1] and Triplex~~ **Multiple-Family Development and Duplex[1] Developments**	
Unit Type	
Studio **per unit**	1.25
1 Bedroom **per unit**	1.5
2 – 3 Bedrooms **per unit**	2.0
4 Bedrooms **per unit**	2.5
5+ Bedrooms **per unit**	~~2.5~~ **3.0** spaces for the first **4 5** bedrooms plus 0.5 space for each additional bedroom
Guest Spaces ~~for Multifamily Dwelling Duplex and Triplex~~ (Includes spaces for boats and RVs)	0.25 ~~per~~ **spaces for** each ~~2+ bedroom~~ unit **with two bedrooms and greater**
Affordable (All Dwelling Classifications)	
Studio	1.0
1 Bedroom	1.0
2 – 3 Bedrooms	1.5
4+ Bedrooms	2.0
Guest Spaces for Multifamily Dwelling (Includes Boats and RVs)	0.25 per each 2+ bedroom unit
High Occupancy Housing Development	
a. Single-Family - Attached and Detached, Duplex, and Development Sites with three units or less	**1 space per bedroom**
b. Developments Sites with four units or more	**The sum of:** **1 to 75 bedrooms = 1 space per bedroom, plus** **76 to 325 bedrooms = 0.90 spaces per bedroom, plus** **326 to 650 bedrooms = 0.80 spaces per bedroom, plus** **Greater than 650 bedrooms = 0.70 spaces per bedroom**
~~Rooming and Boarding Facilities~~	
~~Private Rooms~~	~~1 per bedroom or sleeping room plus 1 for owner or manager~~
~~No Private Rooms~~	~~1 per 100 gsf plus 1 for owner or manager~~
Mixed-Use Developments	
Mixed-Use	**1. 1 per 300 gsf of non-residential floor area, plus** **2. One dwelling unit: 2 spaces** **3. Two or more dwelling units: The spaces required for a Multiple-Family Development**
Mixed-Use High Occupancy Housing Development	**1. 1 per 300 gsf of non-residential floor area, plus** **2. The spaces required for a High Occupancy Housing Development**

End Notes
[1] Parking reductions allowed in Section 10-50.80.060, Parking Adjustments, shall not apply to single-family dwellings and duplexes.

Section 16. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, Section 10-50.80.050 Bicycle Parking., subsection B. Required Spaces., and add subsection C. Bicycle Parking Space Design., as follows:

10-50.80.050 Bicycle Parking

B. Required Bicycle Parking Spaces.

~~1. Two bicycle parking spaces, or five percent of required off-street parking spaces, whichever is greater, are required for all uses other than single-family uses.~~

~~2. Bicycle spaces shall be provided in accordance with the following requirements:~~

~~a. Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;~~

~~b. Lockers and racks shall be securely anchored to the pavement or a structure;~~

~~c. Racks shall be designed and installed to support the bicycle upright by its frame in two places in a manner that will not cause damage to the wheels and to permit the frame and one or both wheels to be secure;~~

~~Figure 10-50.80.050A~~

~~Correctly Designed Bicycle Rack~~



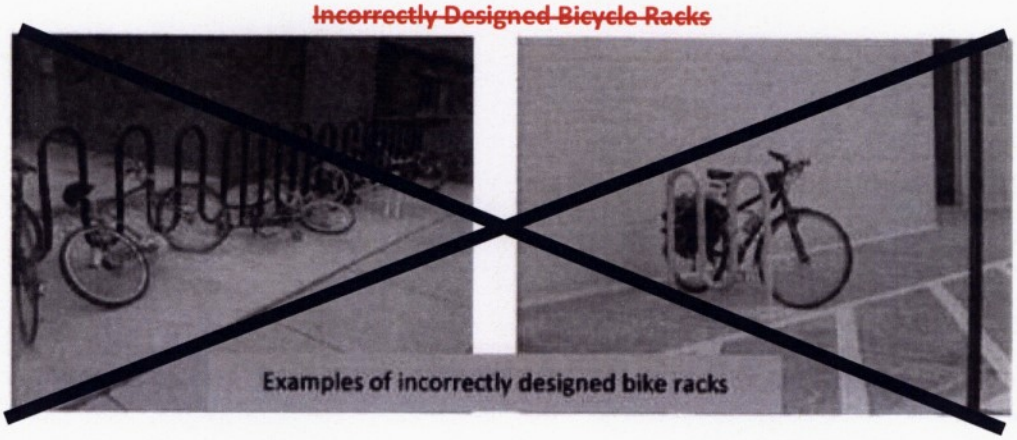
~~d. Areas containing bicycle spaces shall be surfaced with impervious surfaces such as concrete or pavers. Pervious pavements or gravel may be used where appropriate as determined by the Director;~~

~~e. When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles, and pedestrians, unless determined by the Director to be unnecessary; and~~

~~f. Bicycle parking shall be placed in a convenient, highly visible, active, and well-lit location not more than 100 feet walking distance from the main entrance, but shall not interfere with pedestrian movements.~~

~~Figure 10-50.80.050B~~

~~Incorrectly Designed Bicycle Racks~~



~~C. Motor Vehicle Reduction. The Director may allow a reduction of motor vehicle parking spaces as established in Section 10-50.80.060(F).~~

~~D. Bicycle Parking Space Dimensions. All bicycle parking shall meet the following minimum dimensions:~~

~~1. Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;~~

~~2. No part of the rack shall be located closer than 30 inches to a wall or other obstruction;~~

~~3. The front or back of the rack shall be located no less than 48 inches from a sidewalk or pedestrian way; and~~

~~4. A minimum of 30 inches shall be provided between adjoining racks.~~

1. All uses, excluding a High Occupancy Housing Development and a Mixed-Use High Occupancy Housing Development.
   a. Minimum standard bicycle parking spaces required: The greater of two bicycle spaces, or 5% of the required vehicle parking.
   b. Maximum standard bicycle parking spaces required: 100 bicycle spaces.
   c. Location: Within 50 feet of the primary pedestrian entrance to the development and in accordance with the provisions of Appendix 1.4. The bicycle parking spaces shall be distributed throughout a Development Site that has multiple primary pedestrian entrances.
   d. Exceptions. Attached and Detached Single-Family and Duplex Developments are not required to provide standard bicycle parking spaces .
2. High Occupancy Housing Developments.
   a. Standard bicycle parking spaces.
      i. Minimum spaces required: Two bicycle spaces, or equal to 5% of the total number of bedrooms, whichever is greater.

ii. **Maximum spaces required: 40 bicycle spaces.**

iii. **Location: Within 50 feet of the primary resident pedestrian entrance to the development and in accordance with the provisions of Appendix 1.4.**

b. **Secure bicycle parking spaces.**

i. **Minimum spaces required: Equal to 15% of the total number of bedrooms.**

ii. **Location: A maximum of 20 secure bicycle parking spaces may be provided outside in secure bicycle lockers. The remainder of the required secure bicycle parking spaces shall be provided in a bicycle storage room or cage within a building or parking structure.**

c. **Exceptions. Single-Family and duplex High Occupancy Housing Developments are not required to provide standard or secure bicycle parking spaces .**

3. **Mixed-Use High Occupancy Housing Developments.**

a. **Minimum outdoor non-residential standard bicycle parking spaces required: Two bicycle spaces, or 5% of the required non-residential vehicle parking spaces, whichever is greater.**

b. **Location of non-residential standard bicycle parking spaces: Within 50 feet of the primary pedestrian entrance to the non-residential development and in accordance with the provisions of Appendix 1.4. The bicycle parking spaces shall be distributed throughout a Development Site that has multiple primary pedestrian entrances.**

c. **Minimum residential bicycle parking spaces required: Compliance with the High Occupancy Housing Developments requirements, subsection B.2. of this section.**

C. Bicycle Parking Space Design.

1. **Secure Bicycle Parking Spaces.**

a. **All indoor required secure bicycle parking spaces provided in a building or parking structure shall be designed in accordance with the provisions of Appendix 1.4., except as allowed in subsections C.1.b. of this section.**

b. **Bicycle lockers shall be designed in accordance with the provisions of Appendix 1.4.**

2. **Standard Bicycle Rack Design.**

a. **All required bicycle racks shall be designed in accordance with the provisions of Appendix 1.4.**

Section 17. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, Section 10-50.80.060 Parking Adjustments, as follows:

10-50.80.060 Parking Adjustments

A. **Transit**. In all zones, a parking reduction of up to 10 percent may be approved by the Director for any use within ~~one-quarter of a mile~~ **1,320 feet** of a ~~bus stop~~ **permanent transit stop, except for a High Occupancy Housing Development (HOHD) or a Mixed-Use High Occupancy Housing Development (MHOHD). The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail.**

B. **Shared On-Site Parking.** Where two or more uses on the same site or adjacent parcels have distinct and differing peak parking usage periods (e.g., a theater and a bank), a reduction in the required number of parking spaces as determined by the Director may be allowed in the following manner:

1. The reduction in number of required parking spaces shall be based on a parking demand study. The parking demand study shall be in accordance with established professional practices.

2. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the uses served and remain for the duration of the use.

C. Parking Demand Study – Reduced Parking. ~~**Based on the completion and submittal of a parking demand study, the Director may approve a reduction in the amount of parking from that otherwise required by this division. The parking demand study shall be in accordance with established professional practices.**~~

1. **The property owner shall submit a study/plan prepared in accordance with the established professional traffic and parking practices by a registrant licensed to practice in the State of Arizona. The study/plan shall document how any reductions are calculated and the assumptions utilized in the calculations.**

2. **The Director may approve a reduction equal to, or less than, 30 percent of the total parking spaces required by this Division, except as required in subsection C.3. of this section. Any request greater than 30 percent requires the approval of the City Council.**

3. **Any request to use a Parking Demand Study to reduce the required parking for an HOHD or MHOHD shall be approved by the City Council.**

D. Traffic Management Plan Parking Reduction. The Director shall have the ability to reduce the parking requirements for office and other uses in Section 10-50.80.040, Number of Motor Vehicle Parking Spaces Required**, except for an HOHD or MHOHD**. A traffic management plan shall be submitted with an application for site plan review. A reduction may be granted if the following standards are met:

1. The amount of the reduction shall be no more than 90 percent of the proposed reduction in employee motor vehicle trips.

2. The buildings shall have a single user/owner who can effectively exercise control over compliance with the plan.

3. The traffic management plan shall be submitted by a registered traffic engineer and shall include data on the effectiveness of similar plans elsewhere.

4. The traffic management plan shall contain information on the strategies, designated parking, **incentives, company vehicles, staggered work hours, and information indicating the owner's** ability to provide and enforce these elements over time.

5. The Director may impose conditions that are needed to ensure the long-term compliance to the plan, including but not limited to a reserve parking area, phasing, or contributions to transit or other alternative means of transportation.

E. Parking Reduction for Forest Resources. The number of parking spaces required for a new development may be reduced by no more than five percent if existing native trees such as ponderosa pine trees are located within parking areas (but not circulation areas) and these trees are required to be preserved to satisfy the requirements for forest resource protection as defined in Division 10-50.90, Resource Protection Standards**, except for an HOHD or MHOHD**. An applicant shall demonstrate to the satisfaction of the Director that by incorporating these existing native trees

within the parking area, adequate measures are taken during construction to ensure that the trees are protected from construction activity.

F. Bicycle Parking Reduction. The Director may allow a reduction of one required motor vehicle parking space for each four bicycle parking spaces provided to a maximum of five percent of the required motor vehicle parking ~~spaces.~~ **spaces, except for an HOHD or MHOHD.**

G. Motorcycle Parking Reduction. A reduction of one parking space for multifamily residential and nonresidential uses may be allowed by the Director if one motorcycle parking space for every 25 required motor vehicle spaces is provided, subject to the following standards:

1. Each motorcycle space shall be easily accessible and have adequate space for a standard-size motorcycle, i.e., a minimum dimension of four feet by nine feet.
2. Motorcycle parking areas shall be clearly identified with appropriate striping.

Section 18. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, to add Section 10-50.80.061 Transit Pass Parking Reduction Pilot Program, as follows:

Division 10-50.80: Parking Standards

10-50.80.061 Transit Pass Parking Reduction Pilot Program

A. The purpose of the Transit Pass Parking Reduction Pilot Program (TPPR) is to allow:

1. Property owners the option to reduce a development's vehicle parking requirements by providing annual transit passes to tenants and employees; and

2. The City to determine the effectiveness of the program to reduce a development's parking demand, and to determine if the tenants and employees are utilizing transit.

B. Program Term. Unless otherwise extended by a separate ordinance approved by the City Council, the TPPR shall terminate at 11:59 p.m. on December 31, 2026.

C. Maximum Parking Reduction. The Director may approve up to a 20 percent reduction in the parking requirements of Section 10-50.80.040 in accordance with the minimum requirements of subsection D of this section, and the approval of a transit pass agreement specified in subsection E of this section.

1. This reduction shall not be approved on a site that utilizes any reduction specified in 10-50.80.060.

D. Minimum Requirements.

1. The TPPR is only available to HOHD and MHOHD developments.

2. This reduction may only be approved for an HOHD or MHOHD that has a vehicle parking requirement equal to, or greater than, 100 spaces.

3. The total residential parking requirement shall not be reduced to an amount less than 0.65 spaces per bedroom. The required parking for a development shall be calculated in accordance with Table 10-50.80.040.A. before any reduction is applied.

4. The TPPR is only available to a Development Site within 1,320 feet of a permanent transit stop. The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail..

5 The property owner shall make available annual transit passes to all tenants and employees of the HOHD or MHOHD. The transit pass(es) shall be provided at no cost to the tenants and employees. No tenant and employee shall be refused a transit pass.

6. The requirement to provide the transit passes shall be perpetual, unless the property owner provides the minimum number of parking spaces required (without any TPPR parking reduction) by the Zoning Code for the Development Site, and the Transit Pass Agreement of subsection E of this section is terminated.

7. The termination of the TPPR does not alleviate a property owner from providing the transit passes that are required for participation in the TPPR until the Transit Pass Agreement is terminated and the minimum parking spaces are provided as set forth herein.

E. Transit Pass Agreement.

1. The Director may enter into a Transit Pass Agreement with the property owner to allow a reduction in the required number of residential parking spaces in accordance with the provisions of this section. The agreement shall be in a form satisfactory to the City Attorney, or designee.

2. The agreement shall be perpetual unless terminated in accordance with the provisions of this section and the agreement.

3. The agreement shall include, but is not limited to:

   a. The type of transit passes to be provided;

   b. Notification requirements to tenants and employees of the availability of transit passes to them at no cost;

   c. A requirement to obtain, maintain, and provide the City with the following information:

      i. The number and types of transit passes requested and provided;

      ii. Utilization frequency reports from the transit provider;

      iii. Documentation of the annual transit pass proof of purchase;

      iv. Bedroom occupancy rates; and

      v. The number of tenant vehicles stored onsite and offsite within the city of Flagstaff.

   d. An agreement to assist the City of Flagstaff employee(s) and/or City contractor(s) in the collection of vehicle and/or transit usage data, and other City studies to determine the effectiveness of the TPPR;

   e. Reasonable access for City of Flagstaff employee(s) and/or City contractor(s) to study and count onsite parking utilization rates upon delivery of a written notice;

   f. Annual reporting requirements;

   g. Violations and remedies; and

   h. Any other provision necessary as determined by the City Attorney, Director, or designee to document the requirements and enforcement of this section and the agreement.

4. **The agreement shall be approved by the Director and property owner prior to the issuance of any building permit for the Development Site.**
5. **The City shall record the approved Transit Pass Agreement against the real property of the Development Site. Recordation fees shall be paid by the property owner prior to the issuance of any building permit for the Development Site.**

Section 19. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, 10-50.80.080 Parking Spaces, Parking Lot Design and Layout, subsection K, as follows:

10-50.80.080 Parking Spaces, Parking Lot Design and Layout

K. Tandem Parking. ~~**Tandem parking is permitted in all zones for single-family residences, accessory dwelling units, and duplexes as follows:**~~

1. **Tandem parking is allowed in all:**
   a. **Zones for single-family attached and detached dwelling units, and accessory dwelling units; and**
   b. **Non-Transect Residential Zones for duplex developments.**

~~**1.**~~**2.** Both tandem parking spaces satisfy the parking requirement of ~~**one**~~ **one-dwelling unit.** ~~**residential unit; and**~~

2. 3. Neither of the tandem parking spaces shall be for required accessible parking spaces.

Section 20. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.080 Bungalow Court, subsection F, as follows:

10-50.110.080 Bungalow Court

F. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.
Spaces may be individually accessible by the units and/or via a common parking area located at the rear or side of the lot.
~~**Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.**~~

Section 21. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.090 Duplex, Side-by-Side, subsection F, as follows:

10-50.110.090 Duplex, Side-by-Side

F. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.
~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 22. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.100 Duplex Stacked, subsection F, as follows:

10-50.110.100 Duplex, Stacked

F. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.
~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 23. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.110 Duplex, Front-and-Back, subsection F, as follows:

10-50.110.110 Duplex, Front-and-Back

F. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.
~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 24. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.120 Stacked Triplex, subsection F, as follows:

10-50.110.120 Stacked Triplex

F. Vehicle Access and Parking
Where an alley is present, parking and services shall be accessed from the alley.
Parking spaces may be enclosed, covered or open.
~~**Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.**~~

Section 25. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.080 Definitions, "H", to add the term "High Occupancy Housing Development (HOHD)" and related terms, as follows:

Section 10-80.20.080 Definitions, "H"

High Occupancy Housing Development (HOHD): Means any of following: High Occupancy Housing Development, Single-Family; High Occupancy Housing Development, Two-units; High Occupancy Housing Development, Three-units; and High Occupancy Housing Development, Four-units and Greater (see definitions below). HOUSING DEVELOPMENT, EITHER FOR RENTAL OR PURCHASE, IN WHICH ALL DWELLING UNITS ARE PERMANENTLY AFFORDABLE AND OFFERED AT 60 PERCENT OF THE AREA MEDIAN INCOME (AMI) IN COMPLIANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS SHALL NOT BE CATEGORIZED AS HIGH OCCUPANCY HOUSING DEVELOPMENT, REGARDLESS OF THE NUMBER UNITS, BEDROOMS, OR ZONING.

High Occupancy Housing Development, Single-Family: A single-family attached or detached dwelling unit with:

a. **Seven or more bedrooms; or**
b. **Five or more sanitation facilities.**

High Occupancy Housing Development, Two-units: A lot or parcel containing two dwelling units, excluding an Accessory Dwelling Unit, with:

a. **More than a total of seven bedrooms; or**
b. **One or more dwelling unit(s) containing four or more sanitation facilities.**

High Occupancy Housing Development, Three-units: A lot or parcel containing three dwelling units with:

a. **More than a total of nine bedrooms; or**

b. **One or more dwelling unit(s) containing four or more sanitation facilities.**

High Occupancy Housing Development, Four-units and Greater: A Development Site containing four or more dwelling units where:

a. **More than 20 percent of the total dwelling units have four bedrooms or more;**

b. **One or more of the dwelling unit(s) containing four or more sanitation facilities; or**

c. **The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an HOHD in accordance with the building form and property development standards of the property's designated Non-Transect Zone; or, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**

Section 26. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.130 Definitions, "M", to add the term "Mixed-Use High Occupancy Housing Development (MHOHD)", as follows:

10-80.20.130 Definitions, "M"

Mixed-Use High Occupancy Housing Development (MHOHD):

1. **A mixed-use development with:**

   a. **More than 20 percent of the total dwelling units have four bedrooms or more;**

   b. **One or more dwelling unit(s) containing four or more sanitation facilities; or**

   c. **The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an MHOHD in accordance with the building form and property development standards of the property's designated Non-Transect Zone; or, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**

2. **MIXED-USE HOUSING DEVELOPMENT, EITHER FOR RENTAL OR PURCHASE, IN WHICH ALL DWELLING UNITS ARE PERMANENTLY AFFORDABLE AND OFFERED AT 60 PERCENT OF THE AREA MEDIAN INCOME (AMI) IN COMPLIANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS SHALL NOT BE CATEGORIZED AS HIGH OCCUPANCY HOUSING DEVELOPMENT, REGARDLESS OF THE NUMBER OF UNITS, BEDROOMS, OR ZONING.**

Section 27. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.180 Definitions, "R", to add the terms "Ratio, Bedroom-to-Dwelling Unit," and "Ratio, Bedroom-to-Sanitation Facility" as follows:

Section 10-80.20.180 Definitions, "R

Ratio, Bedroom-to-Dwelling Unit: The total number of bedrooms divided by the total number of dwelling units.

Examples: An HOHD has a total number of 1160 bedrooms and 350 dwelling units. The Bedroom-to-Dwelling Unit Ratio is:

$$\frac{\text{1160 bedrooms}}{\text{350 dwelling units}} = 3.31$$

Section 28. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.190 Definitions, "S", to modify the term "Sanitation Facilities," as follows:

Section 10-80.20.190 Definitions, "S"

Sanitation ~~Facilities~~ **Facility:** A **delineated area for bathing** ~~bathroom~~ that contains ~~any combination of, or individually,~~ a toilet, ~~shower,~~ sink, and a shower or~~,~~ tub ~~or related bathing and sanitation fixtures~~. **The fixtures** (toilet, sink, **and a shower or** tub) **may be located in a room or in close proximity that functions as a** Sanitation **Facility as determined by the Zoning Administrator.**

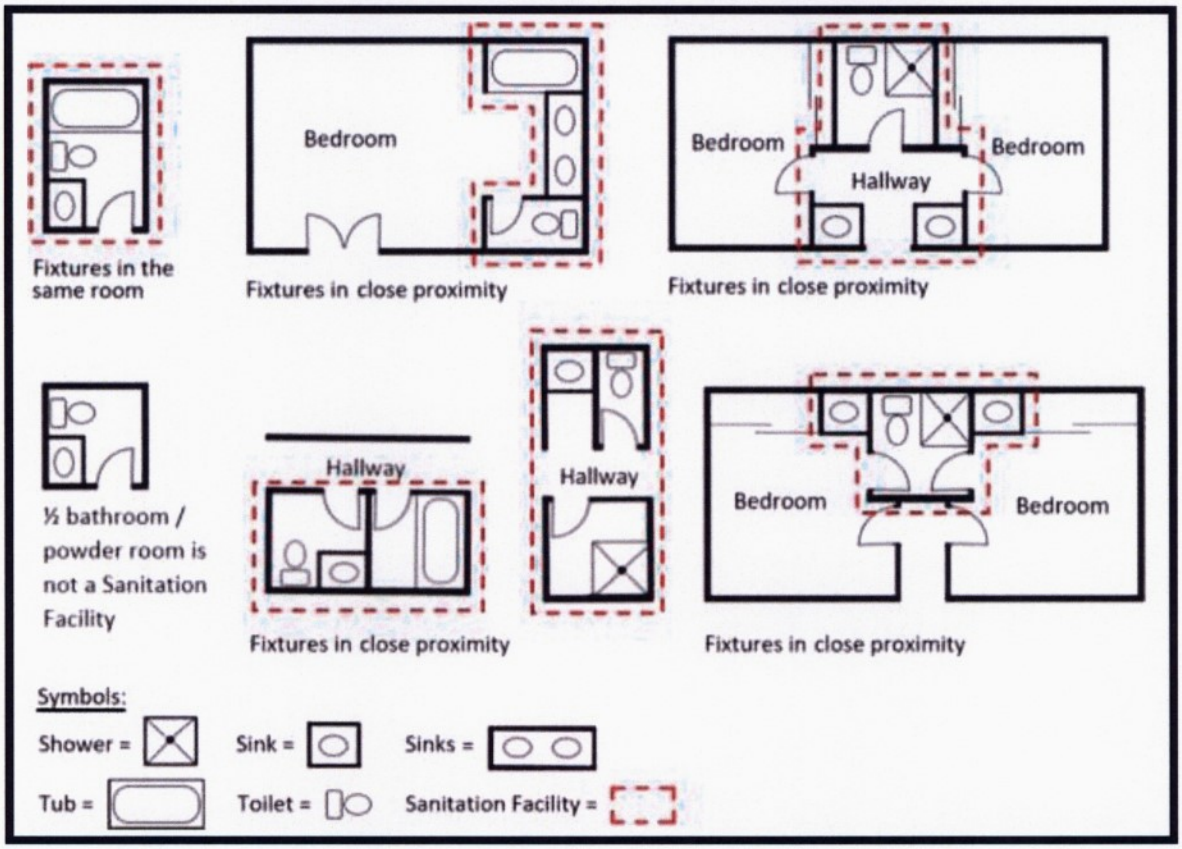


Figure 10-80.20.190 Sanitation Facility Examples

Section 29. Amend Title 10 FLAGSTAFF ZONING CODE, APPENDICES to add Appendix 1.4 Bicycle Parking Space Design Requirements, to the list, as follows:

APPENDICES

Appendix 1.1	Design Guidelines
Appendix 1.2	Additional Information on Smart Growth and Traditional Neighborhood Developments
Appendix 1.3	Sustainability Guidelines
Appendix 1.4	**Bicycle Parking Space Design Requirements**
Appendix 2	Planning Fee Schedule
Appendix 3	City of Flagstaff Landscape Plant List
Appendix 4	Outdoor Lighting Reference Material
Appendix 5	Additional Information Applicable to Division 10-50.90, Resource Protection Standards
Appendix 6	Additional Information on Affordable Housing
Appendix 7	List of Major Arterial Streets

Section 30. Amend Title 10 FLAGSTAFF ZONING CODE, APPENDICES, to add Appendix 1.4 Bicycle Space Design Requirements, as follows:

APPENDICES

Appendix 1.4
Bicycle Space Design Requirements

1.4.010 Purpose

A. It is the purpose of this Appendix to establish the minimum acceptable standards for bicycle parking spaces that are required by the Zoning Code.

1.4.020 Applicability

A. Requirements of this Appendix shall apply to all bicycle parking spaces provided on a Development Site within the Flagstaff city limits.

1.4.030 Standard Bicycle Rack Design Requirements

A. Rack Design.

1. Each rack shall be provided in accordance with one of the designs indicated in Figure 1.4.030.A., unless an alternative design is allowed in accordance with subsection C of this section.

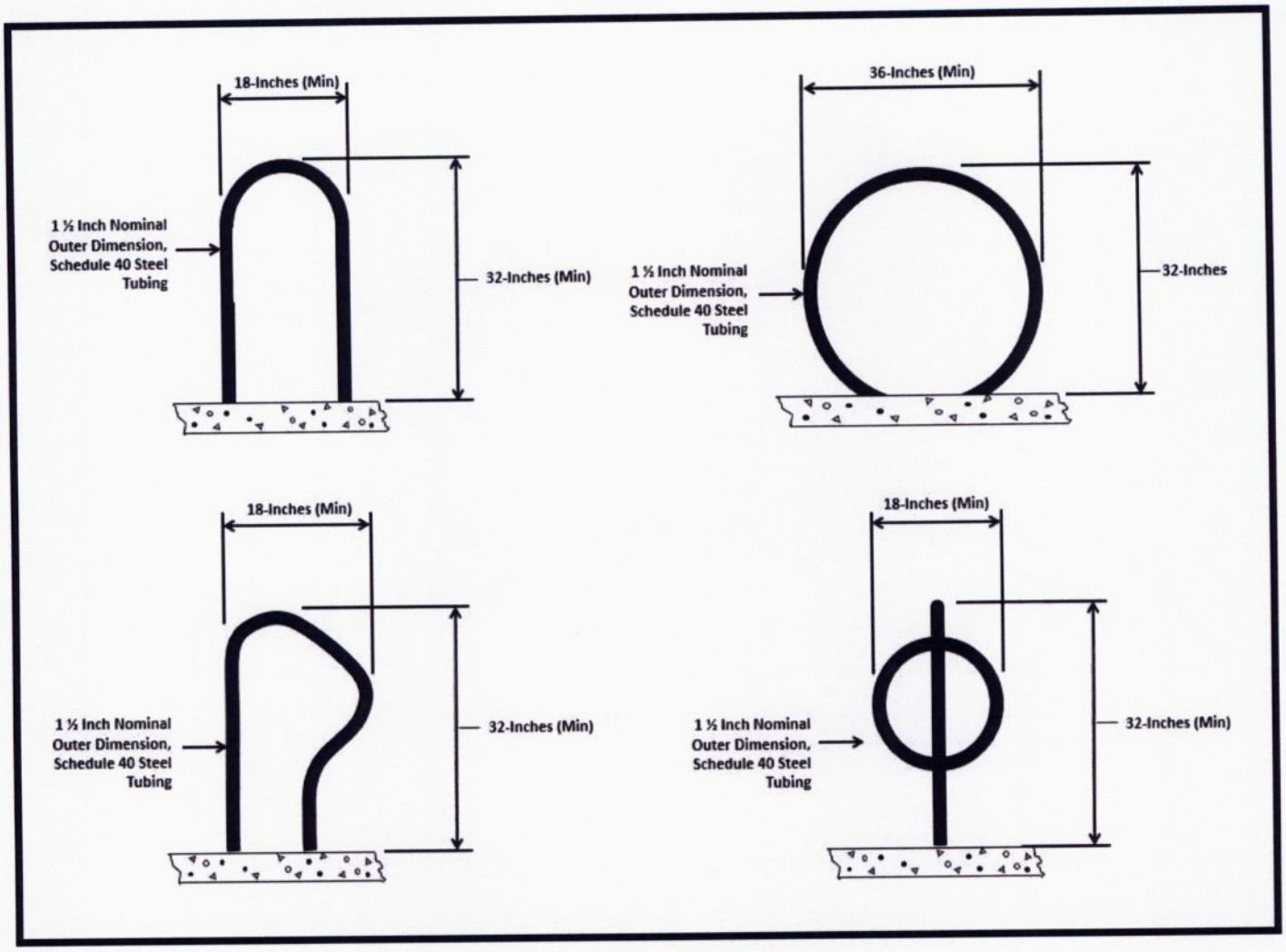


Figure 1.4.030.A. Rack Designs

B. Rack Placement.

1. The bicycle rack(s) shall be:

a. Placed in an area that complies with the location provisions of Section 10-50.80.050.B., is highly visible, well-illuminated, has frequent pedestrian activity, and is in accordance with Figure 1.4.030.B.1.;and

b. Securely mounted with a tamper-proof mounting technique to an impervious concrete, paver, or asphalt surface, unless an alternative surface is approved by the Director.

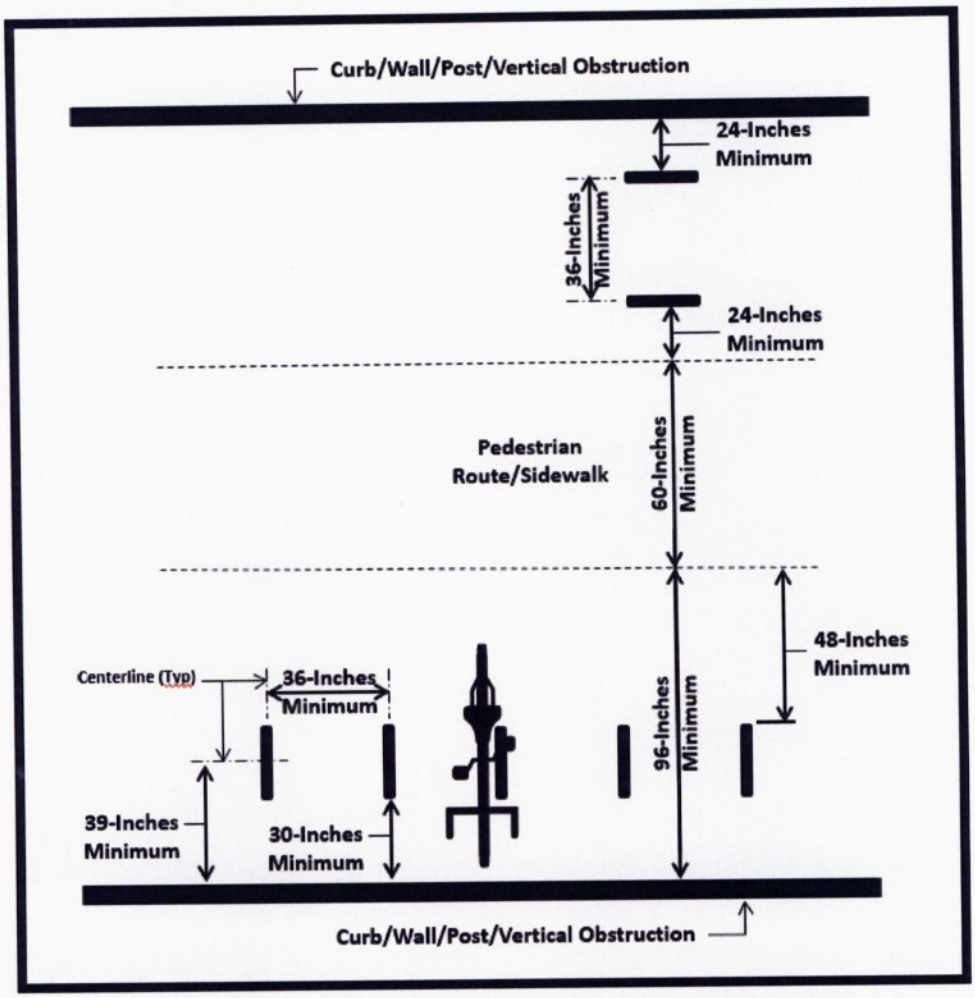


Figure 1.4.030.B.1. Bicycle Rack Placement

2. The placement of a bicycle rack shall not interfere with pedestrian movements.
3. Any bicycle rack(s) located within a parking area shall be within a barrier consisting of bollards, curbs, curb-bumpers, fences, planting areas, or a similar barrier approved by the Director.

C. Alternative Bicycle Rack Designs. The Director may approve an alternative rack design that complies with the following requirements:

1. The rack shall allow the bicycle frame and one or both wheels to be secured with a standard U-lock;
2. The rack shall be designed to support a bicycle frame in two places in a manner that does not cause damage to the wheels or allow the bicycle to tip over;
3. The rack shall be constructed of a material of sufficient strength that resists cutting, rust, bending, and deformation (Schedule 40 metal pipe is the minimum standard); and
4. The rack is not a design similar to types indicated in Figure 1.4.030.C.4.

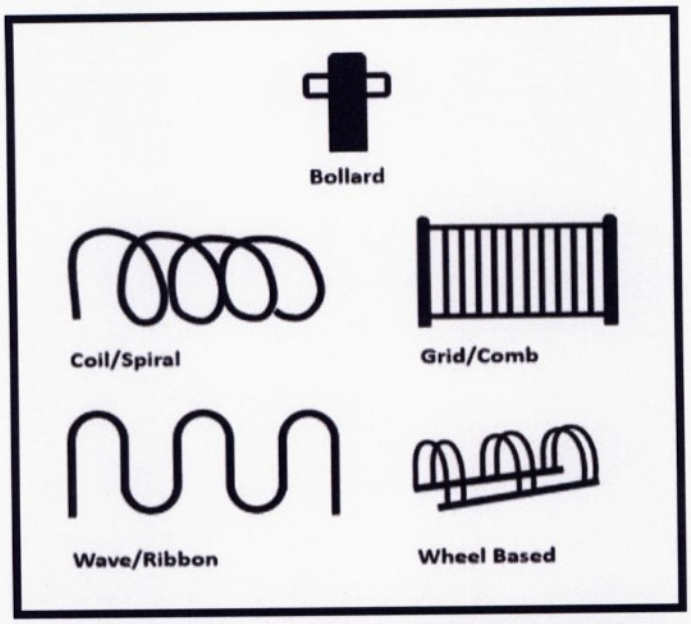


Figure 1.4.030.C.4. Unacceptable Bicycle Rack Designs

1.4.040 Standards for Indoor Secure Bicycle Parking Spaces

A. Secure Bicycle Parking Space Design.

1. The required secure bicycle parking spaces shall be in separate room(s) or cage(s) (the "Facilities") designed for bicycle storage within a building or parking structure.
2. The Facilities shall be:
    a. On the ground level, or another level that has elevator access, provided that the elevator has an interior width or depth of at least six feet;
    b. Accessed through a door or gate that utilizes an electronic keypad and code, security pass card, or a similar electronic system approved by the Director;
    c. In a location that is illuminated in accordance with the Illuminating Engineering Society (IES) of North America (IESNA) standards for security;
    d. Limited to the storage of bicycles; and
    e. Include bicycle racks or lockers.
3. The bicycle rack(s) shall:
    a. Conform with Section 1.4.030.A., unless an alternative design is allowed in accordance with Section 1.4.030.C.;
    b. Be securely mounted with a tamper-proof mounting technique to an impervious concrete, paver, or asphalt surface; and
    c. Be placed in accordance with Figure 1.4.040.A.3.c., unless an alternative configuration is approved by the Director.

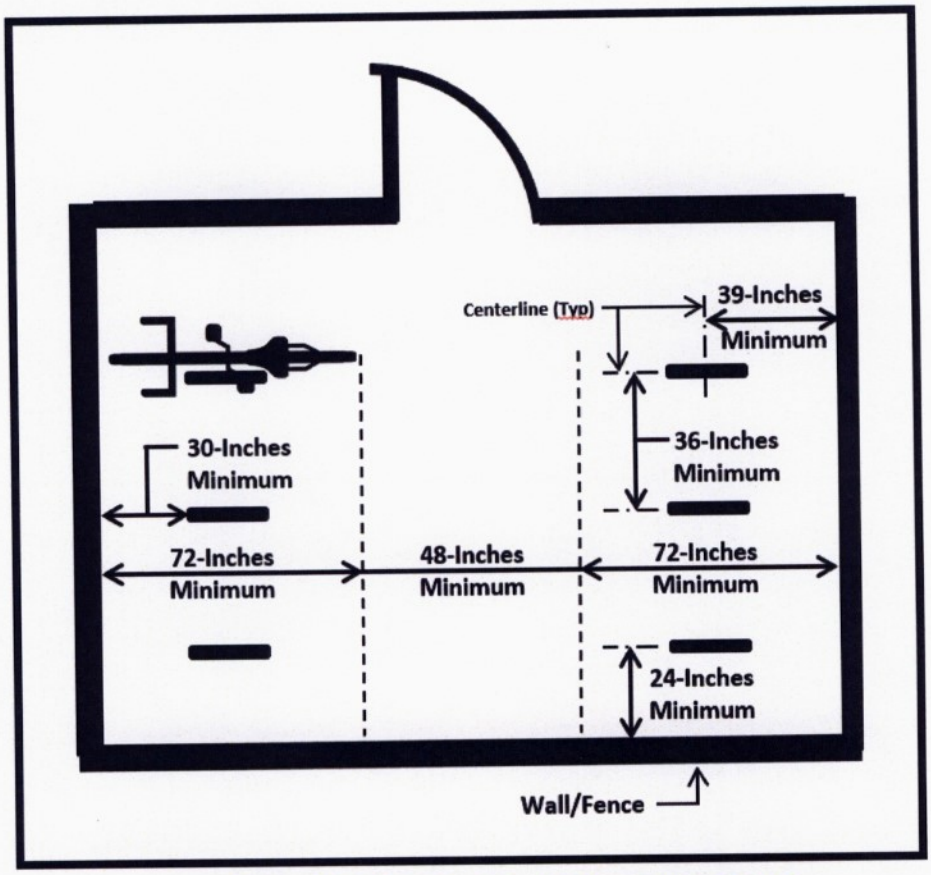


Figure 1.4.040.A.3.c. Bicycle Storage Room/Cage

1.4.050 Standards for Bicycle Lockers

A. Bicycle Locker Design and Location Requirements.

1. The lockers shall be constructed of metal. If windows are provided in the locker, the windows shall be constructed with unbreakable material. Plastic lockers are prohibited.
2. The lockers shall utilize an integral mechanical or digital ("smart") locking mechanism. Lockers that use hasp or mechanisms that allow the use of user locks is prohibited.
3. Stacked lockers shall have a wheel track to guide the bicycle into the locker.
4. Lockers located within a parking area shall be within a barrier consisting of bollards, curbs, curb-bumpers, fences, planting areas, or similar barriers approved by the Director.
5. Lockers placed outdoors shall be within 50 feet of a primary resident entry to a building. The locker(s) shall not be placed between a building and a street.
6. The lockers shall be in a location that is illuminated in accordance with the Illuminating Engineering Society (IES) of North America (IESNA) standards for security.
7. Lockers placed in a building or parking structure shall be on the ground level, or another level that has elevator access, provided that the elevator has an interior width or depth of at least six feet.
8. The placement of a locker shall not interfere with pedestrian movements.

9. The size and placement of the lockers shall conform with Figure 1.4.050.A.9., unless an alternative configuration is approved by the Director.

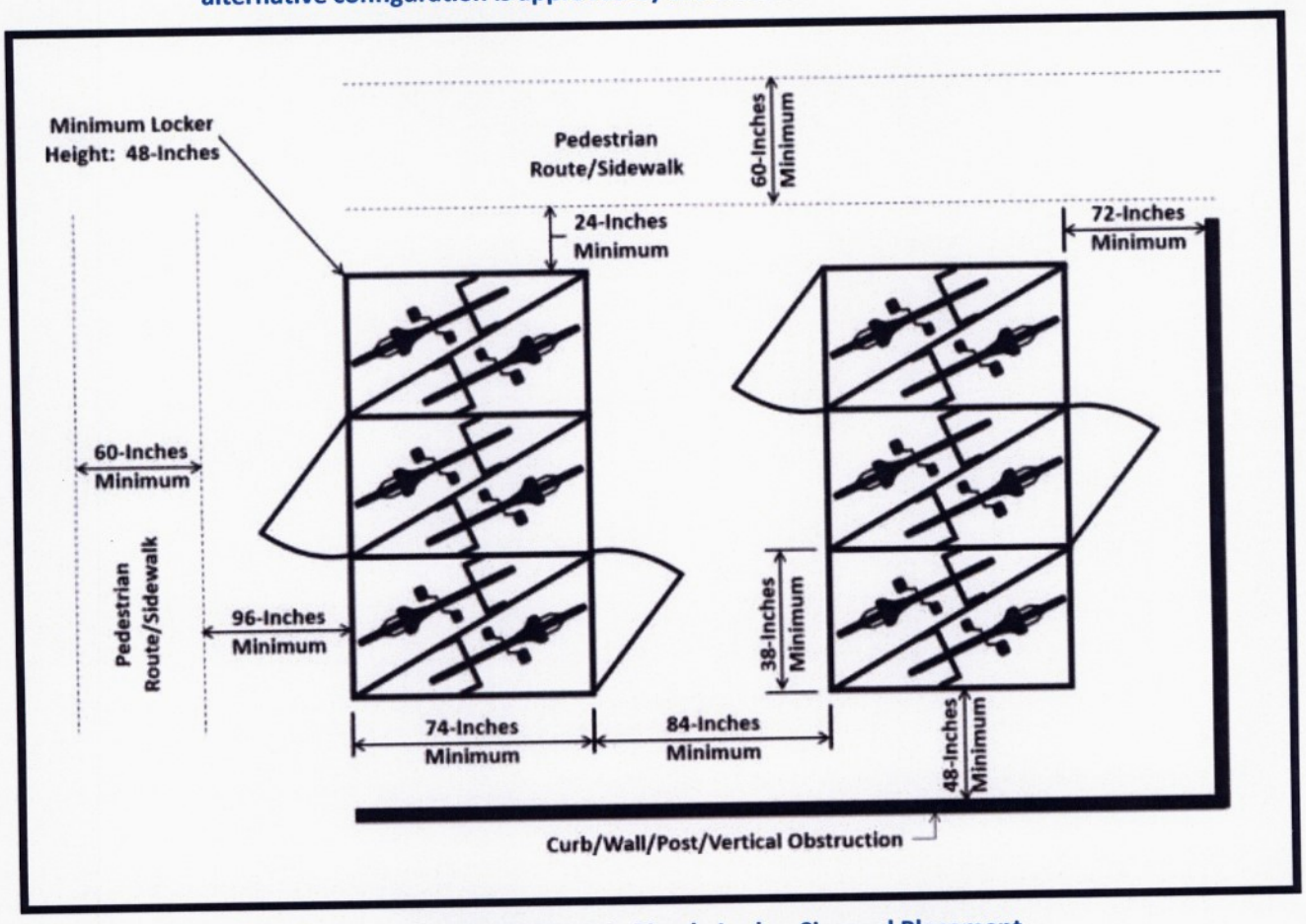


Figure 1.4.050.A.9. Bicycle Locker Size and Placement

Prop 207 Claims

Binding Waivers of Enforcement

Christina Rubalcava

Senior Assistant City Attorney

Background

Ordinance 2020-28

- On November 17, 2020, the Flagstaff City Council adopted Ordinance 2020-28, which made various amendments to the Flagstaff Zoning Code.
- The amendments made certain changes regulating High Occupancy Housing ("HOH"), including:
  - Requiring a Conditional Use Permit for HOH
  - Restricting HOH of 4 units or more to the pedestrian shed of an activity center
  - Adding parking, bedroom/bathroom, and other HOH regulations

Background

Prop 207 Claims

- During the months of November and December 2021, the City received Prop 207 claims on behalf of 22 parcels of land.

- The owners claim that, as the result of the November 2020 code amendments, their properties lost a collective $186 million dollars.

Overview of Prop 207

- A.R.S. § 12-1134 (also known as Prop 207) provides that if "the existing rights to use, divide, sell or possess private real property are reduced by the enactment or applicability of any land use law enacted after the date the property is transferred to the owner and such action reduces the fair market value of the property the owner is entitled to just compensation from this state or the political subdivision of this state that enacted the land use law."
- The landowner must make a written demand for a specific amount of just compensation.
- The city has 90 days to pay, amend the law, or permanently waive enforcement of the new land use law on the landowner's parcel.

Overview of Prop 207

- If the city does not act, the landowner may file a claim for just compensation in superior court within three years of the date the land use law took effect.
- Just compensation for diminution in value is the reduction in fair market value for the property resulting from the land use law.
- Fair market value is the most likely price which the land would bring if exposed for sale in the open market by a purchaser who buys with knowledge of all the uses and purposes to which it is adapted and for which it is capable.

Binding Waiver of Enforcement

- If approved by Council, the City will agree and declare that the HOH Zoning Code amendments will not be enforced nor applicable to the entirety, or any portion of, the 22 properties identified in Binding Waiver of Enforcement, attached to the staff summary as Exhibit A to the Resolution.

Questions?

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Any questions?

11. B.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Genevieve Pearthree, Senior Planner
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Consideration and Adoption of Ordinance No. 2022-01: An Ordinance of the City Council of the City of Flagstaff, extending and increasing the corporate limits of the City of Flagstaff pursuant to the provisions of Title 9, Chapter 4, Arizona Revised Statutes, by annexing approximately 10.05 acres of land located at 7000 North Highway 89, which certain land is contiguous to the existing corporate limits of the City of Flagstaff, and establishing city zoning for said land as Highway Commercial (HC) with a Resource Protection Overlay (RPO); providing for severability, authority for clerical corrections, and establishing an effective date. ***(Flagstaff Rehab Campus Annexation: Project Number PZ-20-00164-03).***

STAFF RECOMMENDED ACTION:

At the January 18, 2022 Council Meeting:

1) Read Ordinance No. 2022-01 by title only for the first time
2) City Clerk reads Ordinance No. 2022-01 by title only (if approved above)

At the February 1, 2022 Council Meeting:

3) Read Ordinance No. 2022-01 by title only for the final time
4) City Clerk reads Ordinance No. 2022-01 by title only (if approved above)
5) Adopt Ordinance No. 2022-01

Executive Summary:

An annexation request from Flagland LLC of approximately 10.05 acres of land, located at 7000 North Highway 89 and further described as Coconino County Assessor's Parcel Number 301-50-005G, into the corporate limits of the City of Flagstaff, and establishing city zoning for said land as Highway Commercial (HC) with a Resource Protection Overlay (RPO).

The Planning & Zoning Commission in a public hearing on December 8, 2021, recommended 5-0 to forward this Annexation request to the City Council with a recommendation of approval with the following condition:

- The subject property shall enter into the City of Flagstaff corporate limits with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO).

Financial Impact:

The purpose of this annexation request is to extend the City of Flagstaff corporate boundary to provide the subject property with water, sewer, and other City services to facilitate the development of a 174-bed mental behavioral health and substance abuse treatment campus and two commercial pads. The development will extend a waterline along North Highway 89 in the public right of way, and will extend a sewer line across the subject property. The waterline extension will be dedicated to the City of Flagstaff for continued maintenance and operation. Currently, the site has access directly onto an ADOT-maintained roadway. Upon annexation, a portion of the assessed property tax will go to the City of Flagstaff.

Policy Impact:

None.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

PBB Priorities/Objectives

- Utilize existing long-range plan(s) that identify the community's future infrastructure needs and all associated costs.
- Grow and strengthen a more robust, diverse, and resilient economy.

Regional Plan

- Goal LU.7.2 – Require unincorporated properties to be annexed prior to provision of City services, or that a pre-annexation agreement is executed when deemed appropriate.
- Policy WR.4.3 – Development requiring public utility services will be located within the Urban Growth Boundary.
- Page III-10:
    - The proposed annexation should not be detrimental to the majority of persons or property in the surrounding area or the community in general.
    - Annexation must demonstrate a favorable benefit to the taxpayers of the City.

Carbon Neutrality Plan

- DD-2: Create inclusive networks for walking and biking that are continuous, attractive, safe, comprehensive, and convenient for people of all ages.

Has There Been Previous Council Decision on This:

None.

Options and Alternatives:

1. Approve the Annexation with the condition as presented by Staff and as recommended by the Planning and Zoning Commission.
2. Approve the Annexation with additional conditions, deleted conditions, or modified conditions.
3. Deny the Annexation for non-compliance with the Regional Plan, the Zoning Code, and/or Arizona Revised Statutes.

The Planning and Zoning Commission voted 5-0 to forward the Annexation request with a recommendation of approval with the following condition:
1. The subject property shall enter into the City of Flagstaff corporate limits with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO).

Background/History:

Development Overview
The 10.05-acre parcel at 7000 North Highway 89 that is the subject of this annexation request is adjacent to the northern Flagstaff city boundary and is located just east of North Highway 89. The parcel is within the Urban Service Boundary as identified by the Flagstaff Regional Plan 2030, and will receive city trash, water, and sewer service upon annexation. The subject site previously contained Blue Ribbon Homes (a manufactured home dealership) and is in the Heavy Commercial (CH-10,000) Coconino County zoning district. The parcel is proposed to be annexed into the Flagstaff city limits with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO). The applicant proposes to develop a 174-bed mental behavioral health and substance abuse treatment campus and set aside two areas for future commercial development.

After annexation, the subject parcel is proposed to be combined with the approximately 2.15-acre vacant parcel to the south (APN 113-17-011A), which is already inside the city limits. The combined parcels (12.21 acres total) will then be divided into four separate parcels. Parcels 1 and 2 will consist of the campus. Parcels 3 and 4 are proposed to be future commercial pads (conceptually shown as restaurants/cafes).

The applicant has also submitted a concurrent Concept Zoning Map Amendment request (PZ-20-00164-04) to rezone the northern 1.09 acres of the 10.05-acre parcel from HC to Rural Residential (RR) zoning once the parcel is annexed. The purpose of that request is to accommodate an Equestrian Recreational Facility that will provide equine therapy to patients. City Code Chapter 6-03: Animal Keeping does not allow large livestock (including horses) in the HC zone, but does allow large livestock in the RR zone. The Zoning Code allows Equestrian Recreational Facilities with a Conditional Use Permit in the RR zone.

Project History and Next Steps
The applicant submitted for Concept Plan and Concept Plat review prior to submitting Annexation and Concept Zoning Map Amendment applications. The purpose of the Concept Plan/Plat reviews is to determine whether the proposed project conceptually conforms with City Code. The City of Flagstaff Inter-Division Staff (IDS) made this determination and as such deemed both applications to be “Complete with Conditions” (the Concept Plan on March 16, 2021, and the Concept Plat on May 19, 2021).

The applicant will apply for Site Plan review and approval should the City Council approve the Annexation and Concept Zoning Map Amendment applications. Site Plan constitutes a formal approval, which, if obtained, will allow the applicant to apply for Civil Engineering Plans and Building Permit review, and for a Conditional Use Permit for the equestrian facility. The applicant will also submit for Final Plat review to subdivide the entire 12.21-acre site into four separate parcels. The City Council approves final plats.

Key Considerations:
This annexation will increase the corporate limits of the City of Flagstaff. Annexations are adopted by the City Council via ordinance. Ordinance No. 2022-01 annexes approximately 10.05 acres located at 7000 North Highway 89. Arizona Revised Statute 9-471 requires the governing body of the city or town to hold a public hearing to discuss the annexation proposal prior to annexing the subject property.

The applicant intends to build a rehab facility on the subject property. However, following annexation, the developer will be permitted to develop any project permitted in the HC Zone, subject to staff review for compliance with City Code.

Community Benefits and Considerations:

If annexed and ultimately developed as currently proposed, the project will provide a mental health and substance abuse treatment campus, as well as two commercial pads for future development. The project will provide significant edge improvements, enhanced landscaping, Dark Sky compliant lighting, and building architecture in compliance with the City of Flagstaff's architectural design standards.

Community Involvement:

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for annexation. In accordance with State statute, a notice of the public hearing was provided by placing an ad in the Arizona Daily Sun, posting at least three notices on the property, and mailing a notice to all property owners within 600 feet of the site (exceeding the 300-foot minimum notification area), and to the City's "Registry of Persons and Groups." Annexation notices were also provided to the Coconino County Recorder, County Assessor, County Community Development Department, and the Chair of the Board of Supervisors. All notifications were completed at least 15 days prior to the first scheduled public hearing. A copy of the publication notice, pictures of the postings, a mailing list, and a copy of the mailing notice are included in the attached Public Participation Plan.

The Planning and Zoning Commission held a public hearing on this application on December 8, 2021. The Commission recommended approval of the annexation by a unanimous vote (5-members present). No public comments were received.

The applicant held a virtual neighborhood meeting on June 30, 2021, via Zoom as part of the Neighborhood Meeting public notification process required for annexations. During the meeting, the applicant provided background information about the project and answered questions posed by meeting attendees through the meeting chat or verbally. The applicant created a Record of Proceedings, which was provided to meeting attendees via hard copy mail and email in accordance with city code (and is included as part of the Public Participation Plan). Staff was subsequently contacted by three community members who requested additional information about the development.

Attachments:

City Council Presentation
Ord. 2022-01
Exhibit A & B: Legal Description & Map
Annex Application
Blank Annexation Petition
P&Z Staff Report
Annexation Map
Annexation Narrative
Legal Ad
Vicinity Map
Concept Plan, Plat, & Zoning Map Amendment
Concept Building Materials, Elevations, Floor Plans, Civic Space
Public Participation Plan



Flagstaff Rehab Campus Annexation Request Ordinance No. 2022-01

City Council| January 18, 2022

Genevieve Pearthree | Senior Planner

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Annexation Request Overview

- **Request:** Annex approximately 10.05 acres (1 parcel) at 7000 North Highway 89
- **Zoning after Annexation**: Highway Commercial (HC) with a Resource Protection Overlay (RPO)
- **Current Zoning:** Coconino County CH-10,000
- **Current Use:** Vacant (contained Blue Ribbon homes – manufactured home dealership)
- **Applicant:** Flagland LLC (current property owner)
- **Concurrent Concept Zoning Map Amendment request:** Rezone 1.09 acres (of 10.05-acre parcel) from HC with a RPO to Rural Residential (RR) with a RPO *(Ordinance No. 2022-02)*

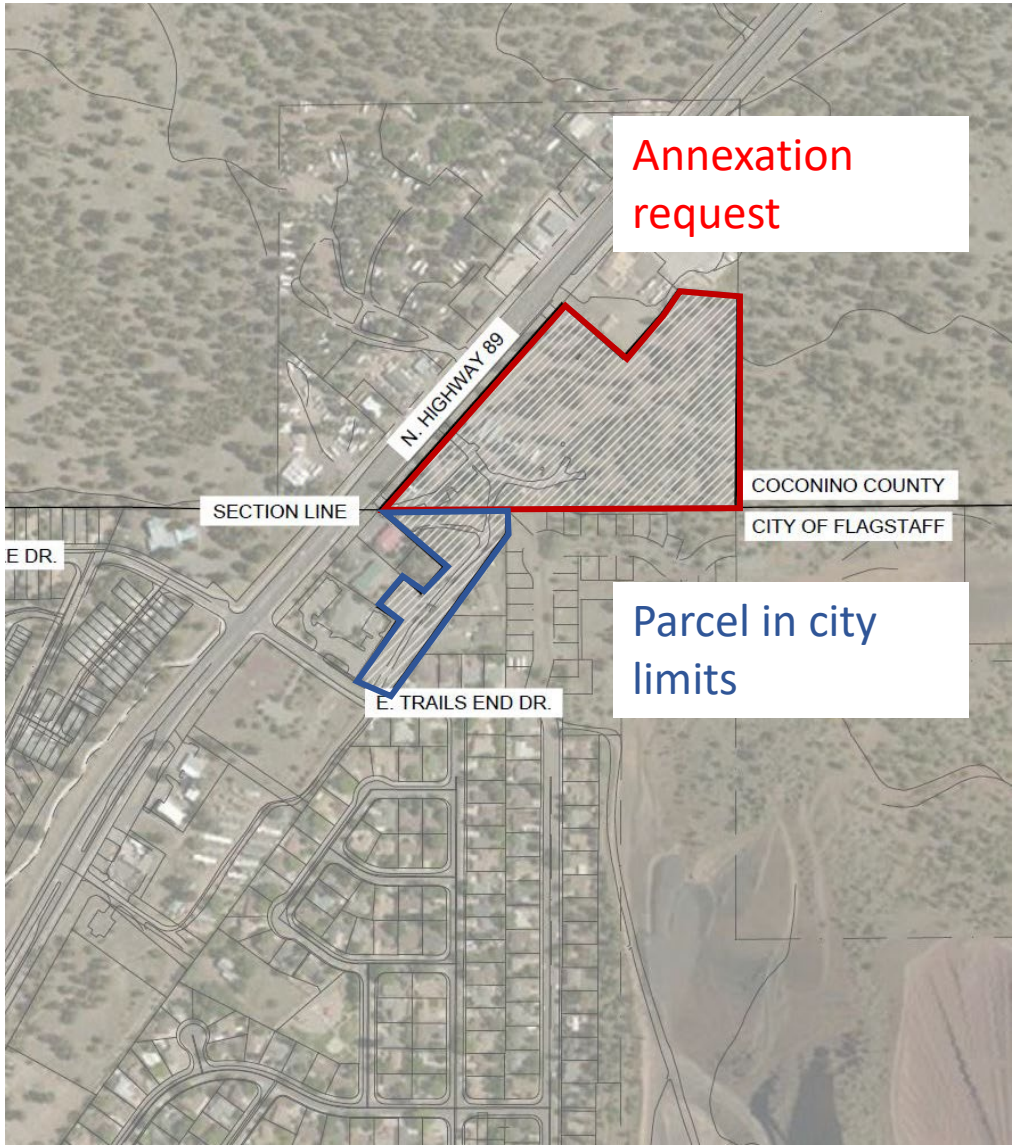
Project Location

7000 N. Highway 89



Development Overview

- Site is 12.20 acres total
  - Developer will combine 10.05-acre parcel with 2.15-acre vacant parcel to the south (in city limits, owned by Flagland LLC)
  - Developer will subdivide site into 4 parcels
- 174-bed mental behavioral health and substance abuse treatment campus
  - Parcel 1: Detox & Residential Treatment Center (includes equine therapy facility—focus of rezoning request)
  - Parcel 2: Sober Living Facility
- Parcels 3 & 4: 2 Commercial pads (future development)



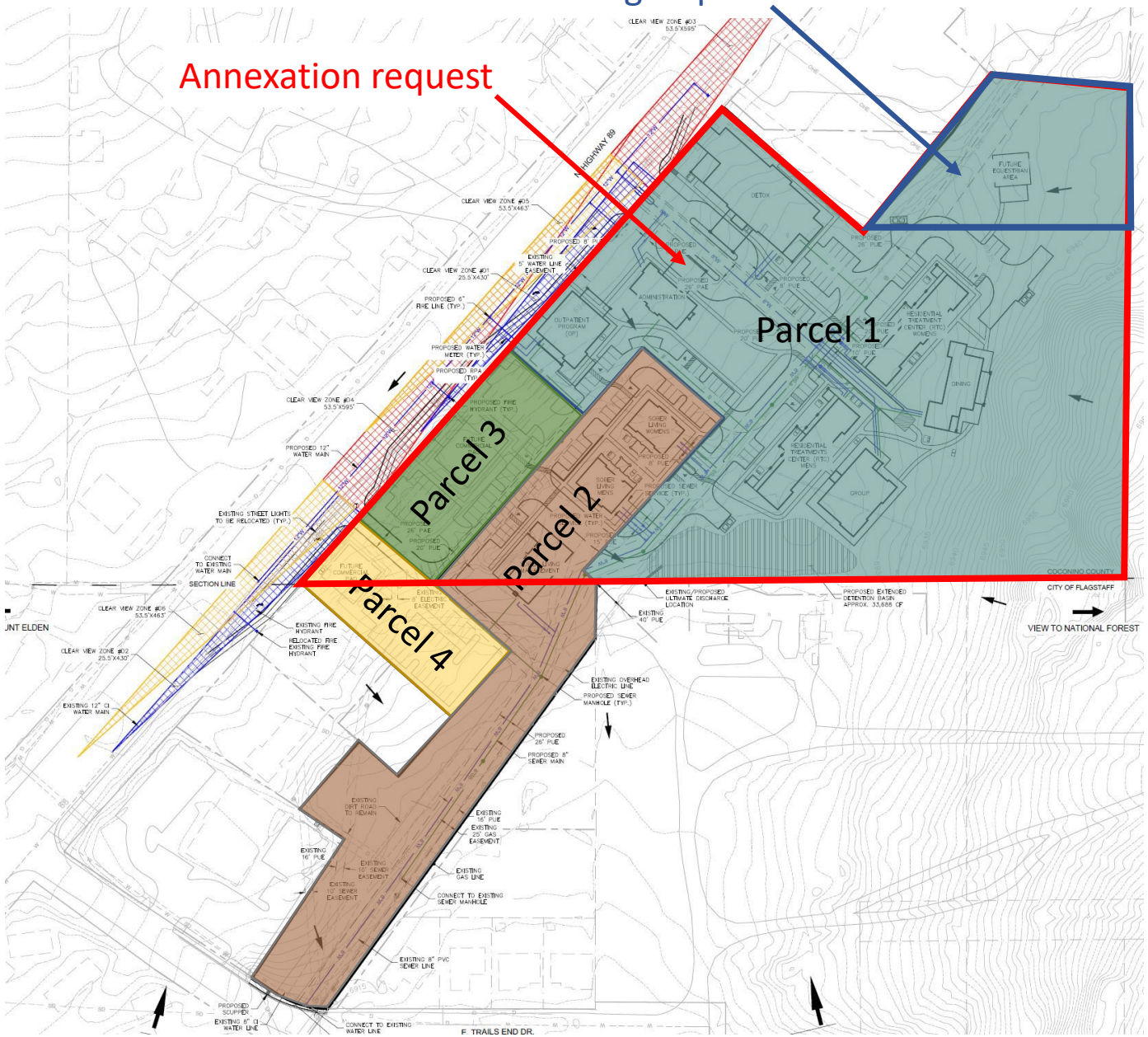
Concept Plat

(PZ-20-00164-02)

"Complete with Conditions" by IDS staff on May 19, 2021

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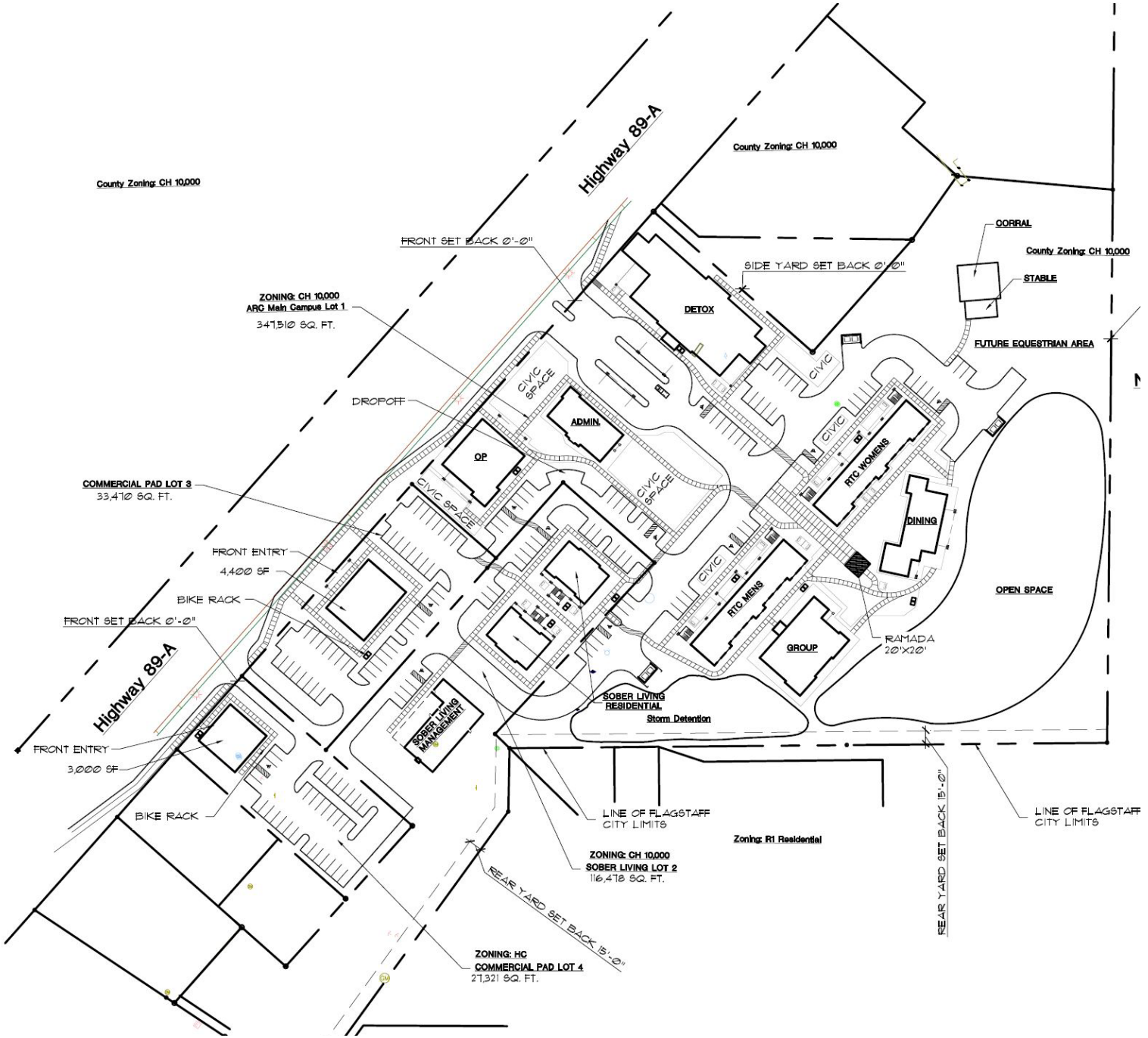
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Concept Plan

(PZ-20-00164-01)

- "Complete with Conditions" by IDS staff on March 16, 2021 (not a formal approval)
- Site Plan review (future submittal) will provide formal approval



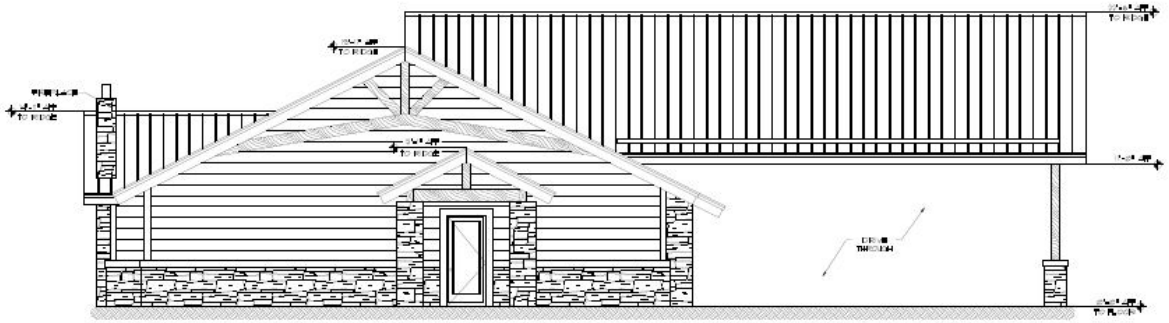
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Proposed Building Elevations & Materials

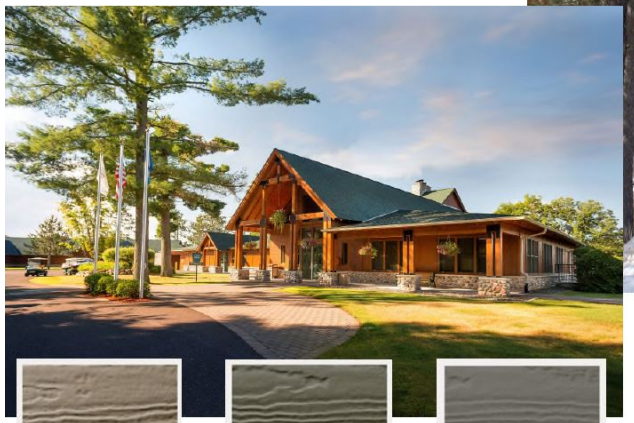


1 SOUTH ELEVATION



2 WEST ELEVATION

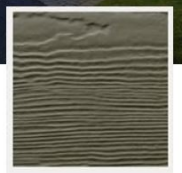
Flagstaff Location



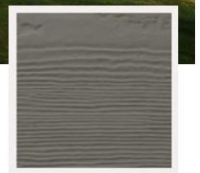




Khaki Brown ›



Timber Bark ›



Aged Pewter ›



Ledgestone Series

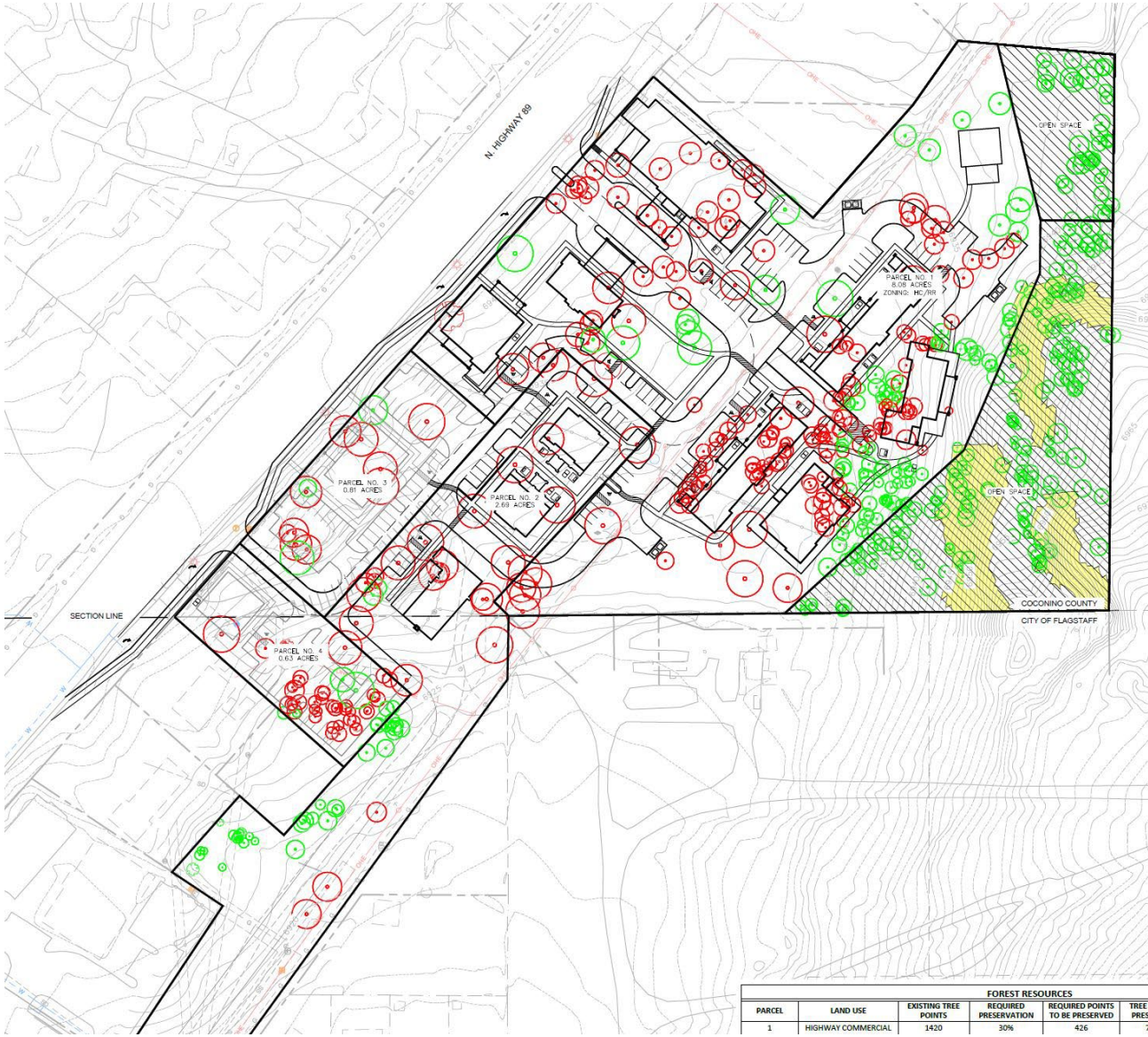


Stone Combinations

For reference only. Development layout, building elevations, etc., will be formally approved with Site Plan (future submittal)

Natural Resource Protection

- Receive Resource Protection Overlay (RPO) upon annexation
- Protect 63% of trees and 100% of steep slopes
- Minimum requirement
  - 30% trees
  - 70+% steep slopes



Citizen Participation

- Neighborhood meeting: June 30, 2021
  - Public Participation Report attached
- Planning and Zoning Commission: December 8, 2021
  - Voted 5-0 for recommendation of approval with conditions
- City Council Public Hearing: January 4, 2022
- City Council Ordinance 1st Read: January 18, 2022
- City Council Ordinance 2nd Read: February 1, 2022

Annexation Approval Criteria

Required Findings

Annexation requests must meet required findings for approval:

1) Comply with City Code Division 10-20.90: Annexations
2) Comply with Arizona Revised Statute 9-471
3) Meet applicable goals and policies in General Plan (Flagstaff Regional Plan 2030)

Finding 1: Public Systems Analysis

Traffic

- 2 full-access driveways and right turn lanes with bike lanes on Highway 89
- 5-foot landscaped parkway, and 6-foot sidewalk

Water and Sewer

- Extend 12-inch water line and 8-inch sewer line across property

Stormwater

- LID (low impact development) basin in southwest corner of site to capture and meter out stormwater

Finding 1: Public Systems Analysis

Schools

- Proposed development of the subject site will not affect the local school district

Fire Protection

- Served by Fire Station 3 at 4500 East Purina Avenue
- Within the desired response time from this station

Finding 2: Conformance with ARS 9-471

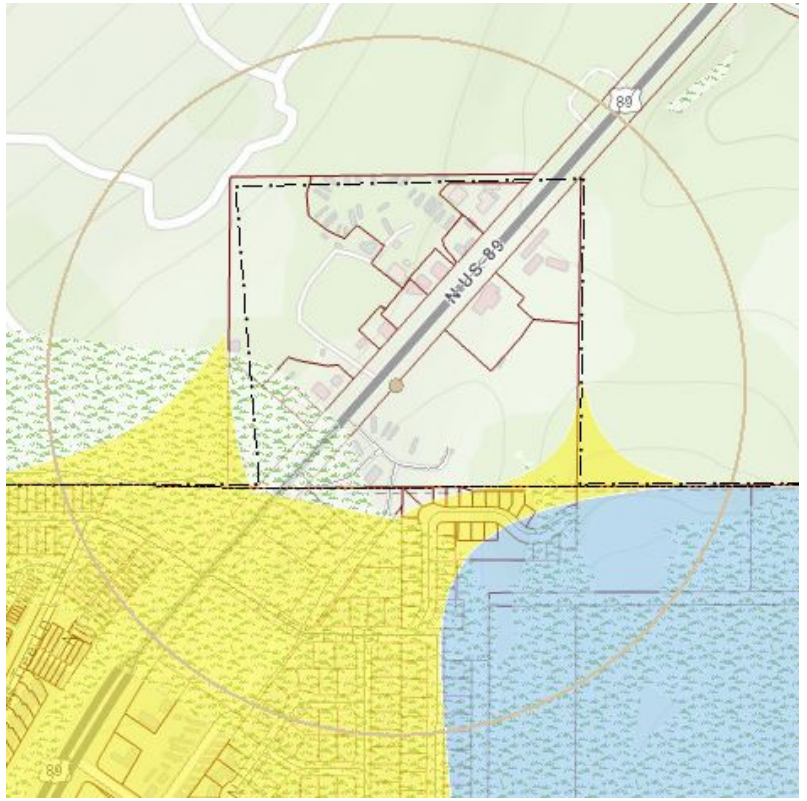
- Criteria for properties to annex (*contiguous* to city boundary)
  - ***Property is contiguous (eligible to annex)***
- Processes and procedures for cities to annex property
  - Annexed parcels must initially receive land use zone classifications with densities/uses no greater than permitted by Coconino County immediately before annexation

Permitted Uses and Minimum Lot Sizes/Dimensions	
County CH-10,000 Zone	**City Highway Commercial (HC) Zone**
Assisted Living Facilities, Convalescent Homes, and Residential Collective Home; Restaurants and retail bakeries	Custodial Care; Restaurant/Cafe
10,000 square foot minimum lot size; 50-foot min. width, 100-foot min. depth	9,000 square foot minimum lot size; 60-foot min. width, 100-foot min. depth

Finding 3: Flagstaff Regional Plan 2030

Meets applicable Regional Plan Goals & Policies

- Within the Urban Growth Boundary (UGB)
  - Eligible to receive city water & sewer service
- Property tax revenue to the City of Flagstaff
- Public health service to serve northern Arizona
- Significant road edge improvements, enhanced landscaping, Dark Sky compliant lighting, building architecture in compliance with COF architectural design standards



Staff Recommendation

Required Findings

The City Council shall find the Annexation application meets the required findings for approval:

1) Complies with City Code Division 10-20.90: Annexations
2) Complies with Arizona Revised Statute 9-471
3) Meets applicable goals and policies set forth in the City's General Plan (Flagstaff Regional Plan 2030)

Staff Recommendation

Staff and the Planning and Zoning Commission recommend the City Council, in accordance with the required findings, **approve the annexation request** with the following condition:

- The subject property shall enter into the City of Flagstaff corporate limits with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO)



Questions or Comments?

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ORDINANCE NO. 2022-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARIZONA REVISED STATUTES, BY ANNEXING CERTAIN LAND TOTALING APPROXIMATELY 10.05 ACRES LOCATED AT 7000 NORTH HIGHWAY 89, WHICH LAND IS CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY OF FLAGSTAFF, AND ESTABLISHING CITY ZONING FOR SAID LAND AS HIGHWAY COMMERCIAL, HC, WITH A RESOURCE PROTECTION OVERLAY, RPO

RECITALS:

WHEREAS, petitioner owns parcel APN 301-50-005G, consisting of 10.05 acres of land located within Coconino County, Arizona as property adjacent to the boundaries of the City of Flagstaff, and described in Exhibit A attached to and made a part hereof; and

WHEREAS, a petition in writing ("Petition") accompanied by a map or plot of said Property, having been filed and presented to the Mayor and Council of the city of Flagstaff, Arizona, signed by the owners of one-half or more in value of the real property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Flagstaff in the event of annexation of the territory and land hereinafter described, which said territory is contiguous to the City of Flagstaff and not now embraced within its corporate limits, asking that the Property be annexed to the city of Flagstaff, and that the corporate limits of the City of Flagstaff be extended and increased so as to embrace the same, and

WHEREAS, The Mayor and Council of the City of Flagstaff, Arizona, are desirous of complying with said Petition and extending and increasing the corporate limits of the City of Flagstaff to include said territory, as described in Exhibit A; and

WHEREAS, said Petition set forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Flagstaff, and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after said Petition had been signed by an owner of real and personal property in such territory; and

WHEREAS, the provisions of Section 9-471, Arizona Revised Statutes, and amendments thereto have been fully observed; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Flagstaff, Arizona, together with a true and correct copy of the original Petition referred to herein, which is on file in the office of the Coconino County Recorder; and

WHEREAS, the development of the Property will be controlled by the conditions of approval of

the annexation application, other relevant provisions of the Zoning Code, and various other City codes regulating the development of the Property; and

WHEREAS, the Council finds that the proposed annexation for the Property has been considered by the Planning and Zoning commission and that the City staff and the Commission have each recommended that the Council proceed with the annexation at this time; and

WHEREAS, the council has reviewed the Staff Summary Report, which discusses the proposed annexation, and now finds that the annexation of the Property would be consistent with the objectives and policies of the Flagstaff Area Regional Plan 2030 ratified May 20, 2014 ("Regional Plan"); that the annexation of the Property would not be detrimental to the majority of the persons or property in the surrounding area or to the community in general; and the Council specifically further finds that the annexation of the Property and the existing and proposed uses thereon will further the objectives of the Regional Plan.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. That the following described territory be, and the same hereby is, annexed to the City of Flagstaff, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City of Flagstaff corporate limits:

See attached Exhibit A which is incorporated herein by this reference.

SECTION 2. That the territory described in Exhibit A is annexed to the City of Flagstaff subject to the following condition:

That a copy of this Ordinance, together with an accurate map of the territory hereby annexed to the City of Flagstaff, certified by the Mayor of said City of Flagstaff, be forthwith filed and recorded in the office of the County Recorder of Coconino County, Arizona.

SECTION 3. That pursuant to the provisions of Section 9-471(L), Arizona Revised Statues, upon this Ordinance becoming final under the provisions of Section 9-471(D), Arizona Revised Statutes, the municipal zoning designation for the Property under the Zoning Code shall be:

1. The entirety of APN 301-50-005G will be located within the Highway Commercial (HC) zoning district and be designated with a Resource Protection Overlay (RPO).

2. The annexed parcel shall be placed in the City of Flagstaff Lighting Zone 3 and shall comply with City of Flagstaff Zoning Code Outdoor Lighting Standards.

SECTION 4. The Community Development Department of the City of Flagstaff is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with the ordinance.

SECTION 5. That the Flagstaff City Clerk shall provide a copy of the adopted annexation ordinance to the Clerk of the Coconino County Board of Supervisors within sixty (60) days of the annexation becoming final.

SECTION 6. Severability

If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 7. Clerical Corrections

The City Clerk is hereby authorized to correct typographical and grammatical errors, as well as errors of wording and punctuation, as necessary related to this ordinance as amended herein, and to make formatting changes as needed for purposes of clarity and form, or consistency, within thirty (30) days following adoption by the City Council.

SECTION 8. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 1st day of February, 2022.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Exhibits:
Legal Description

EXHIBIT 'A'
LEGAL DESCRIPTION
APN: 301-50-005G

A parcel of land as shown on an ALTA/NSPS Land Title Survey prepared by Extreme Measures Land Survey, Inc., dated March 13, 2020, job number 20-10 (herein referred to as R1), located in the southeast quarter of Section 32, Township 22 North, Range 8 East of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at a rebar with broken cap at the southwest corner of said parcel, said point being in common with the southeasterly Right-of-Way line of North Highway 89, and the **TRUE POINT OF BEGINNING;**

Thence along the westerly line of said parcel, and along said Right-of-Way line, North 41°32'35" East, 796.79 feet (Basis of Bearing) to a the northwest corner of said parcel;

Thence leaving said Right-of-Way line, and along the northerly line of said parcel, South 48°30'15" East, 235.22 feet;

Thence continuing along said northerly line, North 41°29'45" East, 166.15 feet;

Thence continuing along said northerly line, North 35°13'32" East, 86.92 feet;

Thence continuing along said northerly line, South 84°57'36" East, 173.32 feet to the northeast corner of said parcel;

Thence along the east line of said parcel, South 00°35'29" West, 613.72 feet to the southeast corner of said parcel;

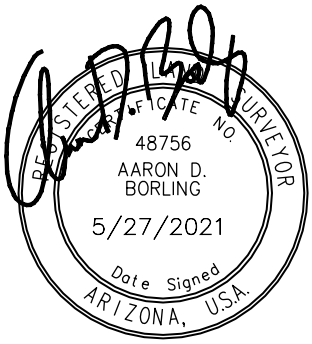
Thence along the south line of said parcel, South 89°29'23" West, 662.50 feet to an illegible aluminum cap at the south quarter corner of Section 32;

Thence continuing along said south line, South 89°49'18" West, 368.66 feet to the **TRUE POINT OF BEGINNING.**

Containing 10.05 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

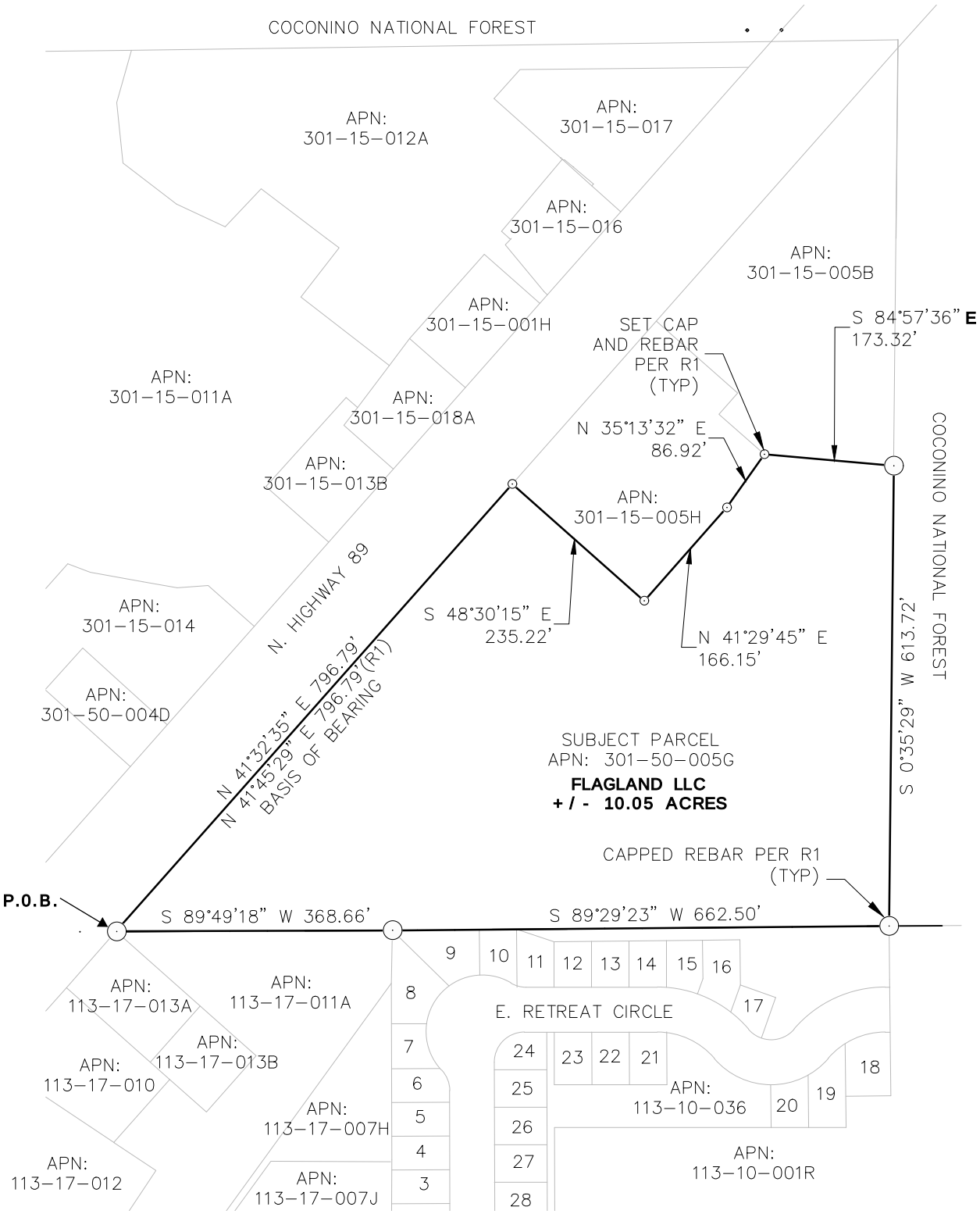
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: May 27, 2021–3:57pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 22 NORTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



Shephard Wesnitzer, Inc.	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 20136 DATE MAY 21 SCALE 1" = 200' DRAWN RPR DESIGN CHECKED ADB	FLAGSTAFF REHAB CAMPUS COCONINO COUNTY ARIZONA LEGAL EXHIBIT	SHEET 2 OF 2

FILE: P:\2020\20136\SURVEY\LEGAL DESCRIPTIONS\20136_ANNEXATION_EX.DWG ABORLING

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2618
F: (928) 213-2609

ANX

Date Received	Application for Annexation	File Number

Property Owner(s) Flagland LLC	**Title**	**Phone** (602) 882 7451 / (520) 400-4111	**Email** mzipprich@enrpi.com
Mailing Address 7144 E. Stetson C-200			**City, State, Zip** Scottsdale, AZ 85251
Applicant same as above	**Title**	**Phone**	**Email**
Mailing Address			**City, State, Zip**
Project Representative Stephen Irwin	**Title** P.E.	**Phone** (928) 773-0354	**Email** sirwin@swiaz.com
Mailing Address 110 W. Dale Ave.			**City, State, Zip** Flagstaff, AZ 86001

Site Address 7000 N. Hwy 89	**Parcel number(s)** 30150005G	**Subdivision, Tract & Lot Number** N/A
Existing Zoning District CH-10,000	**Existing Regional Plan Land Use Category** Suburban	
Proposed Zoning District Highway Commercial (HC) & Rural Residential (RR)	**Proposed Regional Plan Land Use Category** Rural	
Present Use Blue Ribbon Homes	**Proposed Use** Flagstaff Rehab Campus	

Summarize Reason for Request (Attach additional sheets if necessary):

The proposed development will overlap two existing parcels, one parcel is located within the City limits and the other in the County. The project would like to annex the County parcel into the City limits in order to construct the Flagstaff Rehab Campus as part of the overall development. The development will provide additional parcels for future development within the City.

Note:
Indicate how the annexation will not be detrimental to the majority of persons or properties in the surrounding area, or to the community in general. If a modification to the Regional Land Use and Transportation Plan or a Zoning Map Amendment is requested, clearly state the reasons for such changes (a separate application is required).

Property Owner Signature	Date	Applicant Signature	Date
MANAGER	5/17/21	MANAGER	5/17/21

For City Use

Date Filed:	Fee Receipt Number:	Amount:	Date:

Type of Request: ☐ Annexation ☐ Continued

Publication and Posting Date(s): | **File Number:**

Action by Planning and Zoning Commission:	Action by City Council
Hearing Date:	Hearing Date:
☐ Approved ☐ Continued ☐ Denied	☐ Approved ☐ Continued ☐ Denied

Staff Assignments	Planning	Engineering	Fire	Stormwater	Utilites/PW

Revised 1/31/18

For pickup by City of Flagstaff
Attn: Genevieve Pearthree

ANNEXATION PETITION

Case Number: PZ-20-00164-03 Address: 7000 North Highway 89

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA:

1. I, (We), the undersigned, owner(s) of the real and personal property, more specifically described in Exhibit(s) attached hereto and incorporated herein by reference, hereby request that the City of Flagstaff annex said property. This request is made pursuant to A.R.S. 9-471 et. seq.
2. Property owner(s) to sign petition thirty (30) days after and within one year of the above-indicated recorded date.

DATE	SIGNATURE OF OWNER	ADDRESS	ASSESSORS PARCEL NUMBER
	Flagland LLC	7144 East Stenson Drive, C-200 Scottsdale, AZ 85251	301-50-005G

3. The City Council may determine the exact boundary of said territory to be annexed; provided, however, the said annexation area lies wholly within the above described area and, provided further, that the provisions of Section 9-471, A.R.S. are fully observed and complied with.

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

Flagstaff Rehab Campus Annexation Request

PUBLIC HEARING
PZ-20-00164-03

DATE: November 23, 2021
MEETING DATE: December 8, 2021
REPORT BY: Genevieve Pearthree

REQUEST:
A request from Flagland, LLC to annex approximately 10.06 acres located at 7000 North Highway 89. The property is identified as Coconino County Assessor's Parcel Number 301-50-005G. The current owner is Flagland LLC.

STAFF RECOMMENDATION:
Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the annexation application to the City Council with a recommendation for approval with conditions.

PRESENT LAND USE:
The subject site previously contained Blue Ribbon Homes, a manufactured home dealership. The site is heavily treed and has steep slopes toward the eastern property boundary.

PROPOSED LAND USE:
If this annexation is approved, the property will be designated with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO) to facilitate the development of a 174-bed mental behavioral health and substance abuse treatment campus and two commercial pads. After annexation, the site is proposed to be combined with the vacant parcel to the south (APN 113-17-011A), which is already in city limits, and then be subdivided into four separate parcels. Parcels 1 and 2 will consist of the campus, while parcels 3 and 4 are identified as future commercial development (they are conceptually shown as restaurant/café uses).

NEIGHBORHOOD DEVELOPMENT:
See the attached vicinity map.

North: Commercial development (Mary's Café and Conoco Gas Station), Coconino County CH-10,000 Zone
South: Vacant parcel APN 113-17-011A, City of Flagstaff Highway Commercial (HC) zone; Trails End Retreat single-family residential subdivision, City of Flagstaff Single-Family Residential (R1) zone
East: National Forest, Coconino County AR-2 ½ Zone
West: Highway 89; several commercial developments across the street, Coconino County CH-10,000 Zone

REQUIRED FINDINGS:
The Commission shall find that the requested annexation complies with Section 9-471 of the Arizona Revised Statutes, the applicable goals and policies set forth in the City's General Plan (Flagstaff Regional Plan 2030), and Flagstaff Zoning Code Division 10-20.90: Annexations.

STAFF REVIEW:

1. Project Information

A. Overview
The parcel at 7000 North Highway 89 (APN 301-50-005G) that is the focus of this approximately 10.06-acre annexation request is adjacent to the northern Flagstaff city boundary and is located just east of North Highway 89. The parcel is within the Urban Service Boundary as identified by the Flagstaff Regional Plan 2030 (the Regional Plan),

and will receive city trash, water, and sewer service upon annexation. The subject site previously contained Blue Ribbon Homes (a manufactured home dealership) and is in the Heavy Commercial (CH-10,000) Coconino County zoning district. The parcel is proposed to be annexed into the Flagstaff city limits with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO). The applicant proposes to develop a 174-bed mental behavioral health and substance abuse treatment campus and set aside two areas for future commercial development.

After annexation, the subject parcel is proposed to be combined with the approximately 2.15-acre vacant parcel to the south (APN 113-17-011A), which is already inside the city limits. The combined parcels (12.21 acres total) will then be divided into four separate parcels. Parcels 1 and 2 will consist of the campus. The proposed use, Custodial Care (a sub-category of Institutional Residential), is allowed in the HC Zone, but requires a Conditional Use Permit (CUP) if there are shelter facilities located within ¼ mile. The applicant conducted an analysis of all development within ¼ mile of the subject property and determined that no such facilities are present within this radius. Parcels 3 and 4 are proposed to be future commercial pads (conceptually shown as restaurants/cafes).

The applicant has also submitted a concurrent Concept Zoning Map Amendment request (PZ-20-00164-04) to rezone the northern 1.10 acres of the subject parcel from HC to (RR) Rural Residential zoning once the parcel is annexed. The purpose of that request is to accommodate an Equestrian Recreational Facility that will provide equine therapy to patients and be an accessory use to the primary Custodial Care Use. City Code Chapter 6-03: Animal Keeping does not allow large livestock (including horses) in the HC zone, but does allow large livestock in the RR zone. The Zoning Code allows Equestrian Recreational Facilities with a CUP in the RR zone. The Zoning Map Amendment case is conditioned on a successful Annexation case.

B. Project Details

As discussed previously, after annexation the subject parcel is proposed to be combined with the approximately 2.15-acre vacant parcel to the south (APN 113-17-011A), which is already inside the city limits. The combined parcels (12.21 acres total) will then be divided into four separate parcels through the subdivision plat process.

Parcel 1 (approximately 8.08 acres) will consist of a rehabilitation substance treatment campus containing 30 beds for detox and 80 beds for residential treatment (40 beds for women and 40 for men). There will be 51,587 square feet of buildings:

- Residential Treat Center (Men): 10,546 square feet building
- Residential Treatment Center (Women): 10, 546 square feet building
- Dining Hall: 4,128 square feet building, 1,670 square feet patio
- Group activities: 5,333 square feet building, 3,116 square feet patio
- Detox: 11,550 square feet building, 1,191 square feet patio
- Administration: 3,231 square feet
- Outpatient Program: 4,453 square feet building, 1,627 square feet patio
- Equestrian Area: 1,800 square feet stable, 700 square feet patio

The buildings are currently proposed to be 1-2 stories and are discussed for reference only. Building floor plans and elevations will be formally reviewed and approved with a future Site Plan application.

Parcel 2 (approximately 2.69 acres) is proposed to contain a 64-bed sober living facility (32 beds for women and 32 beds for men), consisting of 13,922 square feet of new buildings:

- Sober Living (Women): 4,974 square feet
- Sober Living (Men): 4,974 square feet
- Sober Living Management: 3,974 square feet

The buildings are currently proposed to be 1-2 stories and are discussed for reference only. Building floor plans and elevations will be formally reviewed and approved with Site Plan.

Parcel 3 (0.81 acres) and parcel 4 (0.63 acres) will be set aside for future commercial development. On the Concept Plan they are shown as future restaurants/cafes (a 4,400 square-foot building on parcel 3 and a 3,000 square-foot building on parcel 4). These parcels are not intended to be developed at this time. Development on these sites will be approved with future Site Plan submittals for each parcel.

The entire development site is required to meet the resource protection standards for either commercial or residential zones. The HC zone section is required to protect at least 30% of tree resources. The RR zone section is required to protect at least 50% of the tree resources. The site is protecting 63% of tree resources total. Commercial zones require at least 60% of slopes with a 17-24.99% grade to be protected and residential zones require at least 70% protection; the project is protecting 100% of these slopes. There are no slopes steeper than 24.99% on the site.

C. Project History and Next Steps

The applicant submitted for Concept Plan and Concept Plat review prior to submitting Annexation and Concept Zoning Map Amendment applications. The purpose of the Concept Plan/Plat reviews is to determine whether the proposed project conceptually conforms with City Code. The City of Flagstaff Inter-Division Staff (IDS) made this determination and as such deemed both applications to be "Complete with Conditions" (the Concept Plan on March 16, 2021 and the Concept Plat on May 19, 2021).

The applicant will apply for Site Plan review and approval should the City Council approve the Annexation and Concept Zoning Map Amendment applications. Site Plan constitutes a formal approval, which, if obtained, will allow the applicant to apply for Civil Engineering Plans and Building Permit review. The applicant will also be required to receive a Conditional Use Permit (CUP) for the proposed equestrian facilities in the 1.1-acre RR Zone section of Parcel 1. The CUP public hearing before the Planning and Zoning Commission can be scheduled after Site Plan approval.

The applicant will also submit for Final Plat review as part of the Modified Subdivision Process to subdivide the entire 12.21-acre site into four separate parcels. The City Council approves final plats.

II. Required Findings

If this annexation request is approved, the City of Flagstaff corporate limits will expand to include an approximately 10.06-acre parcel that will be designated with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO). The requirements and procedures for annexing real property into the city are provided by Section 9-471 of the Arizona Revised Statutes, the applicable goals and policies set forth in the City's Regional Plan, and Flagstaff Zoning Code Section 10-20.90: Annexations. The Commission shall find that the Annexation request complies with these standards.

A. Arizona State Statute Compliance

Arizona Revised Statute 9-471 sets forth the standards for properties that can be annexed, along with required processes and procedures for cities and towns to annex real property. This statute allows cities and towns to annex property that is contiguous to the exterior boundaries of the city or town into which it will be annexed. Subsection S of ARS 9-471 states that a parcel is considered contiguous if it meets these requirements:

1. The territory is owned by one person
2. The city or town and the owner of the real property agree to the annexation
3. The territory adjoins the exterior boundary of the annexing city or town for at least three hundred feet

The parcel subject to this annexation request meets this requirement. It has just one owner (Flagland LLC), who is also the applicant. The shared boundary between APN 301-50-005G and the current City of Flagstaff corporate boundary is approximately 1,031.16 linear feet.

This statute also requires cities to adopt a zoning classification that permits densities and uses no greater than those permitted by the County immediately before the annexation. The current County zoning is CH-10,000 Commercial Heavy Zone, which requires a 10,000 square foot minimum parcel size. The closest City zoning classification is the HC zone, which allows Custodial Care and Restaurant/Café land uses and has a 9,000 square foot minimum lot area.

Adoption of a similar zoning classification through annexation does not require a separate rezoning ordinance. However, because the applicant is electing to rezone the northern 1.10-acres of the subject parcel as Rural Residential (RR), a separate Concept Zoning Map Amendment is required. The applicant has submitted this application (PZ-20-00164-04) concurrently. Please see the separate Planning and Zoning Commission Zoning Map Amendment Staff Report for more information about the rezoning request.

B. City of Flagstaff Regional Plan 2030 Compliance

All proposed annexations shall be evaluated as to whether the application is consistent with the policies of the General Plan. For clarification, the City's General Plan is titled *Flagstaff Regional Plan 2030* (the Regional Plan). The Regional Plan (Maps 21 and 22 on pages IX-26 through 29) designates this parcel as an Area in White, which retains its existing entitlements. The Regional Plan also identifies this parcel as a future Rural Pedestrian Shed.

The proposed annexation should not be detrimental to most of the persons or property in the surrounding area or the community in general (Regional Plan, pg. III-10). Additionally, the City's basic position regarding annexation is that the annexation must demonstrate a favorable benefit to the taxpayers of the City. The property is currently assessed property tax as at the rate for parcels in unincorporated Coconino County. Once the site is annexed, redeveloped, and the two existing parcels are subdivided into four parcels, the parcels will be assessed property tax at the rate for parcels incorporated into the city limits.

This property is located within the Urban Growth Boundary (UGB) per the Regional Plan. Thus, for the annexation application, staff is not required to analyze all of the Regional Plan goals and policies—just the basic annexation policies as outlined here. The UGB includes all the lands and future land uses that have been included in the City's Arizona Department of Water Resources (ADWR) 100-year adequate water supply designation. The following Regional Plan policies are considered by staff to be the most pertinent to the annexation:

- **Policy LU.7.2 (page IX-32)** - Require unincorporated properties to be annexed prior to the provision of City services, or that a pre-annexation agreement is executed when deemed appropriate.
- **Policy WR.4.3 (page VI-13)** - Development requiring public utility services will be located within the Urban Growth Boundary.

The proposed development, which will be partially located on the currently unincorporated parcel, will require new City water and sewer services once annexed. The proposed annexation is consistent with the relevant goals and policies of the Flagstaff Regional Plan 2030, and furthermore the application complies with all the requirements set forth in the Arizona Revised Statutes related to annexations.

The Regional Plan policies associated with the Concept Zoning Map Amendment case are analyzed as part of the Staff Report for that case and are not included here. This is because the primary uses proposed on the parcel subject to the annexation request—Custodial Care and Restaurant/Café—are allowed in the HC zone. The equine therapy facility is proposed as an accessory use to the primary Custodial Care use.

C. Public Facilities and Service Impact Analysis

One of the requirements of Flagstaff Zoning Code Section 10-20.90: Annexations is for the applicant to include information on how the development will be provided with appropriate levels of infrastructure and services within 10 years after the annexation. The applicant provided the following impact analyses, which were used to determine required infrastructure improvements.

i. Traffic/Right-of-Way Impact

The scope of a Traffic Impact Analysis (TIA) is generally determined by the estimated peak hour trips generated by a development, per the Engineering Standards. According to the Traffic Impact Statement provided by CivTech Inc., the campus and the two commercial pads are anticipated to generate 91 new vehicle trips during the AM peak hour and 96 new vehicle trips during the PM peak hour. A full TIA is required when 100 or more new peak hour trips are generated.

The Impact Statement estimated traffic counts and public transportation usage for the new development by evaluating existing traffic patterns at the applicant's campus in Tucson, AZ, and using standard traffic estimates for sit down restaurants (the applicant selected this use because it is on the higher end of potential traffic counts for the two new commercial pads—parcels 3 and 4—adjacent to the campus). Most new peak hour trips are anticipated to be generated by the commercial pads. Most vehicular traffic to the campus is anticipated to be generated by employees and visitors because no patients will use personal vehicles or take public transportation to access the site. All patient trips will either be in vans operated by the facility or in third party private vehicles (the Tucson facility currently operates a 6-passenger and a 15-passenger van for client travel; the Flagstaff facility intends to do something similar). Further, only two employees are anticipated to use public transportation daily (this estimate was based on employee public transit usage at the Tucson facility).

Transportation Improvements

The Traffic Statement identified the need for two new full-access driveways from North Highway 89 (there is an existing driveway to Blue Ribbon Homes that will be closed when the site redevelops). Both driveways will be served by new right turn lanes. North Highway 89 already includes a continuous left turn lane. The development will dedicate additional right of way to accommodate the right turn lanes as well as edge improvements (5-foot landscaped parkway, 6-foot sidewalk, curb, and gutter).

The project site is not currently serviced by transit. The closest bus stop is located 0.25 miles to the southwest on North Christmas Tree Lane. From there, the bus goes southwest along North Highway 89 to central Flagstaff. The Regional Plan identifies a future express route along North Highway 89.

Pedestrian and bicycle access to the subject property is provided by existing sidewalks and bike lanes on North Highway 89, in addition to the new sidewalk/parkway to be installed by the project adjacent to the site.

The City approved the Traffic Statement on September 2, 2021. Highway 89 is ADOT (Arizona Department of Transportation) right of way, however, which means ADOT will need to provide final review and approval of the construction plans as part of the Site Plan review process.

ii. Water and Sewer Impact Analysis

The City of Flagstaff Water Services Division completed a Water and Sewer System Analysis for the proposed project on October 26, 2021. The proposed development is located within the City of Flagstaff Urban Growth Boundary per the Regional Plan, and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. No off-site water or sewer improvements will be required. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

Water and Sewer Improvements

Currently, all public water infrastructure exists near the property (there is an existing 12-inch water line in North Highway 89 that dead ends at the southern property limits and an 8-inch main in Trails End Drive. These mains fall within the City of Flagstaff pressure Zone 'B'. The City of Flagstaff will provide water and sewer service to this site upon acceptance and dedication of all required public improvements. The 12-inch waterline along North Highway 89 will be extended across the frontage of the property in the public right of way. This line will support several connections to service the proposed development throughout the site: an 8-inch domestic waterline that will provide service to the nine (9) new buildings on site and loop to the 8-inch main in East Trails End Drive, a 4-inch fire sprinkler line, and four fire hydrants.

Sewer service will be provided by a connection to an existing 8-inch sewer line in the southwest corner of the site that flows to East Trails End Drive. The project will be required to extend the 8-inch sewer line from the southern boundary to the northern boundary of the development site to allow for future connections in accordance with Zoning Code section 10-30.50.060.C: Public Improvements.

iii. Stormwater Analysis

The subject property is in FEMA Zone X, which is defined as an area with a minimal flood hazard. The site's overall drainage concept is for stormwater to drain away from the proposed buildings while not having any negative impact on the drainage that enters from, and flows to, adjacent properties. To do this, the development will provide detention (Low Impact Development—LID) to offset additional stormwater runoff associated with an increase in impervious surfaces on the site. To determine required stormwater infrastructure, the applicant has submitted a Preliminary Drainage Report that analyzed the peak discharge rates for the 2-, 10-, and 100- year storms in pre-and post-development conditions.

The Drainage Report divided the drainage of the site into three drainage basins: stormwater runoff entering the existing drainage channel (B1), runoff entering East Trails End Drive (B2), and offsite flows (B3). Drainage Basin B1 includes rehabilitation substance treatment campus, sober living units, one of the future commercial lots, and associated sidewalk and parking areas. The stormwater discharge location for this drainage basin is the existing drainage channel located at the adjacent property boundary next to the Trails End Subdivision. Drainage Basin B2 will include the remainder of the on-site area, which includes the other lot for future development. The stormwater discharge location for this drainage basin is East Trails End Drive. Drainage Basin B3 is the offsite portion of the site on North Highway 89 and East Trails End Drive, which includes the proposed right turn lanes and sidewalks along the frontage roads.

Stormwater Improvements

The Preliminary Drainage Report identified the need for an extended detention basin in the southern portion of the site to provide the required detention/LID storage volume. The site will surface drain where possible and have catch basins and storm drain to convey flows to the extended detention basin. The storm drain infrastructure will be further designed with the Site Plan submittal and Civil Plan review. Based on the proposed site mitigation measures, the development of the site will not have any additional impacts to the downstream drainage conditions.

iv. Schools

The proposed development of the subject site will not affect the local school district.

v. Fire Protection

According to Fire Department staff, the site will be served by Fire Station 3, located at 4500 East Purina Avenue. The site is within the desired response time.

D. Citizen Participation

i. 10-20.30.060: Neighborhood Meeting

The applicant held a virtual neighborhood meeting via Zoom on June 30, 2021 required for Annexation applications per section 10-20.30.060: Neighborhood Meeting of the Zoning Code. Prior to holding the meeting, the applicant submitted a Neighborhood Meeting Plan in compliance with this section that identified the required parties to be notified, notification methods, and how the meeting would be conducted. City Code requires the applicant to notify property owners, citizens, jurisdictions and public agencies within 300 feet of the development or that may be affected by the application, but gives the Planning Director discretion to expand the notification area if deemed necessary. The Planning Director determined that a 600-foot notification radius was appropriate to capture all nearby property owners.

During the meeting the applicant provided background information about the project and answered questions posed by meeting attendees through the meeting chat or verbally. The applicant created a Record of Proceedings, which included background materials shared during the meeting and a list of questions from meeting attendees and responses. This document was provided to meeting attendees and city staff via hard copy mail and email in accordance with city code. Staff was contacted by two community members who requested additional information about the development.

The applicant requested, and received approval from the Planning Director, to waive the requirement for the second neighborhood meeting because the Record of Proceedings was deemed sufficient to address meeting attendees' questions (most of which focused on the details of how the facility would operate).

B. 10-20.30.080: Notice of Public Hearings

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for annexation. In accordance with Arizona State Statute and City Code, notice of the public hearing was provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to required government agencies and all property owners within 600 feet (exceeding the minimum of 300 feet) of the site excluding rights-of way. No public comments have been received as of the writing of this report.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the annexation application meets the required findings for approval: 1) it complies with City Code section 10-20.90: Annexations, 2) it complies with Arizona Revised Statute 9-471, and 3) it meets applicable goals and policies set forth in the City's General Plan, "Flagstaff Regional Plan 2030".

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the annexation request to the City Council with a recommendation for approval with the following conditions:

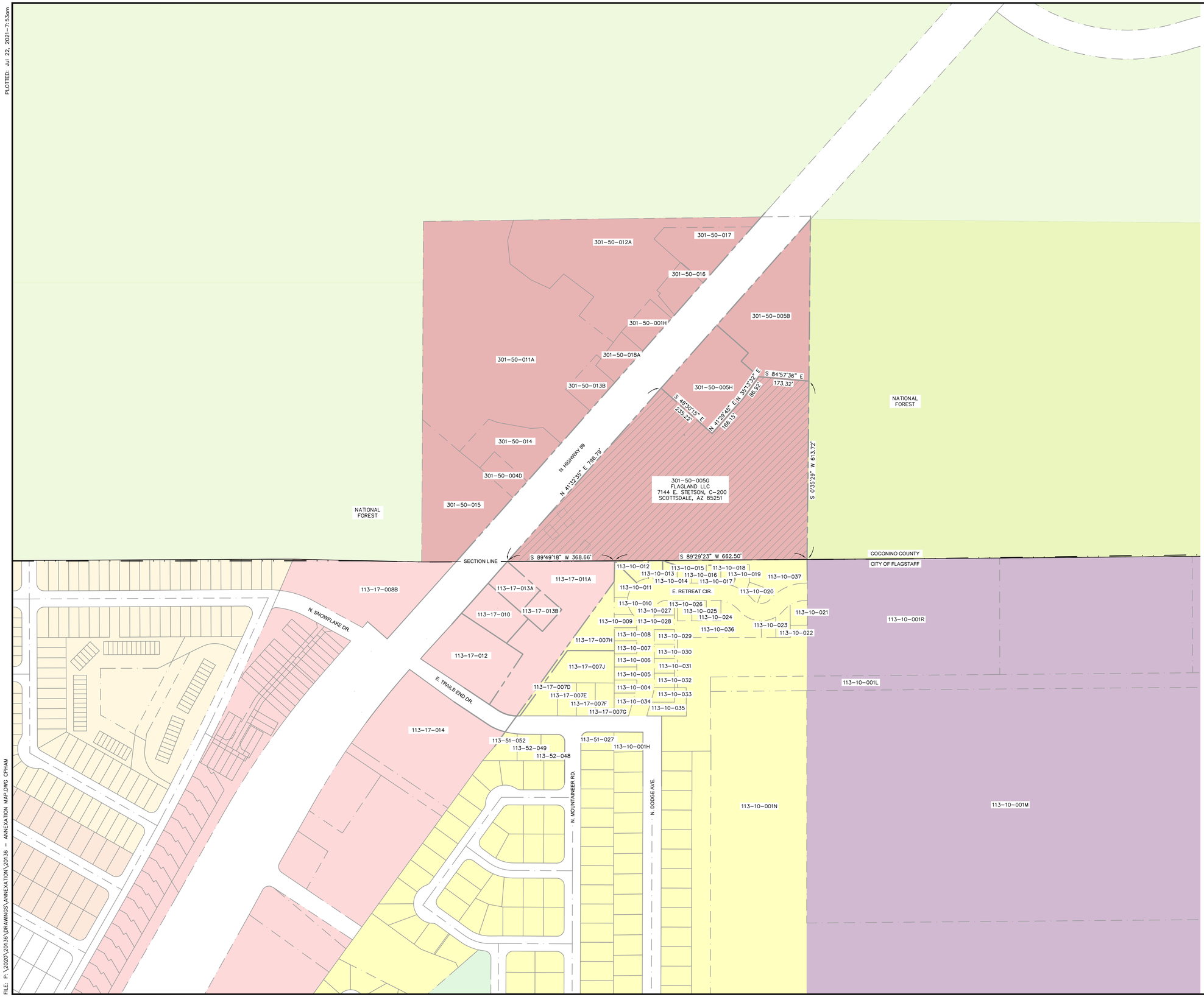
1. The subject property shall enter into the City of Flagstaff corporate limits with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO).

Attachments:

1. Application
2. Blank Annexation Petition and Legal Description
3. Proposed Annexation Map
4. Annexation Narrative
5. Public Hearing Legal Ad

6. Vicinity Map
7. Zoning Vicinity Map
8. Concept Plan, Concept Plat, and Concept Zoning Map Amendment
    - Civil and Architectural Concept Plan
    - Concept Plat, including Preliminary Landscape Calculations and Natural Resource Protection Plan
    - Concept Zoning Map Amendment, including requirement to extend sewer line from Water and Sewer Impact Analysis
9. Concept Building Materials, Elevations, Floor Plans, Civic Space
    - Conceptual materials
    - Admin Building concept floor plans and elevations
    - Detox Building concept floor plans and elevations
    - Group Building concept floor plans and elevations
    - Kitchen/Dining Building concept floor plans and elevations
    - Outpatient Building concept floor plans and elevations
    - Residential Treatment Center Buildings (Women and Men) concept floor plans and elevations
    - Sober Living Management Building concept floor plans and elevations
    - Sober Living Residential Buildings (Women and Men) concept floor plans and elevations
    - Open Space Concepts
10. Public Participation Plan

PLOTTED: Jul 22, 2021-7:53am



LEGEND

PROPERTY TO BE ANNEXED

EXISTING PROPERTY LINE

CITY LIMITS

CITY OF FLAGSTAFF ZONING

R1	SINGLE-FAMILY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
MH	MANUFACTURED HOUSING
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
PF	PUBLIC FACILITY
"CITY"	CITY OF FLAGSTAFF

COCONINO COUNTY ZONING

AR-5	AGRICULTURAL RESIDENTIAL (5 AC)
AR-2 1/2	AGRICULTURAL RESIDENTIAL (2.5 AC)
CH-10,000	COMMERCIAL HEAVY
"COUNTY"	COCONINO COUNTY

SCALE 1" : 150'
0 75 150

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.6934 fax
www.swiaz.com

SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

Engineering an environment of excellence.

PROJECT NARRATIVE
For
FLAGSTAFF REHAB CAMPUS
ANNEXATION & REZONING SUBMITTAL

SWI Project #20136
C.O.F. #PZ-20-00164

Located in NW Quarter of Section 05 and South Half of Section 32,
T 21 N, R 08 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
Flagland LLC
7144 E. Stetson, C-20
Scottsdale, AZ 85251
(602) 882-7451

Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

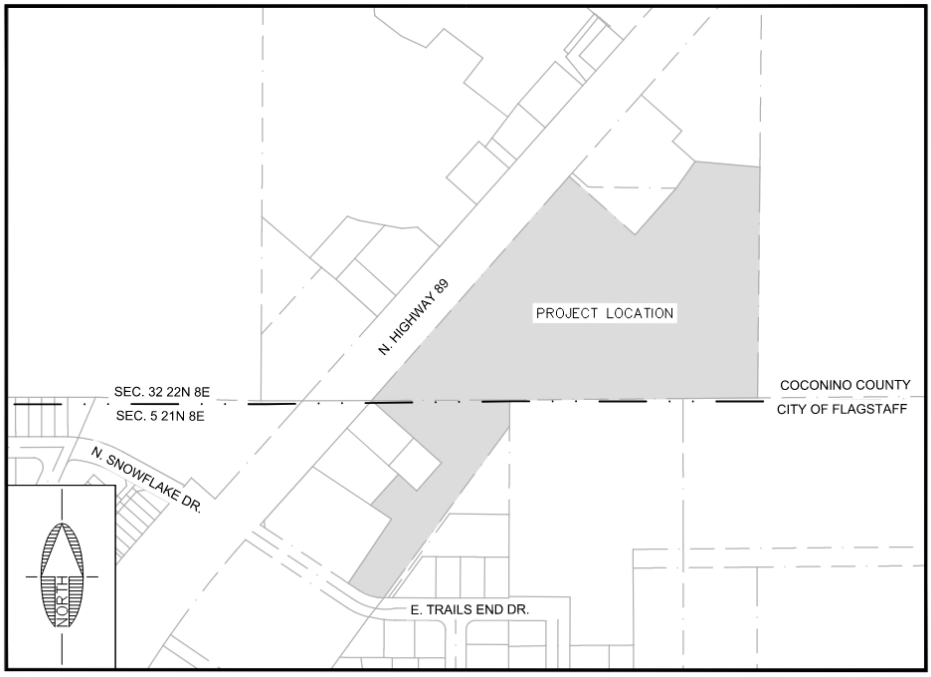
Prepared Date:
June 8, 2021

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland has the intention of building their facility on the subject property, which is currently located within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits in order to construct the campus as part of an overall development that is already within City limits. The parcel will have split zoning that consists of the proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The proposed city zoning district is Rural Residential (RR).



VICINITY MAP
N.T.S.

LEGAL ANALYSIS
The parcel requested to be annexed adheres to ARS 9-471 subsection R. The subject parcel is owned by one person, the City and the owner of the submit parcel agree to the annexation, and the subject parcel adjoins the exterior boundary of the annexing city for at least 300 feet. Therefore, the parcel requested to be annexed complies with ARS 9-471. Refer to the Annexation Map in Appendix A for the parcel dimensions.

LEGAL DESCRIPTION
The legal descriptions for the parcel requested to be annexed and area requested to be rezoned are included in Appendix A.

ECONOMIC IMPACT ANALYSIS
The proposed development will have positive economic impacts to the City with the creation of new job positions and contribute to the economic growth and stability in the community. The Campus will employ in excess of 100 employees in good paying jobs: doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. In addition, newly sober community members will become available and willing to fill jobs needed in Flagstaff. The Campus will treat patients covered by Arizona Health Care Cost Containment System (state administered Medicaid), commercial insurance, (e.g. Blue Cross Blue Shield), Tricare (Veterans) and many more. All patients will receive equal quality care. The Campus will also enhance the community's hospitality section as families travel from all over the USA and Canada to admit and visit loved ones. The two proposed lots along Highway 89 provide opportunity for future commercial development.

REGIONAL PLAN ANALYSIS
Refer to Appendix B for the Regional Plan Analysis.

WATER/SEWER IMPACT ANALYSIS
There is an existing 12” water line in N. Highway 89 that dead ends at the southern property limits. This line will be extended along the frontage of the property. Water to the site will be provided with an 8” loop that connects to the existing 12” water line in N. Highway 89 and the existing 8” water line in E. Trails End Drive. Sewer will be provided by a connection to an existing 8” sewer line in the southwest corner of the site. The City provided a WSIA Waiver dated January 22, 2021, which states that the existing facilities have adequate capacity and no additional analysis will be required for this project.

DRAINAGE/STORMWATER IMPACT ANALYSIS
The parcel is within Zone X of FEMA Firm Map #04005C6827G, effective September 3, 2010. Zone X is described as areas determined to be outside the 0.2% annual chance floodplain.

The City requires detention/LID for any commercial development greater than ¼ acre in size. The majority of the existing site is undeveloped. For the drainage analysis, the site was divided into three drainage basins that consist of two on-site and one offsite basin. The south drainage basin (Basin B2) includes the sober living buildings, the north

drainage basin (Basin B1) includes the rest of the campus and the future restaurant pad, and the offsite drainage basin (Basin B3). LID is required for this site and is provided by the reduction in post-development impervious area for Basin B2 and the extended detention basin for Basin B1. Detention is not required for Basin B2 due to the reduction in post-development impervious area. Detention is required for Basin B1 and B3, which will be provided by the extended detention basin. In post-development conditions, there is approximately 139,083 square feet of impervious cover added in Basin B1 and Basin B3. An extended detention basin is proposed to be located in the south portion of the site to provide the required detention/LID storage volume.

The site will be designed to provide positive drainage away from the proposed buildings while not negatively impacting drainage characteristics of the adjacent offsite properties. The majority of the runoff from the site will surface flow towards the southern end of the site before entering E. Trails End Drive. The proposed extended detention basin will discharge into the existing drainage swale located within the Trails End Subdivision before entering E. Trails End Drive. Runoff ultimately enters Penstock Wash. Refer to the Preliminary Drainage Report and Drainage Impact Analysis (DIA) for more information.

TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) will be performed to satisfy the annexation requirements. The TIA scoping meeting with City staff will determine which intersections will be analyzed with the proposed development.

NATURAL RESOURCE PROTECTION PLAN

The project site does not fall within the resource protection overlay zone; however, the annexation and rezone will require a Natural Resource Protection Plan (NRPP) for APN 301-50-005G. The project will meet the forest preservation rate and steep slope preservation requirements for the entire project for commercial and residential zones.

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, December 8, 2021, at 4:00 p.m., and the Flagstaff City Council will hold Public Hearings on January 4, 2022, January 18, 2022, and February 1, 2022 at 3:00 p.m., to consider the following:

A. Explanation of Matters to be considered:
ANNEXATION: A proposed annexation of approximately 10.06 acres of land to the City of Flagstaff. The annexation is requested to incorporate an existing parcel into the City limit. The parcel is owned by Flagland LLC. The current Coconino County Zoning is CH-10,000 Commercial Heavy Zone. If this annexation is approved, the property will be designated with the Highway Commercial (HC) zone and a Resource Protection Overlay (RPO) to facility the development of a rehabilitation substance treatment campus, sober living units, and two lots for future commercial development. City of Flagstaff case number: PZ-20-00164-03.

CONCEPT ZONING MAP AMENDMENT: A proposed amendment to the Official City of Flagstaff Zoning Map to rezone 1.10 acres of the 10.06-acre parcel from HC zoning with the RPO to Rural Residential (RR) zoning with the RPO for the purpose of constructing a 2,500 square foot equine therapy facility. City of Flagstaff case number: PZ-20-00164-04.

B. How to Participate:
Planning and Zoning Commission meetings are currently being held virtually. For instructions on the virtual meetings visit the following link: https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission.

Contact the Planner listed for maps and information regarding the proposed annexation and rezoning. The City Council hearings for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: https://www.flagstaff.az.gov/328/Meetings

The meetings will continue to be live streamed on the city's website: https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings

PROPOSED ANNEXATION AND REZONING MAP



ADDRESS: **7000 North Highway 89**
APN: 301-50-005G
ACRES: Approximately 10.06 Acres (annexation); 1.10 Acres (rezoning) Coconino County

C. General Description of the Affected Area:
Approximately 10.06 acres (annexation) and 1.10 acres within the 10.06 acres (rezoning) located east of North Highway 89, portion of Coconino County Assessor's Parcel Number 301-50-005G, SE 1/4 of the SW 1/4 of Section 32, T22N R8E, of the G&SRM, City of Flagstaff, Coconino County, Arizona.

FOR FURTHER INFORMATION, CONTACT:

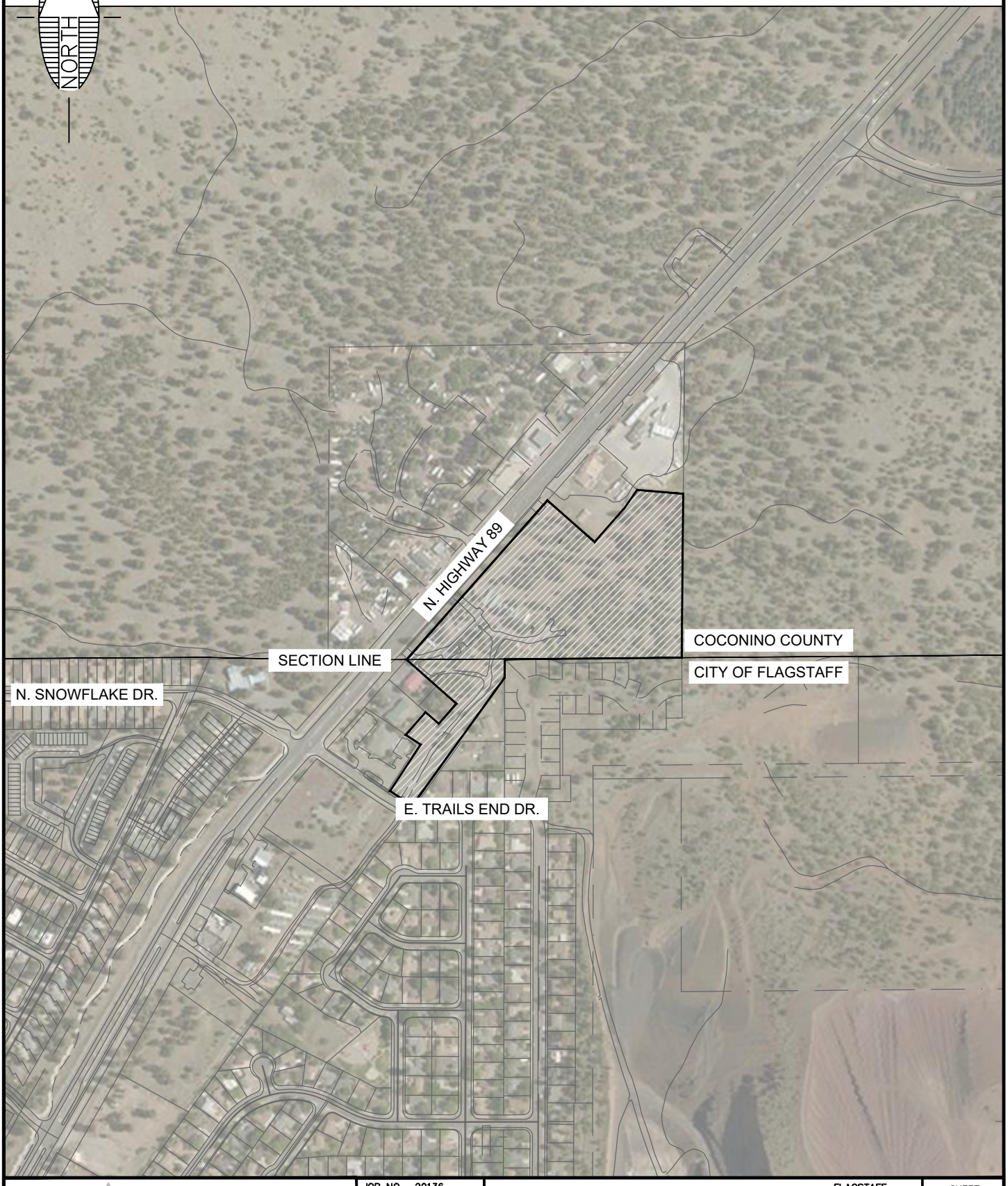
Genevieve Pearthree
Planning & Development Services
211 West Aspen Avenue Flagstaff
Arizona 86001
(928) 213-2603
gpearthree@flagstaffaz.gov

Stephen Irwin
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, Arizona 86001
(928) 773-0354
sirwin@swiaz.com

Publish: November 20, 2021

PLOTTED: Jun 07, 2021–11:05am

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



SWI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	20136
DATE	JUN 21
SCALE	1"=500'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

FLAGSTAFF REHAB CAMPUS — FLAGSTAFF ARIZONA

VICINITY MAP

SHEET 1 OF 1

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 – VICINITY MAP.DWG CPHAM

PLOTTED: Feb 18, 2021-10:58am

CIVIL CONCEPT PLAN
FOR
SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

CITY CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS AND OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

CITY ENGINEER:

BY: _____ DATE:

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE:

WATER SERVICES DIRECTOR

BY: _____ DATE:

AUTHORIZATION TO CONSTRUCT:

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE:

UNISOURCE ENERGY SERVICES

BY: _____ DATE:

CENTURYLINK

BY: _____ DATE:

ALTICE USA

BY: _____ DATE:

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHYS@APS.COM
PHONE: (928) 773-6446

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

RESOURCE PRESERVATION

APN 113-17-011A DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. APN 301-50-005G DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 6,515 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE-ARC) = 9,115 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE-SOBER LIVING) = 39,059 SF

POST-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 14,815 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE-ARC) = 139,898 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE-SOBER LIVING) = 38,260 SF

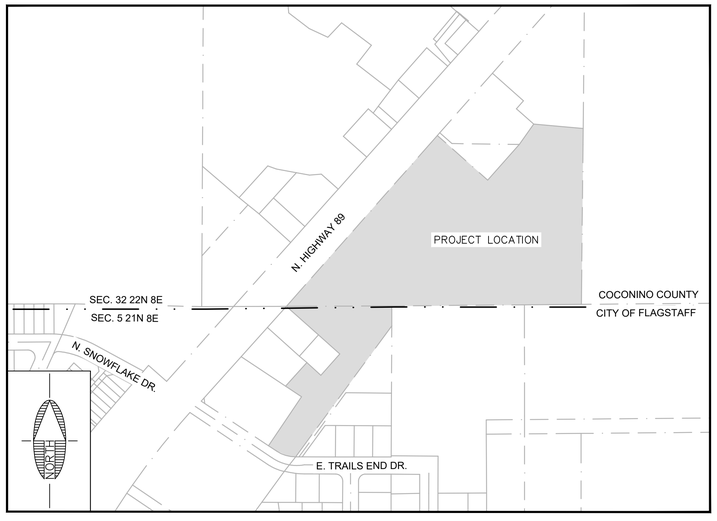
FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE OF PROJECT INFORMATION

TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 16, 2020.

BOUNDARY INFORMATION IS BASED ON AN ALTA PREPARED BY EXTREME MEASURES LAND SURVEY, INC. ON MARCH 13, 2020.



VICINITY MAP
N.T.S.

LEGEND

- LOT LINE
- ROW
- EASEMENT
- 8"SS — GRAVITY SEWER LINE
- 8"W — PUBLIC WATER LINE
- STORM DRAIN PIPE
- LOT BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- GATE VALVE
- DRAINAGE ARROW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EX. LOT LINE
- EX. EASEMENT
- 6945 — EX. INDEX CONTOUR
- 8"W — EX. WATER LINE
- EX. SEWER LINE
- G — EX. GAS
- S — EX. STORM DRAIN
- UGE — EX. UNDERGROUND UTIL.
- OHE — EX. OVERHEAD UTIL.
- SECTION LINE
- EX. ROAD STRIPING
- WV — EX. WATER VALVE
- EX. SIGNAGE
- EX. LIGHT POLE
- 5088778 — EX. ELECTRIC BOX
- EX. DRAINAGE ARROW

PROJECT OWNER/DEVELOPER:

AMERICAS REHAB CAMPUSES
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROPERTY INFORMATION:

ADDRESS: 7000 N. HIGHWAY 89
APNS: 301-50-005G (10.06± ACRES)
113-17-011A (2.15± ACRES)
EXISTING ZONING: HIGHWAY COMMERCIAL & CH-1000

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX		
SHEET NO.	DRAWING NO.	DESCRIPTION
1	CVR	COVER SHEET
2	CP01	BOUNDARY EXHIBIT
3	CP02	OVERVIEW UTILITY AND DRAINAGE PLAN
4	CP03	CONCEPT PLAN
5	NRPP	PRELIMINARY NRPP
–	–	ALTA

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY — FLAGSTAFF ARIZONA

COVER SHEET

JOB NO: 20136
DATE: FEB 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig in Arizona
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CVR

SHT NO. 1 OF 5

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PLOTTED: Feb 18, 2021–10:58am

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

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FLAGSTAFF
ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

BOUNDARY EXHIBIT

JOB NO:	20136
DATE:	FEB 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

Shephard Wesnitzer, Inc.
SWI
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
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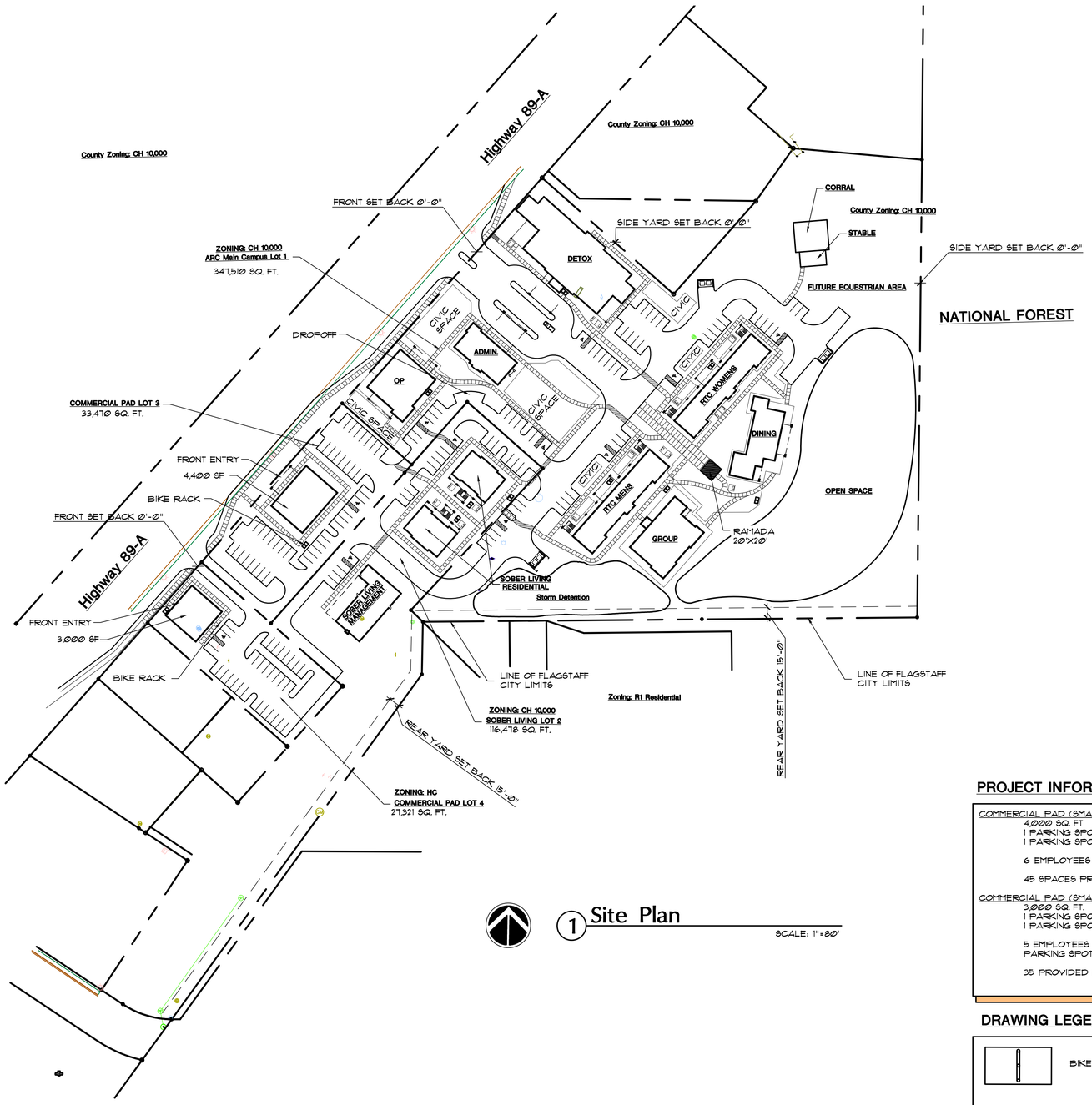
Call at least two full working days before you excavate (602) 263-1100

ARIZONA811 Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

SHT NO. 2 OF 5



1 Site Plan

SCALE: 1"=80'

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-006, 113-17-011A

SIZE AREA: 10.053 & 2.14 ACRES

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
- DETOX:
  - BUILDING - 11,550
  - PATIO - 1,191 (OPEN SPACE)
  - TOTAL = 12,741
- ADMINISTRATION: 3,231
- OP: (OUT PATIENT)
  - BUILDING - 4,453
  - PATIO - 1,627 (OPEN SPACE)
  - TOTAL = 6,080
- RTC MENS: (1ST & 2ND FLOOR) = 10,546
- RTC WOMENS: (1ST & 2ND FLOOR) = 10,546
- GROUP:
  - BUILDING - 5,333
  - PATIO - 3,116 (OPEN SPACE)
  - TOTAL = 8,449
- DINING/KITCHEN:
  - BUILDING - 4,128
  - PATIO - 1,670 (OPEN SPACE)
  - TOTAL = 5,798
- SOBER LIVING MANAGEMENT - 3,974
- SOBER LIVING WOMENS - (1ST & 2ND FLOOR) = 4,974
- SOBER LIVING MENS - (1ST & 2ND FLOOR) = 4,974

ZONING: H-C

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

PARKING:

INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE

- MEN RTC:
  - 40 BEDS = 7 SPACES REQUIRED
  - 3 STAFF = 3 SPACES
- WOMENS RTC:
  - 40 BEDS = 7 SPACES REQUIRED
  - 3 STAFF = 3 SPACES
- DINING:
  - 5 STAFF = 5 SPACES
- GROUP:
  - 6 STAFF = 6 SPACES
- OUT PATIENT (OP):
  - 5 STAFF = 5 SPACES
- LOBBY/ADMIN:
  - 6 STAFF = 6 SPACES
- DETOX:
  - 30 BEDS = 5 SPACES REQUIRED
  - 7 STAFF = 7 SPACES
- HOUSE KEEPING/MAINTENANCE:
  - 8 STAFF = 8 SPACES REQUIRED
- SOBER LIVING MANAGEMENT:
  - 3 STAFF = 3 SPACES
- SOBER LIVING WOMENS:
  - 32 BEDS = 5 SPACES REQUIRED
  - 2 STAFF = 2 SPACES
- SOBER LIVING MENS:
  - 32 BEDS = 5 SPACES REQUIRED
  - 2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 17 SPACES
TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
OVERALL TOTAL PARKING PROVIDED: 83 SPACES

83 X .05 = 4 BIKE RACKS REQUIRED
9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:
   - MAIN CAMPUS LOT 1 = 350,256 SQ. FT.
   - SOBER LIVING LOT 2 = 116,478 SQ FT.
2. FAR FOR HC MAX 3.0
   - CAMPUS TOTAL BUILDING S.F. = 48,189
   - FAR = 48,189 / 437,909 = 0.11
3. HC SETBACKS:
   - FRONT SET BACK - 0'-0" MIN
   - SIDE SET BACK - 0'-0" MIN,
   - REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN
4. OPEN SPACE
   - CAMPUS OVERALL SQ. FOOTAGE = 353,356
   - 15% REQUIRED OPEN SPACE = 53,003 SQ. FT
   - PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE =74,832

BUILDING FORM:
- HEIGHT 2 STORIES
- OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
- ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):

MAIN CAMPUS SITE SQ. FT. = 350,256
350,256 X .05 = 17,513 REQUIRED, 18,000 PLUS SQ FT PROVIDED

SOBER LIVING CAMPUS SITE SQ. FT = 116,478
116,478 X .05 = 5,824 REQUIRED, 6,000 SQ. FT PROVIDED

PROJECT INFORMATION CONT.

COMMERCIAL PAD (SMALL RESTAURANT) LOT 3:
- 4,000 SQ. FT
- 1 PARKING SPOT PER 100 GSF
- 1 PARKING SPOT PER EMPLOYEE

6 EMPLOYEES + 40 SPOTS = 46 REQ.

45 SPACES PROVIDED + 1 BIKE RACK

COMMERCIAL PAD (SMALL RESTAURANT) LOT 4:
- 3,000 SQ. FT.
- 1 PARKING SPOT PER 100 GSF
- 1 PARKING SPOT PER EMPLOYEE

5 EMPLOYEES + 30 SPOTS = 35 PARKING SPOTS REQUIRED

35 PROVIDED PLUS ONE BIKE RACK

DRAWING LEGEND

- BIKE RACK
- DUMPTER
- CIVIC SPACE LANDSCAPE OASIS

pb architecture consultation development
16 east route 66 suite 202
flagstaff, arizona 86001
(928) 774-2444
email:PDBarchitect@aol.com
paul d. bushemanville architect

Substance Abuse/Mental Health Facility
Highway 89-A
Flagstaff, AZ

PRELIMINARY NOT FOR CONSTRUCTION

Revisions	By

Drawn: LJ, JM

Date: February 17, 2021

Job No:

SHEET
A-SITE

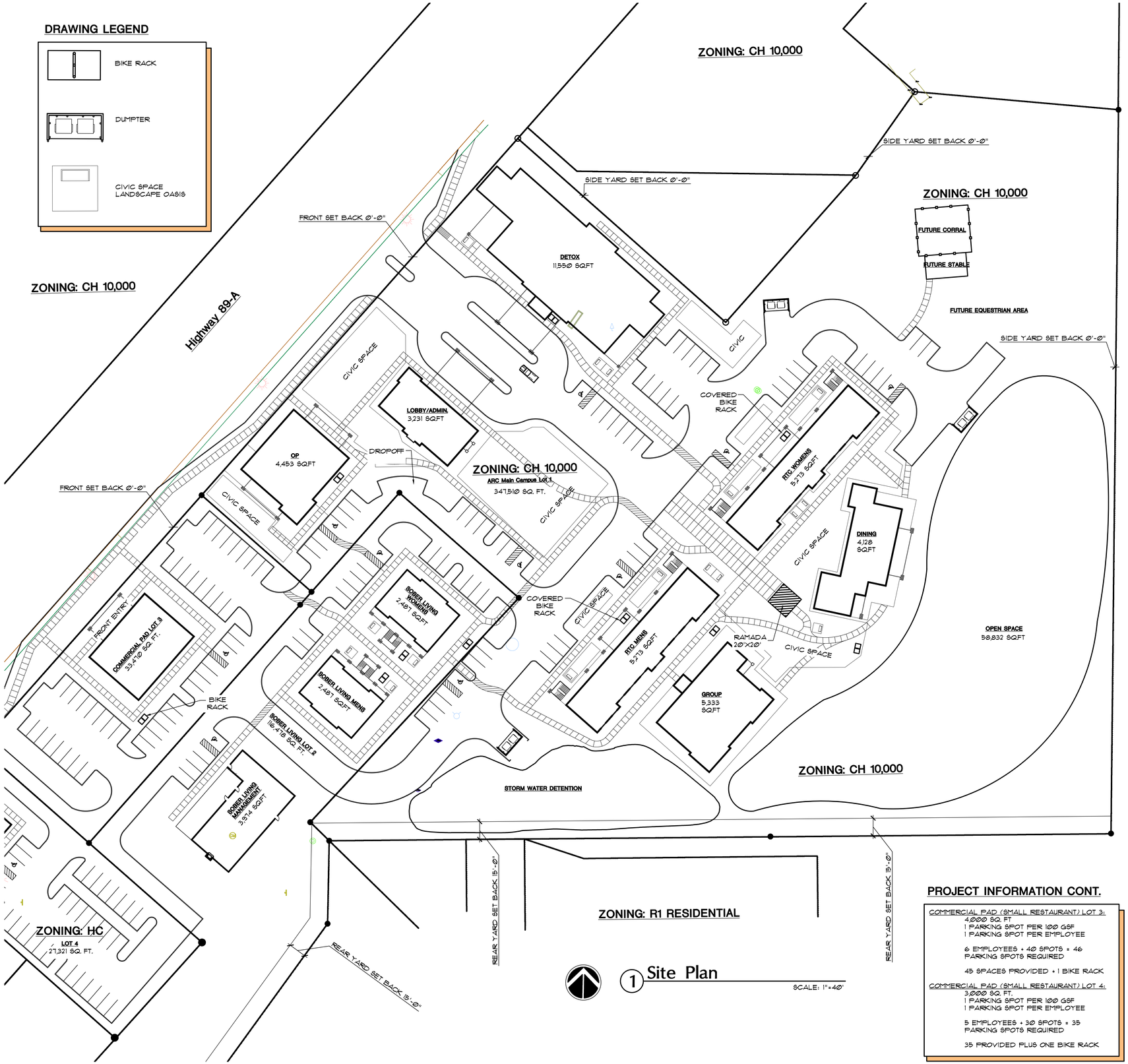
SITE PLAN
SCALE: 1"=80'

DRAWING LEGEND

BIKE RACK

DUMPTER

CIVIC SPACE
LANDSCAPE OASIS



1 Site Plan

SCALE: 1"=40'

PROJECT INFORMATION CONT.

COMMERCIAL PAD (SMALL RESTAURANT) LOT 3:
4,000 SQ. FT
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE

6 EMPLOYEES + 40 SPOTS = 46
PARKING SPOTS REQUIRED

45 SPACES PROVIDED + 1 BIKE RACK

COMMERCIAL PAD (SMALL RESTAURANT) LOT 4:
3,000 SQ. FT.
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE

5 EMPLOYEES + 30 SPOTS = 35
PARKING SPOTS REQUIRED

35 PROVIDED PLUS ONE BIKE RACK

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-006, 113-17-011A

SIZE AREA: 10.053 ± 2.14 ACRES

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
DETOX:
BUILDING - 11,550
PATIO - 1,191 (OPEN SPACE)
TOTAL = 12,741

ADMINISTRATION: 3,231

OP: (OUT PATIENT)
BUILDING - 4,453
PATIO - 1,627 (OPEN SPACE)
TOTAL = 6,080

RTC MENS: (1ST & 2ND FLOOR) = 10,546

RTC WOMENS: (1ST & 2ND FLOOR) = 10,546

GROUP:
BUILDING - 5,333
PATIO - 3,116 (OPEN SPACE)
TOTAL = 8,449

DINING/KITCHEN:
BUILDING - 4,128
PATIO - 1,670 (OPEN SPACE)
TOTAL = 5,798

SOBER LIVING MANAGEMENT - 3,974

SOBER LIVING WOMENS - (1ST & 2ND FLOOR) = 4,974

SOBER LIVING MENS - (1ST & 2ND FLOOR) = 4,974

ZONING: H-C

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

PARKING:

INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE

MEN RTC:
40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

WOMENS RTC:
40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

DINING:
5 STAFF = 5 SPACES

GROUP:
6 STAFF = 6 SPACES

OUT PATIENT (OP):
5 STAFF = 5 SPACES

LOBBY/ADMIN:
6 STAFF = 6 SPACES

DETOX:
30 BEDS = 5 SPACES REQUIRED
7 STAFF = 7 SPACES

HOUSE KEEPING/MAINTENANCE:
8 STAFF = 8 SPACES REQUIRED

SOBER LIVING MANAGEMENT:
3 STAFF = 3 SPACES

SOBER LIVING WOMENS:
32 BEDS = 5 SPACES REQUIRED
2 STAFF = 2 SPACES

SOBER LIVING MENS:
32 BEDS = 5 SPACES REQUIRED
2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 17 SPACES
TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
OVERALL TOTAL PARKING PROVIDED: 83 SPACES

83 X .05 = 4 BIKE RACKS REQUIRED
9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:

MAIN CAMPUS LOT 1 = 350,256 SQ. FT.
SOBER LIVING LOT 2 = 116,478 SQ. FT.

2. FAR FOR HC MAX 3.0

CAMPUS TOTAL BUILDING S.F. = 48,189
FAR = 48,189 / 437,309 = 0.11

3. HC SETBACKS:
FRONT SET BACK - 0'-0" MIN
SIDE SET BACK - 0'-0" MIN.
REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

4. OPEN SPACE
CAMPUS OVERALL SQ. FOOTAGE = 353,356
15% REQUIRED OPEN SPACE = 53,003 SQ. FT
PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE =74,832

BUILDING FORM:
HEIGHT 2 STORIES
OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):

MAIN CAMPUS SITE SQ. FT. = 350,256
350,256 X .05 = 17,513 REQUIRED, 18,000 SQ FT PROVIDED

SOBER LIVING CAMPUS SITE SQ. FT = 116,478
116,478 X .05 = 5,824 REQUIRED, 6,000 SQ. FT PROVIDED

pb architecture consultation development
16 east route 66 suite 202
flagstaff, az 86001
tel: 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Substance Abuse/Mental Health Facility
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ, JM

Date: February 17, 2021

Job No:

SHEET
A-SITE

SITE PLAN
SCALE: 1"=40'

PLOTTED: May 13, 2021–8:48am

CONCEPTUAL PLAT
FOR
SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7144 E. STETSON, C–200
SCOTTSDALE, AZ 85251
(602)–882–7451

PROPERTY SURVEYOR:

SHEPHARD–WESNITZER, INC.
AARON BORLING
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773–0354

PROJECT ENGINEER:

SHEPHARD–WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773–0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX		
SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	CP01	CONCEPTUAL PLAT (1)
3	CP02	OVERALL UTILITY & DRAINAGE PLAN & SITE ANALYSIS
4	CP03	CONCEPTUAL PLAT & PRELIMINARY LANDSCAPE PLAN
5	CP04	LANDSCAPE, PARKING & CLEAR VIEW ZONE TABLES
6	NRPP	NATURAL RESOURCE PROTECTION PLAN

BASIS OF BEARING

NORTH 89–57–48 WEST, 368.66' FROM THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL 301–50–005G OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA. ACCORDING TO AN ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20–10, PREPARED BY ALISA TEMPLETON OF EXTREME MEASURES LAND SURVEY, INC. IN MARCH 2020.

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 301–50–005G ACCORDING TO INSTRUMENT NUMBER 3491557

ASSESSOR'S PARCEL NUMBER 113–17–011A ACCORDING TO INSTRUMENT NUMBER 3238727 OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

IMPERVIOUS AREA SUMMARY

PRE–DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 6,515 SF
PRE–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 1) = 9,634 SF
PRE–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 2, 3, 4) = 38,540 SF

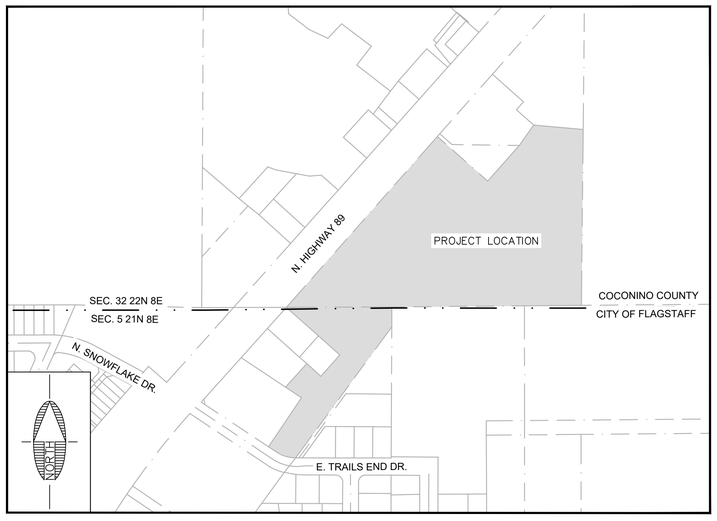
POST–DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 14,815 SF
POST–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 1) = 144,191 SF
POST–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 2, 3, 4) = 38,709 SF

RESOURCE PRESERVATION

APN 113–17–011A DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. APN 301–50–005G DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301–50–005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
N.T.S.

LEGEND

- LOT LINE
- ROW
- EASEMENT
- 8"SS — GRAVITY SEWER LINE
- 8"W — PUBLIC WATER LINE
- STORM DRAIN PIPE
- LOT BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- GATE VALVE
- DRAINAGE ARROW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EX. LOT LINE
- EX. EASEMENT
- 6945 — EX. INDEX CONTOUR
- 8"W — EX. WATER LINE
- EX. SEWER LINE
- G — EX. GAS
- S — EX. STORM DRAIN
- UGE — EX. UNDERGROUND UTIL.
- OHE — EX. OVERHEAD UTIL.
- SECTION LINE
- EX. ROAD STRIPING
- WV — EX. WATER VALVE
- EX. SIGNAGE
- EX. LIGHT POLE
- 5058778 — EX. ELECTRIC BOX
- EX. DRAINAGE ARROW

PROJECT INFORMATION

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NO. 301–50–005G
113–17–011A

1. THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41–90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR 'SUBSTANCE ABUSE & MENTAL HEALTH FACILITY' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
6. TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 16, 2020. BOUNDARY INFORMATION IS BASED ON AN ALTA PREPARED BY EXTREME MEASURES LAND SURVEY, INC. ON MARCH 13, 2020.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHYS@APS.COM
PHONE: (928) 773–6446

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779–4935

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226–2269

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266–0672

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20–00164

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY — FLAGSTAFF ARIZONA

COVER SHEET

JOB NO: 20136
DATE: MAY 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig (Dig Safely)
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8–1–1 or 1–800–STAKE–IT (782–5348)

DRAWING NO.
CVR

SHT NO. 1 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-COVER SHEET.DWG CPHAM

PLOTTED: May 13, 2021–8:48am

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CONCEPTUAL PLAT

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

FLAGSTAFF ARIZONA

LEGEND

- PARCEL BOUNDARY
- R.O.W. LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ZONING SPLIT
- HIGHWAY COMMERCIAL (HC)
- RURAL RESIDENTIAL (RR)

N. HIGHWAY 89

EXISTING 134' R.O.W.

APN 301-50-011A (NOT A PART)

APN 301-50-013B (NOT A PART)

APN 301-50-005H (NOT A PART)

APN 301-50-014 (NOT A PART)

APN 301-50-004D (NOT A PART)

APN 301-50-015 (NOT A PART)

N 41°32'35" E 118.69'

S 48°30'15" E 235.22'

N 41°29'45" E 166.15'

N 35°13'37" E 86.92'

S 84°57'36" E 173.32'

S 0°35'31" W 613.72'

EXISTING ELECTRIC EASEMENT DKT 174 PG 446 EX 18

26' P.U.E. DEDICATED HEREON

ZONING SPLIT

8' P.U.E. DEDICATED HEREON

26' PUBLIC ACCESS EASEMENT DEDICATED HEREON

20' P.U.E. DEDICATED HEREON

10' P.U.E. DEDICATED HEREON

PARCEL NO. 1
8.08 ACRES
ZONING: 1.09 ACRES HC
& 6.99 ACRES RR

285.24'

S 48°39'19" E 124.06'

112.16'

S 48°39'19" E 134.81'

284.36'

PARCEL NO. 3
0.81 ACRES

PARCEL NO. 2
2.69 ACRES

N 41°32'35" E 284.36'

S 41°54'11" W 259.53'

EXISTING 8' ELECTRIC EASEMENT DKT 934 PG 998

EXISTING ELECTRIC EASEMENT DKT 174 PG 446 EX 18

EXISTING 136' R.O.W.

108.49'

124.06'

SECTION LINE

26' PUBLIC ACCESS EASEMENT DEDICATED HEREON

COCONINO COUNTY

CITY OF FLAGSTAFF

S 45°34'47" E 22.48'

S 89°29'23" W 662.50'

EXISTING 35'X50' DRIVEWAY EASEMENT DKT 2038 PG 796 EX 30

PARCEL NO. 4
0.63 ACRES

N 48°39'19" W 127.57'

S 1°08'23" W 70.31'

EXISTING 40' P.U.E. INST. NO. 3818543

N 48°25'36" W 249.82'

APN 113-17-013A (NOT A PART)

109.52'

APN 113-17-013B (NOT A PART)

APN 113-17-010 (NOT A PART)

S 48°25'49" E 65.31'

N 41°28'13" E 100.13'

N 41°34'34" E 112.49'

EXISTING 25' GAS EASEMENT DKT 512 PG 380

APN 113-17-07H (NOT A PART)

TRAILS END RETREAT (NOT A PART)

APN 113-10-001R (NOT A PART)

N 56°19'49" W 67.44'

EXISTING 16' P.U.E. 2170/27

APN 113-17-012 (NOT A PART)

EXISTING 10' SEWER EASEMENT DKT 479 PG 186 EX 20

N 35°55'43" E 571.40'

APN 113-17-07J (NOT A PART)

EXISTING 10' SEWER EASEMENT DKT 479 PG 186 EX 20

N 33°34'56" E 208.29'

EXISTING 16' P.U.E. 2170/27

APN 113-17-07D (NOT A PART)

N 56°21'56" W 34.94'

L=68.83, R=120.00
Δ=32°51'50"

APN 113-17-014 (NOT A PART)

E. TRAILS END DR.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

JOB NO:	20136
DATE:	MAY 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

NO.	DESCRIPTION	DATE	BY

REVISIONS

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

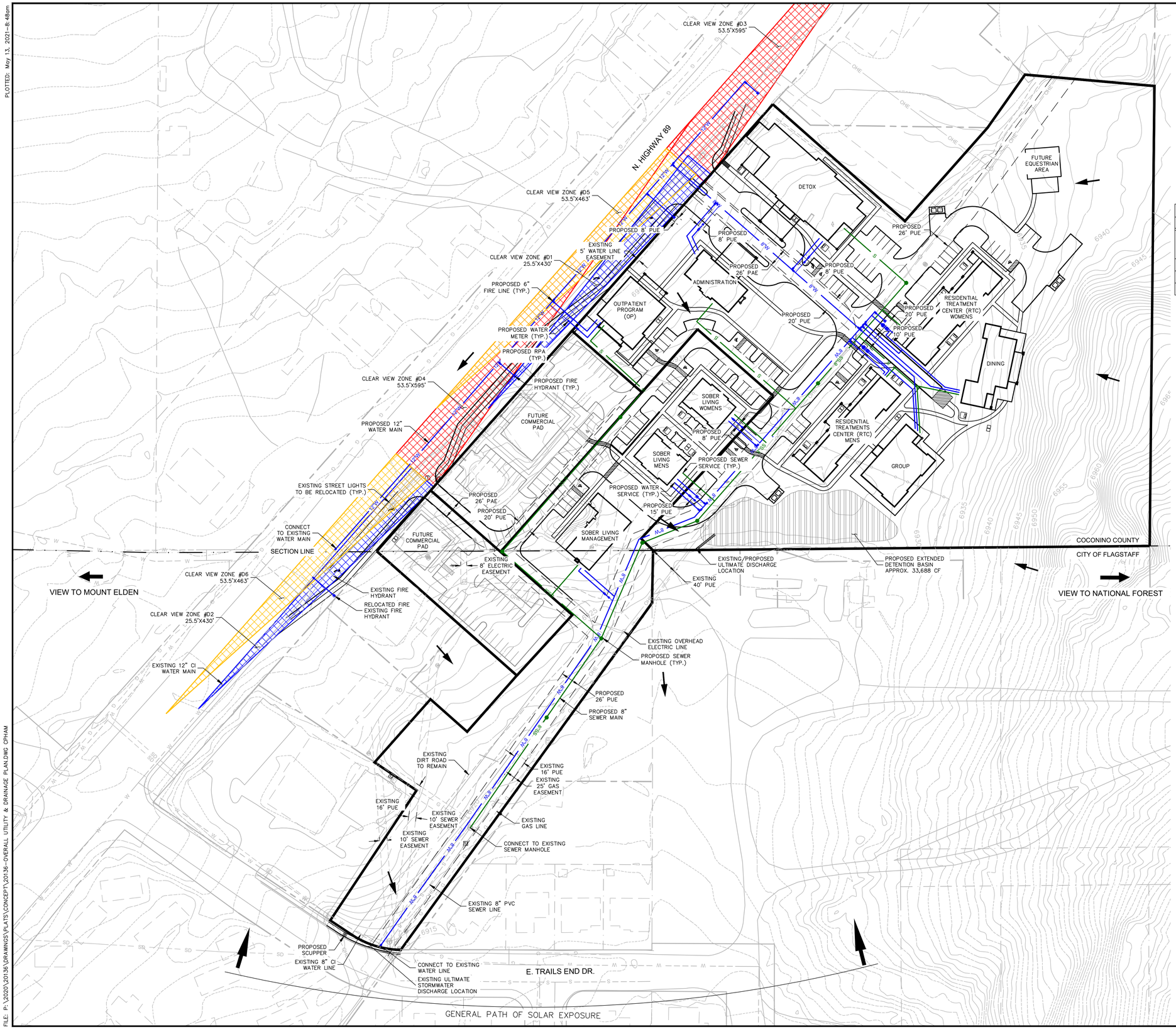
SWI Shephard Wesnitzer, Inc.

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. CP01

SHT NO. 2 OF 6

PLOTTED: May 13, 2021 - 8:48am



SITE ANALYSIS:

A. EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. SITE SLOPES DO NOT EXCEED 24.99%.
B. SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.
C. EXISTING VEGETATION IS PONDEROSA PINE TREES AS SHOWN
D. VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE THE RESIDENTIAL COMMUNITY OF MOUNT ELDEN TO THE WEST AND THE RESIDENTIAL COMMUNITY OF NATIONAL FOREST TO THE EAST. THE SITE IS ACCESSIBLE AND VIEWABLE FROM NORTH HIGHWAY 89.
E. CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE. THE SITE EXPERIENCES A LOT OF EXPOSURE. PRECIPITATION NATURALLY RUNS TO THE SOUTHEAST SIDE OF THE SITE. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL, IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
G. THERE ARE NO EXISTING SWALES & STREAM CORRIDORS FOR THIS PROJECT.
H. THE PROJECT IS SURROUNDED BY NATIONAL FOREST TO THE EAST, A RV PARK ACROSS HIGHWAY 89 TO THE WEST, A RESIDENTIAL COMMUNITY TO THE SOUTH AND A CAFE AND GAS STATION TO THE NORTH.

Impervious Area & LID Analysis					
				LID Required Depth (ft)	0.0833
Basin ID	Basin Area (sf)	Existing Impervious Area (sf)	Proposed Impervious Area (sf)	Net Impervious Area (sf)	Required LID Volume (sf)
A1	380,661	9,634	144,191	134,557	11,213
B1	155,022	38,540	38,079	-461	-38
C1	25,540	6,515	14,815	8,300	692

NOTES:

1. SHARED PARKING AGREEMENTS AND CROSS ACCESS EASEMENTS ARE NEEDED FOR THIS PROJECT AND WILL BE PROVIDED WITH FUTURE SUBMITTALS.
2. CLEAR VIEW ZONE CALCULATIONS ARE SHOWN ON SHEET CP04.
3. THE REQUIRED DETENTION/LID FOR PARCEL NO. 4 WILL BE DETERMINED ONCE THE PARCEL DEVELOPS.

SCALE 1" : 60'
0 30 60

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
FLAGSTAFF ARIZONA

OVERALL UTILITY & DRAINAGE PLAN & SITE ANALYSIS

JOB NO: 20136
DATE: MAY 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.SWGZ.com
Shephard ▲ Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
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DRAWING NO.
CP02

SHT NO. 3 OF 6

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PLOTTED: May 13, 2021–8:48am

NOTES:

1. LANDSCAPE AND PARKING CALCULATIONS ARE SHOWN ON SHEET CP04.

EXISTING SIDEWALK
PROPOSED DRIVEWAY
N. HIGHWAY 89
6' PROPOSED SIDEWALK (TYP.)
5' PROPOSED PARKWAY (TYP.)
10' LANDSCAPE BUFFER
EXISTING DRIVEWAY
PROPOSED SIDEWALK
PROPOSED DRIVEWAY
15' LANDSCAPE BUFFER
DETOX 11,550 SF
ADMINISTRATION 3,231 SF
OUTPATIENT PROGRAM (OP) 4,453 SF
FUTURE COMMERCIAL PAD 4,000 SF
FUTURE COMMERCIAL PAD 3,000 SF
SOBER LIVING WOMENS 4,974 SF
SOBER LIVING MENS 4,974 SF
SOBER LIVING MANAGER/REC 3,974 SF
RESIDENTIAL TREATMENTS CENTER (RTC) MENS 10,546 SF
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS 10,546 SF
GROUP 5,333 SF
DINING 4,128 SF
FUTURE EQUESTRIAN AREA
PROPOSED DOUBLE TRASH ENCLOSURE (TYP.)
FIRE LANE (TYP.)
PROPOSED FIRE LANE
IMPROVED ACCESS LANE
16 SPACES
13 SPACES
35 SPACES
10 SPACES
8 SPACES
7 SPACES
6 SPACES
5 SPACES
4 SPACES
1 SPACE
24' (TYP.)
26' (TYP.)
18' (TYP.)
9' (TYP.)
11' (TYP.)
8' (TYP.)
R35'
R55'
R28'
COCONINO COUNTY
CITY OF FLAGSTAFF
15' LANDSCAPE BUFFER

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 40'
0 20 40

C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

PRELIMINARY LANDSCAPE PLAN

JOB NO:	20136
DATE:	MAY 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swgz.com

SWI
Shephard Wesnitzer, Inc.

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Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. CP03

SHT NO. 4 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-CONCEPT PLAN.DWG CPHAM

PLOTTED: May 13, 2021 - 8:49am

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 1 & 2		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (WEST- 767 L.F. AND 72 SOUTH - L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	34
SHRUBS	2 PER PROPOSED TREE REQUIRED	67
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	67
EXISTING TREES REMAINING		0
PERIPHERAL BUFFER REQUIREMENT (NORTH - 652 L.F., EAST - 585 L.F., SOUTH - 1307 L.F, AND WEST- 809 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	134
SHRUBS	2 PER PROPOSED TREE REQUIRED	268
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	268
EXISTING TREES REMAINING		71
PARKING LANDSCAPE MEDIAN (11 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	22
SHRUBS	2 PER PROPOSED TREE REQUIRED	44
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	44
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	2,490
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (3274 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	131
SHRUBS	2 PER PROPOSED TREE REQUIRED	262
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	262
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	43
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		321
SHRUBS		642
GROUNDCOVER		642
EXISTING TREES REMAINING		116
LANDSCAPE AREA		2,490

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 3		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (NORTHWEST- 284 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	12
SHRUBS	2 PER PROPOSED TREE REQUIRED	24
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	24
EXISTING TREES REMAINING		1
PARKING LANDSCAPE MEDIAN (6 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	12
SHRUBS	2 PER PROPOSED TREE REQUIRED	24
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	24
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	1,350
EXISTING TREES REMAINING		0
BUILDING FOUNDATION LANDSCAPING (270 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	11
SHRUBS	2 PER PROPOSED TREE REQUIRED	22
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	22
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	1
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		35
SHRUBS		70
GROUNDCOVER		70
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1350

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 4		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (NORTHWEST- 109 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	5
SHRUBS	2 PER PROPOSED TREE REQUIRED	10
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	10
EXISTING TREES REMAINING		0
PARKING LANDSCAPE MEDIAN (5 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	10
SHRUBS	2 PER PROPOSED TREE REQUIRED	20
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	20
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	1,050
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (236 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	9
SHRUBS	2 PER PROPOSED TREE REQUIRED	19
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	19
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	0
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		24
SHRUBS		49
GROUNDCOVER		49
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1050

PARKING TABLE	
PARCEL 1: MAIN CAMPUS	
INSTITUTIONAL RESIDENTIAL:	110 BEDS X 1 SPACE/6 BEDS= 19 SPACES
(MEN RTC, WOMENS RTC, DINING, GROUP,OUT PATIENT, LOBBY/ADMIN, DETOX, HOUSE KEEPING/ MAINTENANCE)	43 EMPLOYEES X 1 SPACE/1 EMPLOYEE= 43 SPACES
	REQUIRED SPACES = 62 SPACES
	ADA SPACES REQUIRED= 4 SPACES
PARCEL 2: SOBER LIVING CAMPUS	
INSTITUTIONAL RESIDENTIAL:	64 BEDS X 1 SPACE/6 BEDS= 11 SPACES
(SOBER LIVING MANAGEMENT, SOBER LIVING WOMENS, SOBER LIVING MENS)	7 EMPLOYEES X 1 SPACE/1 EMPLOYEE= 7 SPACES
	REQUIRED SPACES= 17 SPACES
	ADA SPACES REQUIRED= 1 SPACES
PARCEL 3: SMALL RESTAURANT	
FUTURE RESTAURANT:	4,000 SF X 1 SPACE/100 GSF = 40 SPACES
	6 EMPLOYEES X 1 SPACE/EMPLOYEE = 6 SPACES
	REQUIRED SPACES = 46 SPACES
	46 SPACES X .95 = 44 REQUIRED SPACES
	1 BIKE RACK PROVIDED
PARCEL 4: SMALL RESTAURANT	
FUTURE RESTAURANT:	3,000 SF X 1 SPACE/100 GSF = 30 SPACES
	5 EMPLOYEES X 1 SPACE/EMPLOYEE = 5 SPACES
	REQUIRED SPACES = 35
	1 BIKE RACK PROVIDED
TOTAL CAMPUS SPACES REQUIRED=	79 SPACES PLUS 5 ADA SPACES
TOTAL CAMPUS SPACES PROVIDED=	83 SPACES PLUS 8 ADA SPACES
TOTAL PARKING PROVIDED =	165 SPACES
BIKE RACKS PROVIDED =	9 BIKE RACKS

CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)[1]	TIME GAP tg (unadjusted)[2]	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES[4]	TIME GAP tg(adjusted)[2]	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D2	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D3	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D4	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D5	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360
D6	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360

Notes:

(1)	The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
(2)	The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
(3)	The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47*VMAJOR*tg
(4)	The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
(5)	If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

###
ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

LANDSCAPE, PARKING, & CLEAR VIEW ZONE TABLES

JOB NO: 20136
DATE: MAY 21
SCALE: N/A
DRAWN: HS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

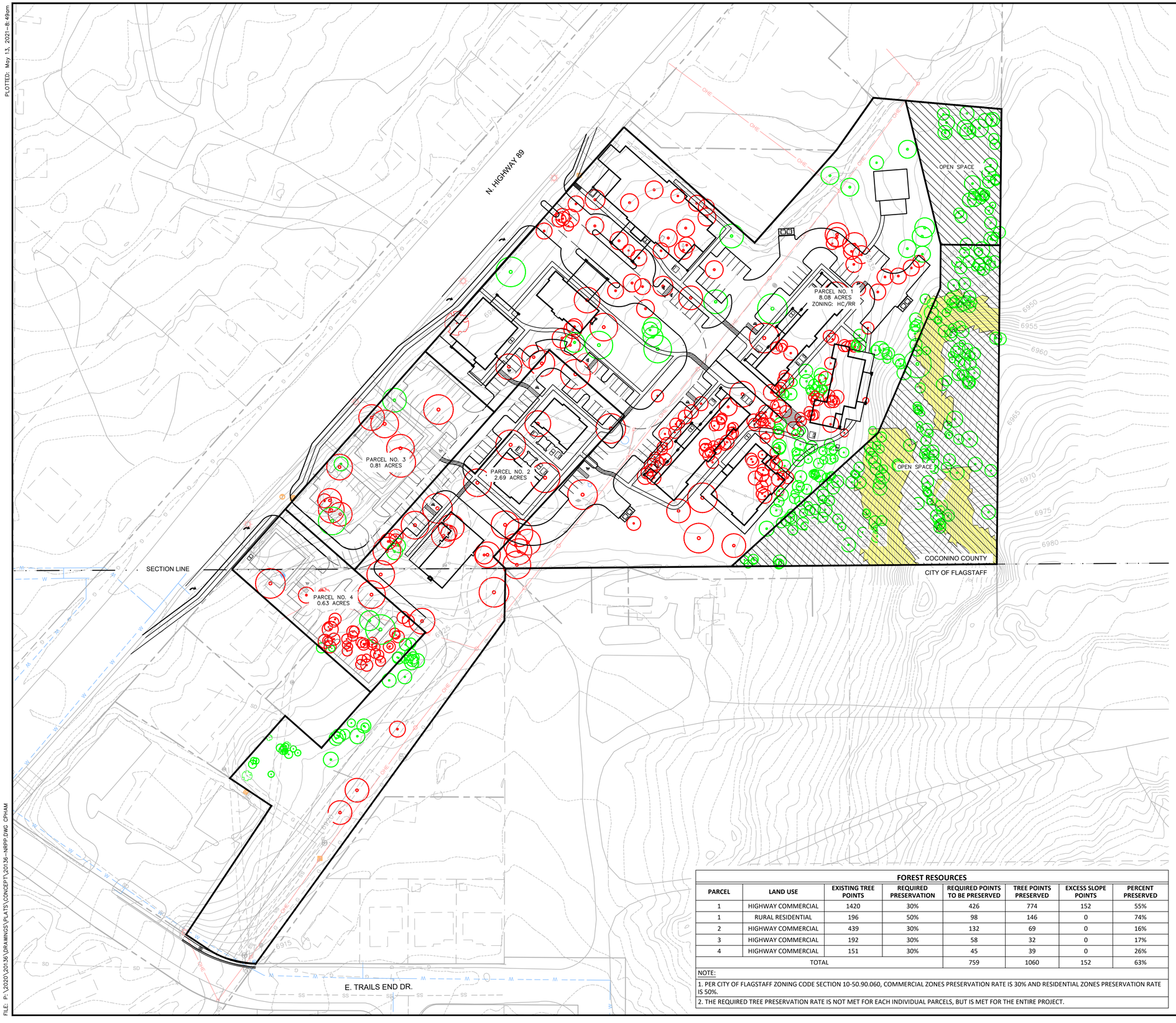
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DRAWING NO.
CP04

SHT NO. 5 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-CONCEPT PLAN.DWG CPHAM

PLOTTED: May 13, 2021–8:49am



LEGEND

- PRESERVED TREES
- DISTURBED TREES
- EXISTING SLOPE 17–24.99%
- DISTURBED SLOPE 17–24.99%

NOTES:

1. PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
2. EXISTING SLOPES ON THE SITE DO NOT EXCEED 24.99%.
3. EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
4. PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10–50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

STEEP SLOPE RESOURCES	
	COMMERCIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	**152**

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	303,841
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	45,576
REQUIRED OPEN SPACE (SF)	45,576
PROVIDED OPEN SPACE (SF)	74,832
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,630
1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110. 2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.	

FOREST RESOURCES

PARCEL	LAND USE	EXISTING TREE POINTS	REQUIRED PRESERVATION	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	EXCESS SLOPE POINTS	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1420	30%	426	774	152	55%
1	RURAL RESIDENTIAL	196	50%	98	146	0	74%
2	HIGHWAY COMMERCIAL	439	30%	132	69	0	16%
3	HIGHWAY COMMERCIAL	192	30%	58	32	0	17%
4	HIGHWAY COMMERCIAL	151	30%	45	39	0	26%
TOTAL				759	1060	152	63%

NOTE:

1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30% AND RESIDENTIAL ZONES PRESERVATION RATE IS 50%.
2. THE REQUIRED TREE PRESERVATION RATE IS NOT MET FOR EACH INDIVIDUAL PARCELS, BUT IS MET FOR THE ENTIRE PROJECT.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

PRELIMINARY NATURAL PROTECTION PLAN

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
FLAGSTAFF ARIZONA

JOB NO: 20136
DATE: MAY 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

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Flagstaff, AZ 86001
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928.774.6934 fax
www.swgz.com

Shephard ▲ Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

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DRAWING NO.
NRPP

SHT NO. 6 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-NRPP.DWG CPHAM

PLOTTED: Jul 22, 2021-7:56am

CONCEPT ZONING MAP AMENDMENT

FOR

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

RESOURCE PRESERVATION

APN 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DATA:

PROPOSED BUILDING SQUARE FOOTAGE
MAIN CAMPUS:
DETOX (BUILDING & PATIO): (11,550 SF + 1,191 SF) = 12,741 SF TOTAL
ADMINISTRATION: 3,231 SF
OUTPATIENT PROGRAM (BUILDING & PATIO): (4,453 SF + 1,627 SF) = 6,000 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) MENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
GROUP (BUILDING & PATIO): (5,333 SF + 3,116 SF) = 8,449 SF TOTAL
DINING/KITCHEN (BUILDING & PATIO): (4,128 SF + 1,670 SF) = 5,798 SF TOTAL

SOBER LIVING:
MANAGEMENT: 3,974 SF
MENS (1ST & 2ND FLOOR): 4,974 SF TOTAL
WOMENS (1ST & 2ND FLOOR): 4,974 SF TOTAL

EQUESTRIAN AREA (STABLE & PATIO): (1,800 SF + 700 SF) = 2,500 SF TOTAL

FLOOR AREA RATIO
FLOOR AREA RATIO (FAR) FOR HC: 3.0 MAX
PROPOSED MAIN CAMPUS FAR: 39,241 SF/303,838 SF = 0.13
PROPOSED SOBER LIVING FAR: 8,948 SF/116,842 SF = 0.08
PROPOSED FUTURE LOT 1 FAR: 4,000 SF/35,277 SF = 0.11
PROPOSED FUTURE LOT 2 FAR: 3,000 SF/27,328 SF = 0.11

LOT COVERAGE
LOT COVERAGE FOR RR: 20% MAX
PROPOSED EQUESTRIAN AREA LOT COVERAGE (INCLUDING PATIO): 2,500 SF/ 47,697 SF = 5.24%

BUILDING CONSTRUCTION TYPE
V-B (1 HOUR, SPRINKLED)

BUILDING HEIGHT
BUILDING HEIGHT FOR HC: 60' MAX
BUILDING HEIGHT FOR RR: 35' MAX
PROPOSED BUILDING HEIGHT FOR DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN: 2 STORIES
ALL OTHER BUILDING HEIGHT: SINGLE STORY

PARKING
MAIN CAMPUS:
INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE
RTC MENS: (40/6 BEDS * 1) + (3 STAFF * 1) = 10 SPACES
RTC WOMENS: (40/6 BEDS * 1) + (3 EMPLOYEES * 1) = 10 SPACES
DINING/KITCHEN: (5 EMPLOYEES * 1) = 5 SPACES
GROUP: (6 EMPLOYEES * 1) = 6 SPACES
OUTPATIENT PROGRAM: (5 EMPLOYEES * 1) = 5 SPACES
ADMINISTRATION: (6 EMPLOYEES * 1) = 6 SPACES
DETOX: (30/6 BEDS * 1) + (7 STAFF * 1) = 12 SPACES
HOUSE KEEPING/MAINTENANCE: (8 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 62 SPACES
ADA PARKING REQUIRED: 4 SPACES

SOBER LIVING:
MANAGEMENT: (3 EMPLOYEES * 1) = 3 SPACES
MENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
WOMENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 19 SPACES
ADA PARKING REQUIRED: 1 SPACES

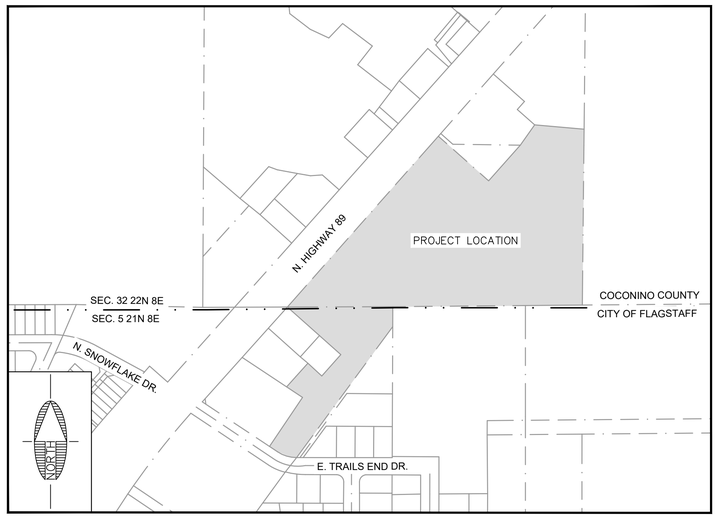
TOTAL MAIN CAMPUS & SOBER LIVING PARKING REQUIRED: 86 SPACES (INCLUDING 5 ADA SPACES)
TOTAL BIKE PARKING REQUIRED: 86 SPACES & 5% = 5 SPACES
TOTAL BIKE PARKING PROVIDED: 9 BIKE RACKS (INCLUDING 3 COVERED)
PARKING REDUCTION: 86 SPACES * 5% = 4.3 SPACES REDUCED
TOTAL MAIN CAMPUS & SOBER LIVING PARKING PROVIDED: 83 SPACES (INCLUDING 8 ADA SPACES)

REQUIRED PARKING FOR FUTURE LOT 1 (4,000 SF):
RESTAURANT: 1 SPACE PER 100 GSF, PLUS 1 SPACE PER EMPLOYEE
TOTAL PARKING REQUIRED: (4,000/100 GSF * 1) + (6 EMPLOYEES * 1) = 46 SPACES
TOTAL BIKE PARKING PROVIDED: 1 BIKE RACK
PARKING REDUCTION: 46 SPACES * 5% = 2.25 SPACES REDUCED
TOTAL PARKING PROVIDED: 45 SPACES (INCLUDING 1 ADA SPACE)

PROPOSED PARKING FOR FUTURE LOT 2 (3,000 SF):
RESTAURANT: 1 SPACE PER 100 GSF, PLUS 1 SPACE PER EMPLOYEE
TOTAL PARKING REQUIRED: (3,000/100 GSF * 1) + (5 EMPLOYEES * 1) = 35 SPACES
TOTAL PARKING PROVIDED: 35 SPACES (INCLUDING 1 ADA SPACE)
TOTAL BIKE PARKING PROVIDED: 1 BIKE RACK

OPEN SPACE
TOTAL OPEN SPACE REQUIRED FOR HC: 45,576 SF
TOTAL OPEN SPACE PROVIDED FOR HC: 74,832 SF

TOTAL OPEN SPACE REQUIRED FOR RR: 7,155 SF
TOTAL OPEN SPACE PROVIDED FOR RR: 19,630 SF



VICINITY MAP
N.T.S.

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROPERTY DATA:

FLAGSTAFF REHAB CAMPUS
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NO.
113-17-011A (±2.15 AC) &
301-50-005G (±10.06 AC)

EXISTING ZONING
APN 113-17-011A: HIGHWAY COMMERCIAL (HC)
APN 301-50-005G: CH-10,000

PROPOSED ZONING
APN 301-50-005G: HIGHWAY COMMERCIAL (HC) & RURAL RESIDENTIAL (RR)

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX

SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	CM01	CONTEXT ANALYSIS MAP
3	SM01	SITE ANALYSIS MAP
4	CP01	CONCEPT ZONING PLAN
5	NRPP	NATURAL RESOURCE PROTECTION PLAN

LEGEND

LOT LINE
ROW
EASEMENT
8"SS — GRAVITY SEWER LINE
8"W — PUBLIC WATER LINE
STORM DRAIN PIPE
LOT BOUNDARY
FIRE HYDRANT
W — WATER METER
S — SEWER MANHOLE
GATE VALVE
DRAINAGE ARROW
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE

EX. LOT LINE
EX. EASEMENT
6945 — EX. INDEX CONTOUR
8"W — EX. WATER LINE
EX. SEWER LINE
G — EX. GAS
S — EX. STORM DRAIN
UGE — EX. UNDERGROUND UTIL.
OHE — EX. OVERHEAD UTIL.
SECTION LINE
EX. ROAD STRIPING
WV — EX. WATER VALVE
EX. SIGNAGE
EX. LIGHT POLE
SCE87478 — EX. ELECTRIC BOX
EX. DRAINAGE ARROW

PRELIMINARY

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C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA

FLAGSTAFF REHAB CAMPUS

COVER SHEET

JOB NO: 20136
DATE: JUL 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

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DRAWING NO.
CVR

SHT NO. 1 OF 5

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PLOTTED: Jul 22, 2021-7:57am



LEGEND

PROPERTY TO BE REZONED

EXISTING PROPERTY LINE

CITY LIMITS

CITY OF FLAGSTAFF ZONING

R1	SINGLE-FAMILY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
MH	MANUFACTURED HOUSING
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
PF	PUBLIC FACILITY
"CITY"	CITY OF FLAGSTAFF

COCONINO COUNTY ZONING

AR-5	AGRICULTURAL RESIDENTIAL (5 AC)
AR-2 1/2	AGRICULTURAL RESIDENTIAL (2.5 AC)
CH-10,000	COMMERCIAL HEAVY
"COUNTY"	COCONINO COUNTY

SCALE 1" : 150'
0 75 150

PRELIMINARY

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C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO:	20136
DATE:	JUL 21
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	CNP
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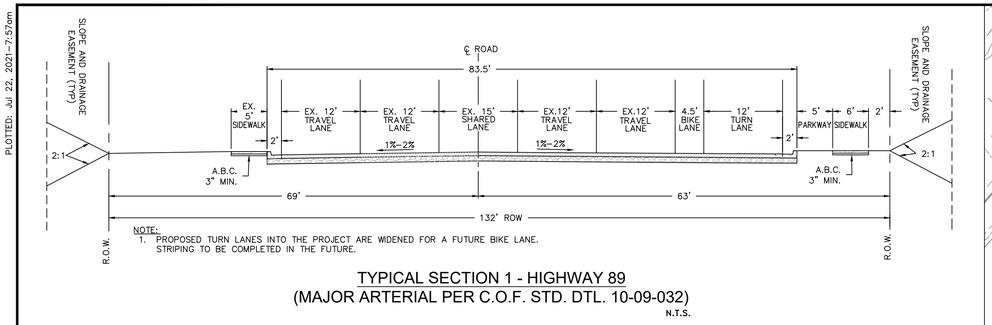
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DRAWING NO.
CM01

SHT NO. 2 OF 5

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



TYPICAL SECTION 1 - HIGHWAY 89
(MAJOR ARTERIAL PER C.O.F. STD. DTL. 10-09-032)
N.T.S.

CLEAR VIEW ZONE #D3
53.5'X595'

N. HIGHWAY 89

DETOX

FUTURE EQUESTRIAN AREA

PROPOSED 26' PUE

PROPOSED 8' PUE

PROPOSED 8' PUE

EXISTING 5' WATER LINE EASEMENT

PROPOSED 8' PUE

PROPOSED 26' PAE

ADMINISTRATION

PROPOSED 6" FIRE LINE (TYP.)

OUTPATIENT PROGRAM (OP)

PROPOSED 20' PUE

PROPOSED 20' PUE

PROPOSED 10' PUE

RESIDENTIAL TREATMENT CENTER (RTC) WOMENS

DINING

PROPOSED WATER METER (TYP.)

PROPOSED RPA (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

SOBER LIVING WOMENS

FUTURE COMMERCIAL PAD

PROPOSED 12" WATER MAIN

PROPOSED 8' PUE

RESIDENTIAL TREATMENTS CENTER (RTC) MENS

SOBER LIVING MENS

PROPOSED SEWER SERVICE (TYP.)

GROUP

EXISTING STREET LIGHTS TO BE RELOCATED (TYP.)

PROPOSED WATER SERVICE (TYP.)

PROPOSED 26' PAE

PROPOSED 20' PUE

PROPOSED 15' PUE

CONNECT TO EXISTING WATER MAIN

SECTION LINE

FUTURE COMMERCIAL PAD

SOBER LIVING MANAGEMENT

COCONINO COUNTY

CITY OF FLAGSTAFF

EXISTING 8' ELECTRIC EASEMENT

EXISTING/PROPOSED ULTIMATE DISCHARGE LOCATION

PROPOSED EXTENDED DETENTION BASIN

EXISTING 40' PUE

EXISTING FIRE HYDRANT

RELOCATED FIRE EXISTING FIRE HYDRANT

EXISTING DRAINAGE SWALE

EXISTING OVERHEAD ELECTRIC LINE

PROPOSED SEWER MANHOLE (TYP.)

EXISTING 12" CI WATER MAIN

PROPOSED 26' PUE

PROPOSED 8" SEWER MAIN

EXISTING DIRT ROAD TO REMAIN

EXISTING 16' PUE

EXISTING 25' GAS EASEMENT

EXISTING 16' PUE

EXISTING 10' SEWER EASEMENT

EXISTING GAS LINE

EXISTING 10' SEWER EASEMENT

CONNECT TO EXISTING SEWER MANHOLE

EXISTING 8" PVC SEWER LINE

PROPOSED SCUPPER

EXISTING 8" CI WATER LINE

CONNECT TO EXISTING WATER LINE

EXISTING ULTIMATE STORMWATER DISCHARGE LOCATION

E. TRAILS END DR.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO:	20136
DATE:	JUL 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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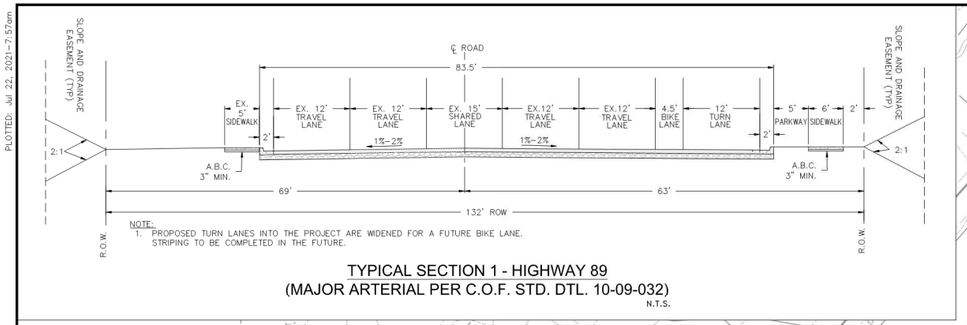
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DRAWING NO.
CP01

SHT NO. 4 OF 5

PLOTTED: Jul 22, 2021-7:57am

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM



TYPICAL SECTION 1 - HIGHWAY 89
(MAJOR ARTERIAL PER C.O.F. STD. DTL. 10-09-032)
N.T.S.

Sewer line extension to neighbor to the north.

N. HIGHWAY 89
CLEAR VIEW ZONE #03 53.5'X595'
FUTURE EQUESTRIAN AREA
DETOX
PROPOSED 26' PUE
PROPOSED 8' PUE
EXISTING 5' WATER LINE EASEMENT
PROPOSED 26' PAE
ADMINISTRATION
PROPOSED 6" FIRE LINE (TYP.)
OUTPATIENT PROGRAM (OP)
PROPOSED 20' PUE
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS
PROPOSED 10' PUE
PROPOSED WATER METER (TYP.)
PROPOSED RPA (TYP.)
DINING
PROPOSED FIRE HYDRANT (TYP.)
SOBER LIVING WOMENS
FUTURE COMMERCIAL PAD
RESIDENTIAL TREATMENTS CENTER (RTC) MENS
PROPOSED 12" WATER MAIN
SOBER LIVING MENS
PROPOSED SEWER SERVICE (TYP.)
GROUP
EXISTING STREET LIGHTS TO BE RELOCATED (TYP.)
PROPOSED WATER SERVICE (TYP.)
PROPOSED 15' PUE
CONNECT TO EXISTING WATER MAIN
SECTION LINE
SOBER LIVING MANAGEMENT
COCONINO COUNTY
CITY OF FLAGSTAFF
EXISTING 8' ELECTRIC EASEMENT
EXISTING/PROPOSED ULTIMATE DISCHARGE LOCATION
PROPOSED EXTENDED DETENTION BASIN
EXISTING 40' PUE
EXISTING FIRE HYDRANT
RELOCATED FIRE EXISTING FIRE HYDRANT
EXISTING DRAINAGE SWALE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING 12" CI WATER MAIN
PROPOSED SEWER MANHOLE (TYP.)
PROPOSED 26' PUE
PROPOSED 8" SEWER MAIN
EXISTING DIRT ROAD TO REMAIN
EXISTING 16' PUE
EXISTING 25' GAS EASEMENT
EXISTING 16' PUE
EXISTING 10' SEWER EASEMENT
EXISTING GAS LINE
EXISTING 10' SEWER EASEMENT
CONNECT TO EXISTING SEWER MANHOLE
EXISTING 8" PVC SEWER LINE
PROPOSED SCUPPER
EXISTING 8" CI WATER LINE
CONNECT TO EXISTING WATER LINE
EXISTING ULTIMATE STORMWATER DISCHARGE LOCATION
E. TRAILS END DR.

SCALE 1" = 60'
0 30 60

Exhibit #1

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

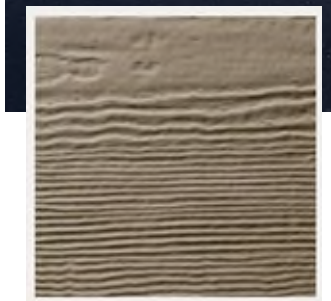
SHT NO. 4 OF 5

PLOTTED: Jul 22, 2021-7:57am
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM

Flagstaff Location







Khaki Brown ›



Timber Bark ›



Aged Pewter ›



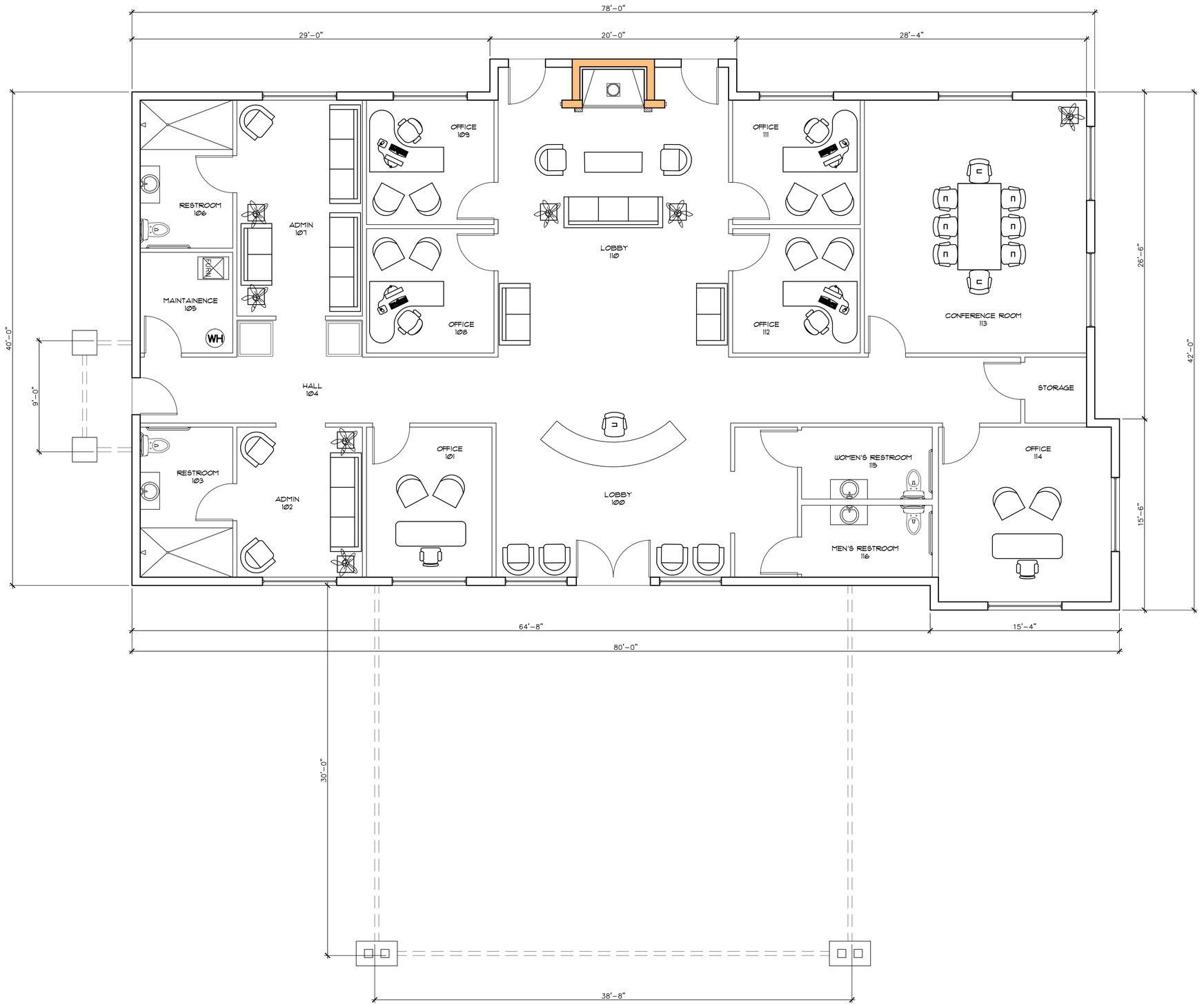
Ledgestone Series

(Click to view all Ledgestone Veneer styles)



Stone Combinations

(Click to view all Stone Combination styles)



1 Admin. Floor Plan

SCALE: 1/4" = 1'-0"

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tel 928.774.7744
email:PDBarchitect@aol.com

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architect

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
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CONSTRUCTION

Revisions	By

Drawn: LJ

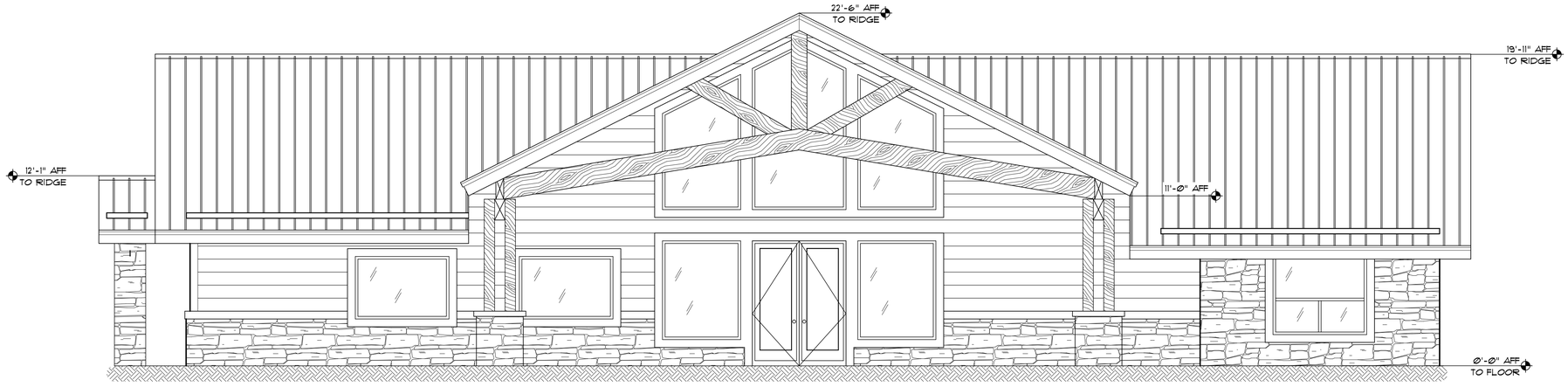
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Job No:

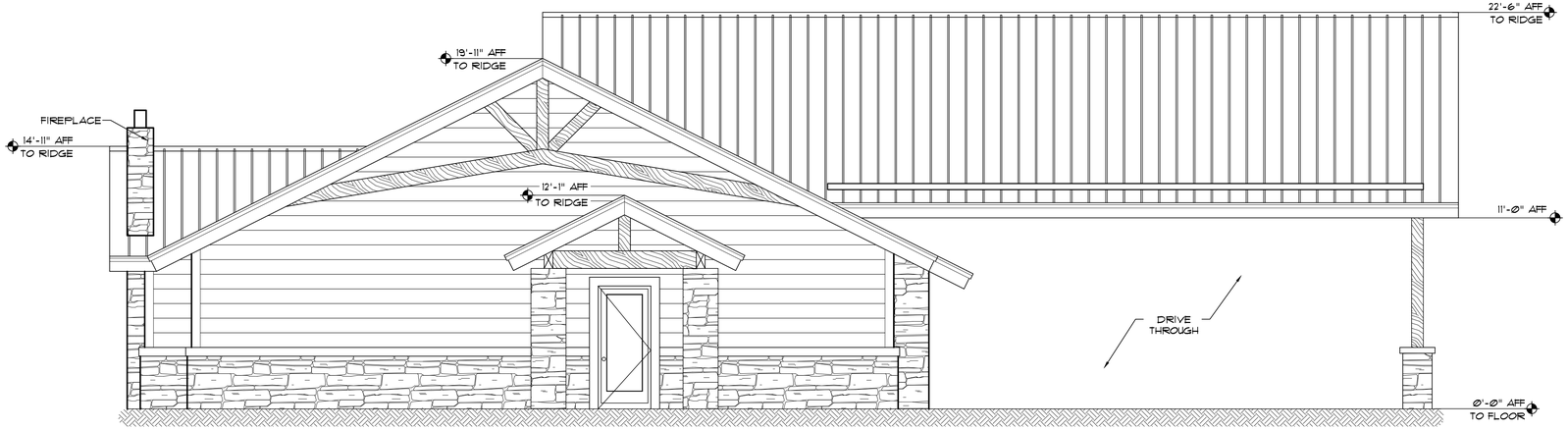
SHEET

A-AD1.0

FLOOR PLAN
ADMIN.
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 WEST ELEVATION
SCALE: 1/4" = 1'-Ø"

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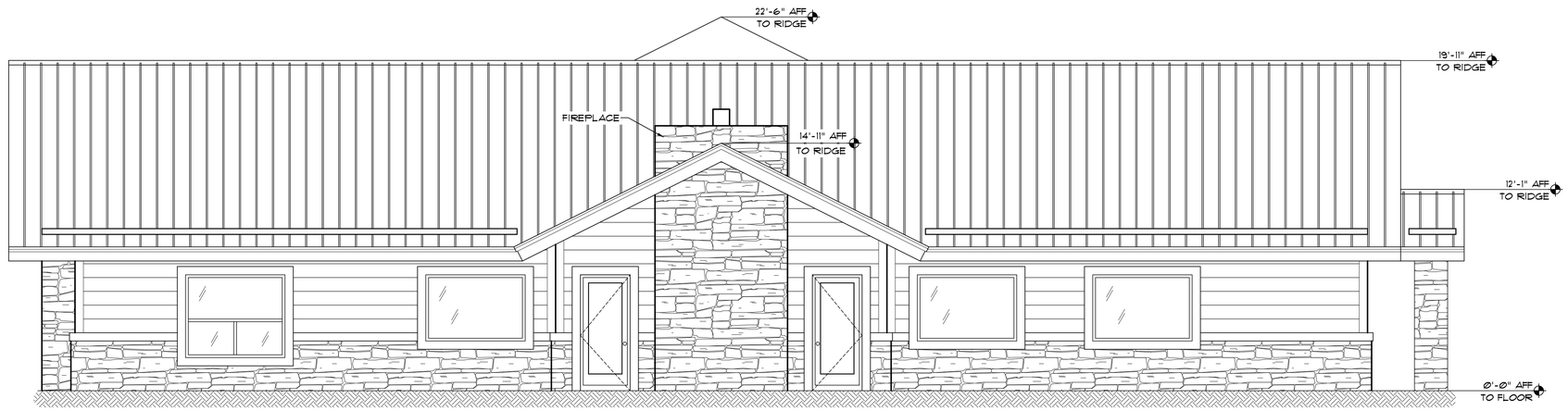
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Date: January 19, 2021
Job No:

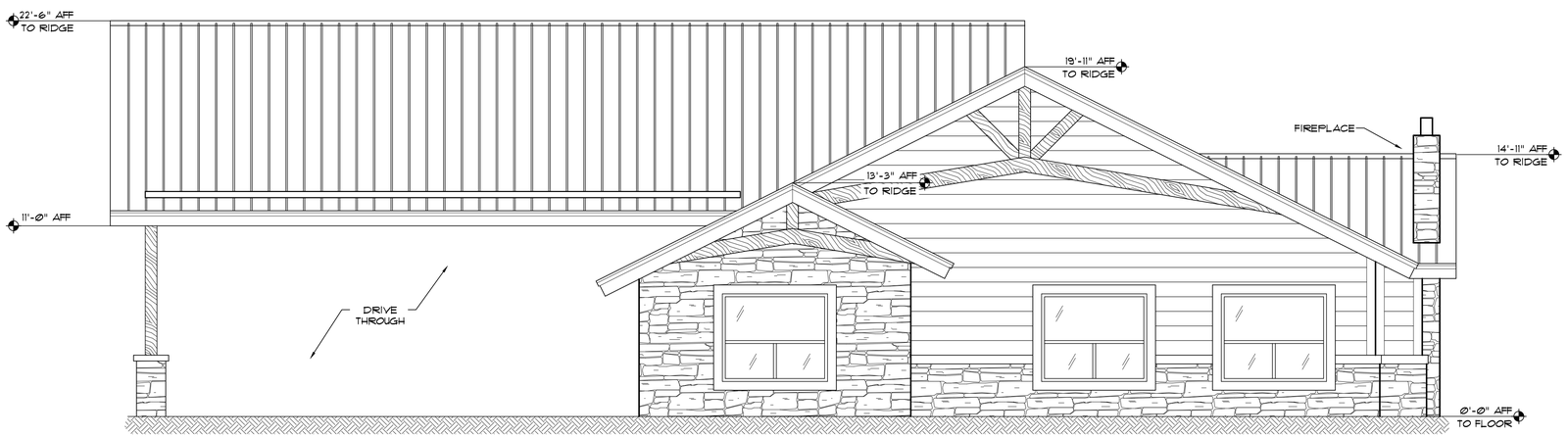
SHEET
A-AD2.0

EXTERIOR ELEVS
ADMIN
SCALE: 1/4" = 1'-Ø"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION

SCALE: 1/4" = 1'-Ø"

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Job No:

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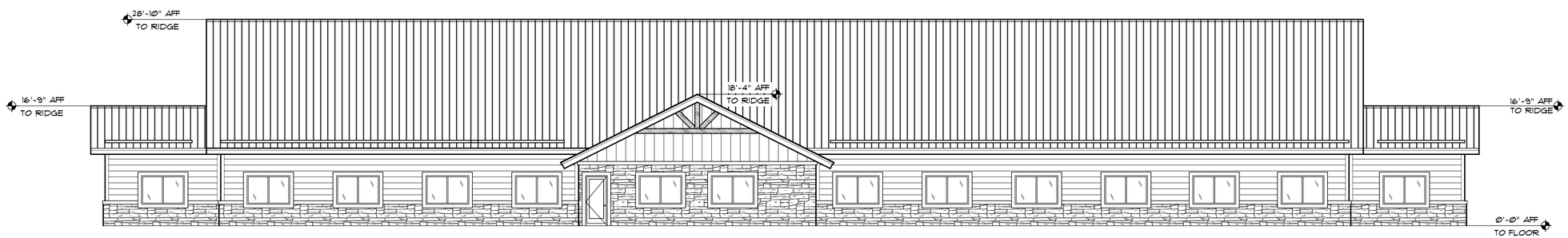
A-AD2.1

EXTERIOR ELEVS
ADMIN.
SCALE: 1/4" = 1'-Ø"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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Health Facility - Detox Building
Highway 89-A
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Revisions	By

Drawn: LJ

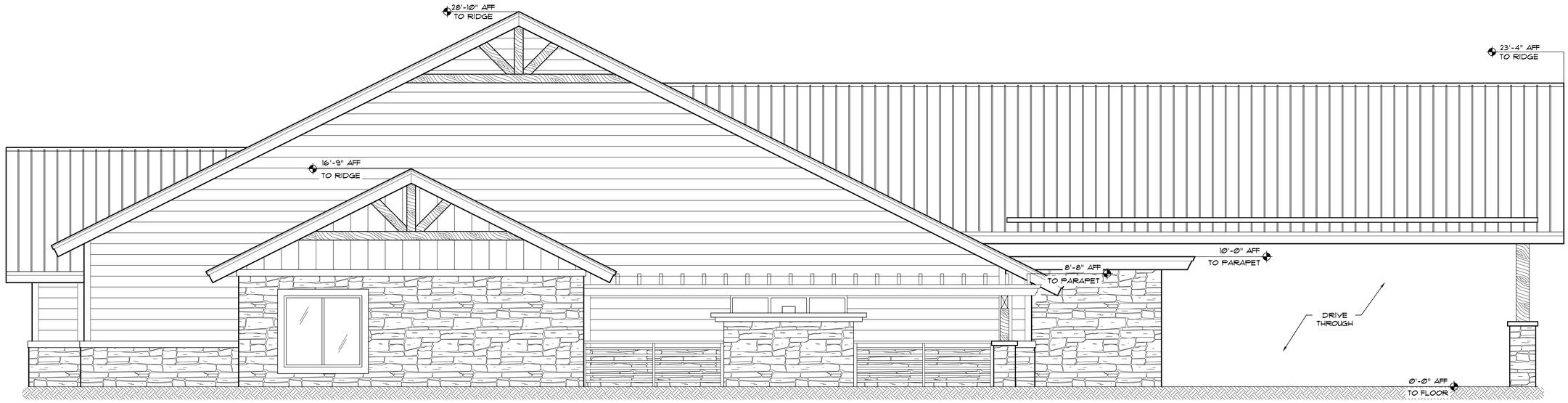
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Job No:

SHEET

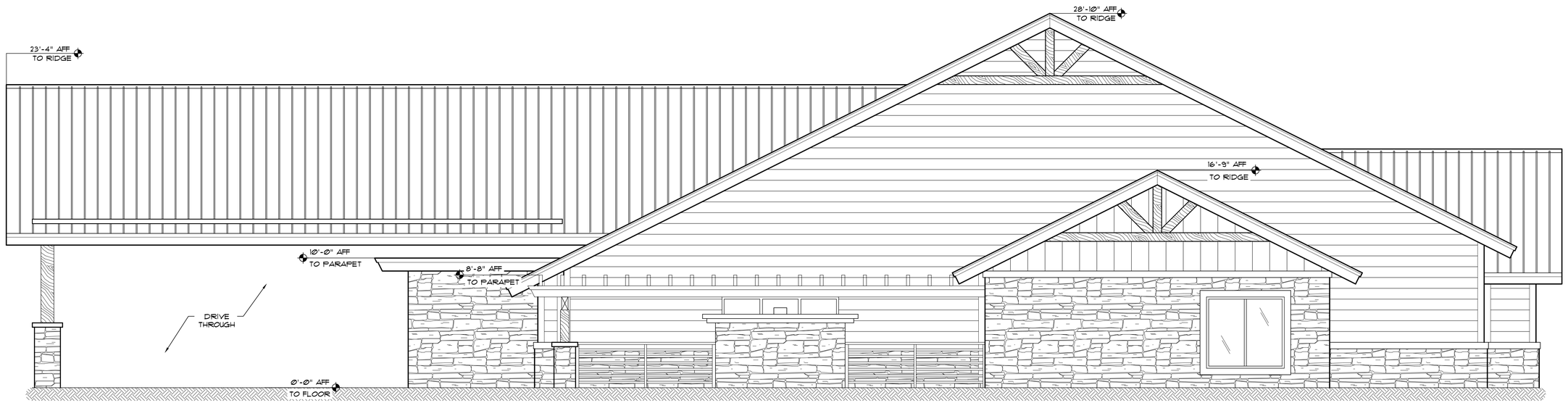
A-DT2.0

EXTERIOR ELEVS
DETOX
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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Drawn: LJ

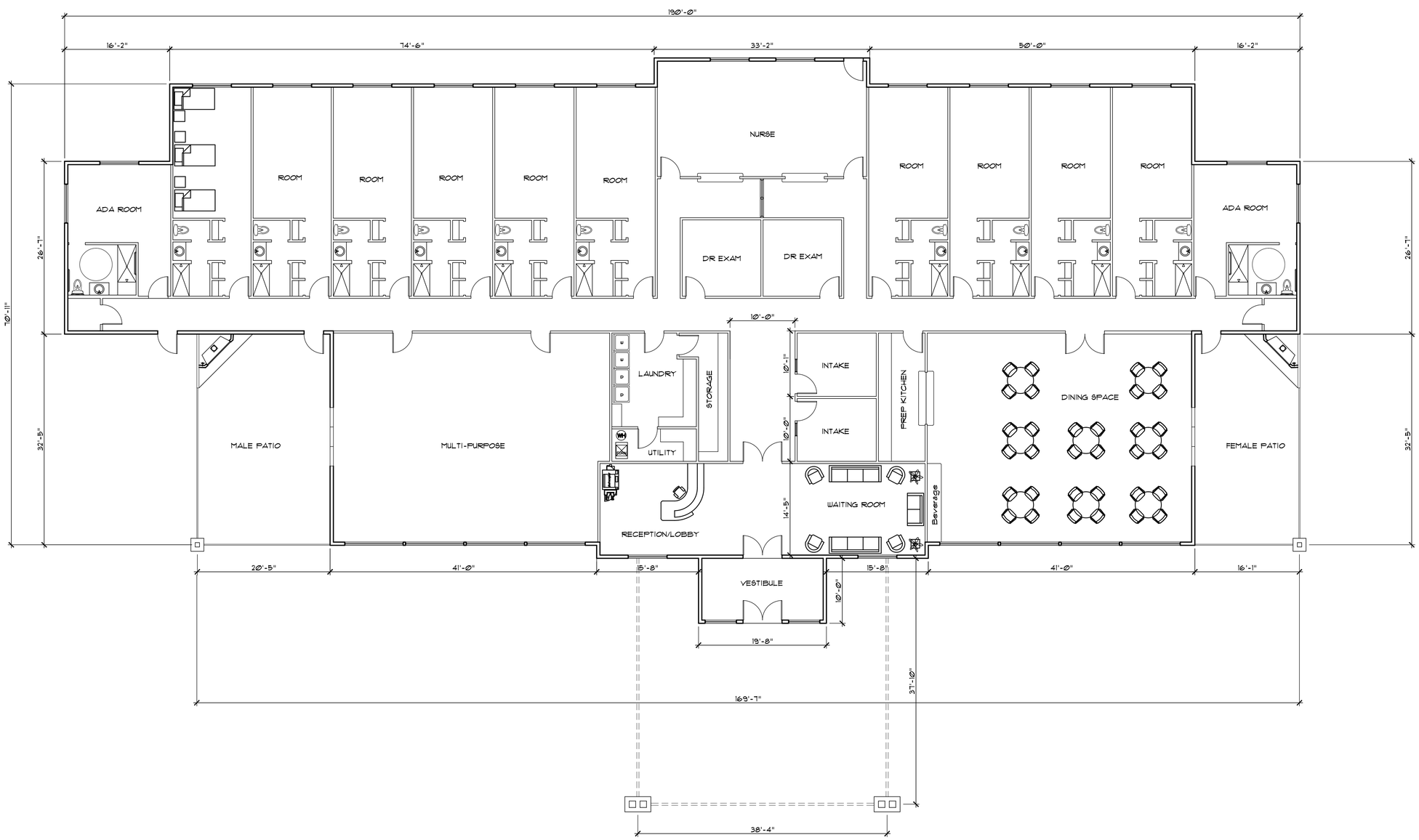
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Job No:

SHEET

A-DT2.1

EXTERIOR ELEVS
DETOX
SCALE: 1/4" = 1'-0"



1 Detox Floor Plan
SCALE: 1/8" = 1'-0"

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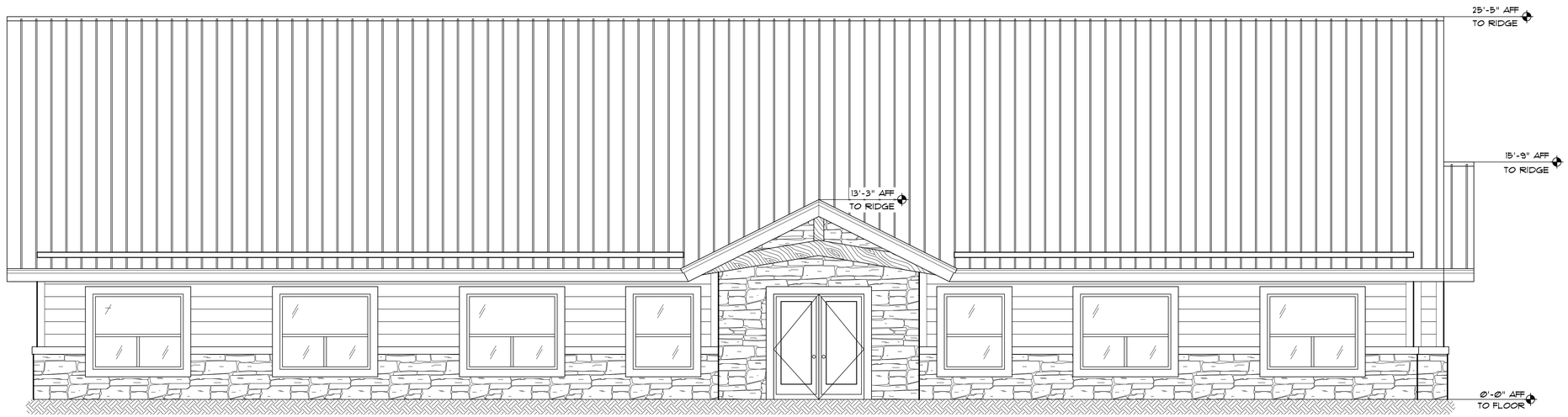
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Revisions	By

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Job No:

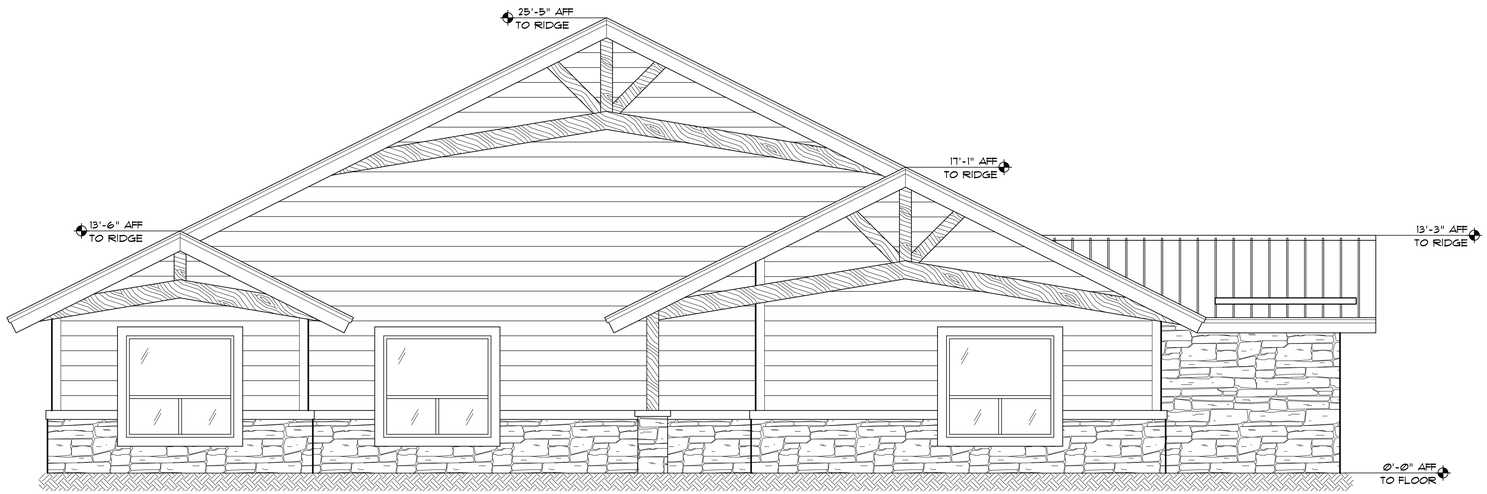
SHEET
A-DT1.0

FLOOR PLAN
DETOX
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"



2 WEST ELEVATION

SCALE: 1/4" = 1'-Ø"

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Health Facility - Group Building
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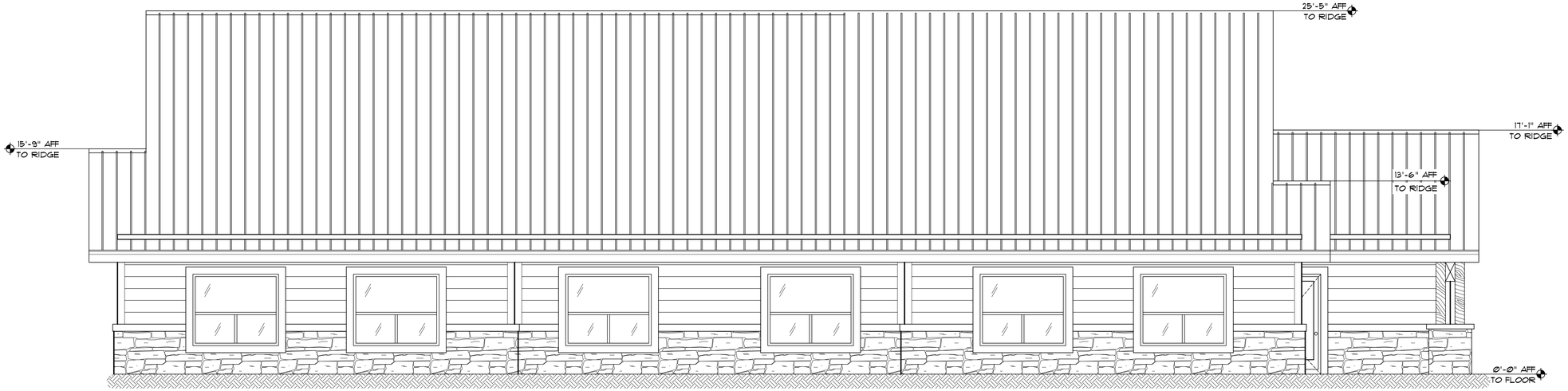
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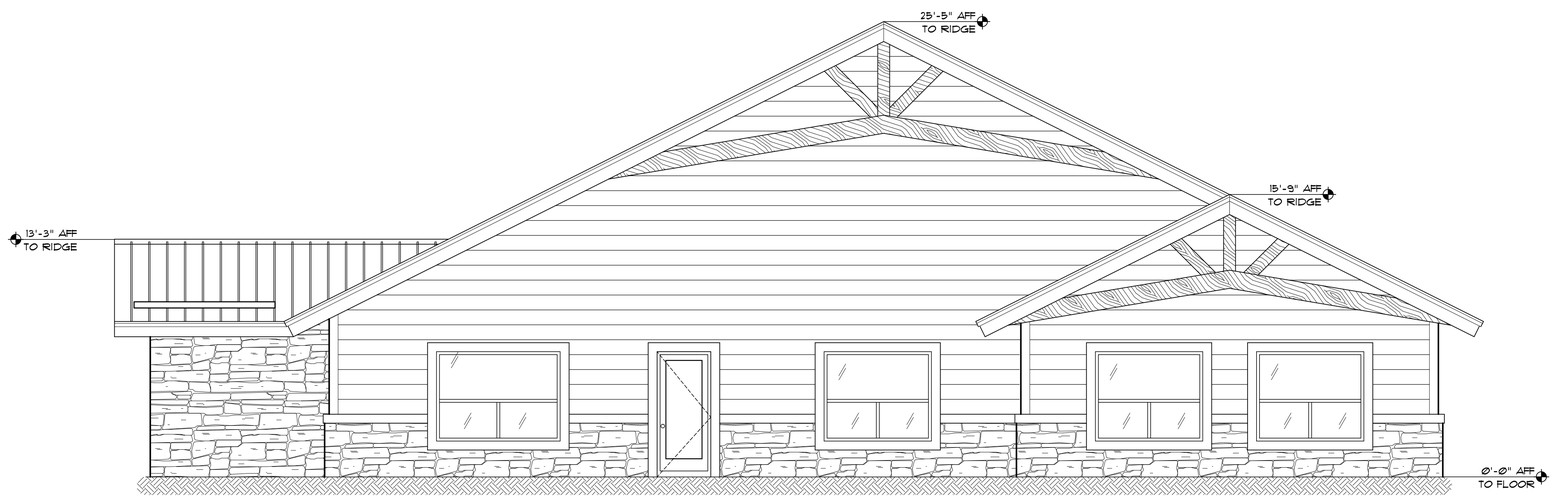
SHEET

A-GR2.0

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-Ø"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

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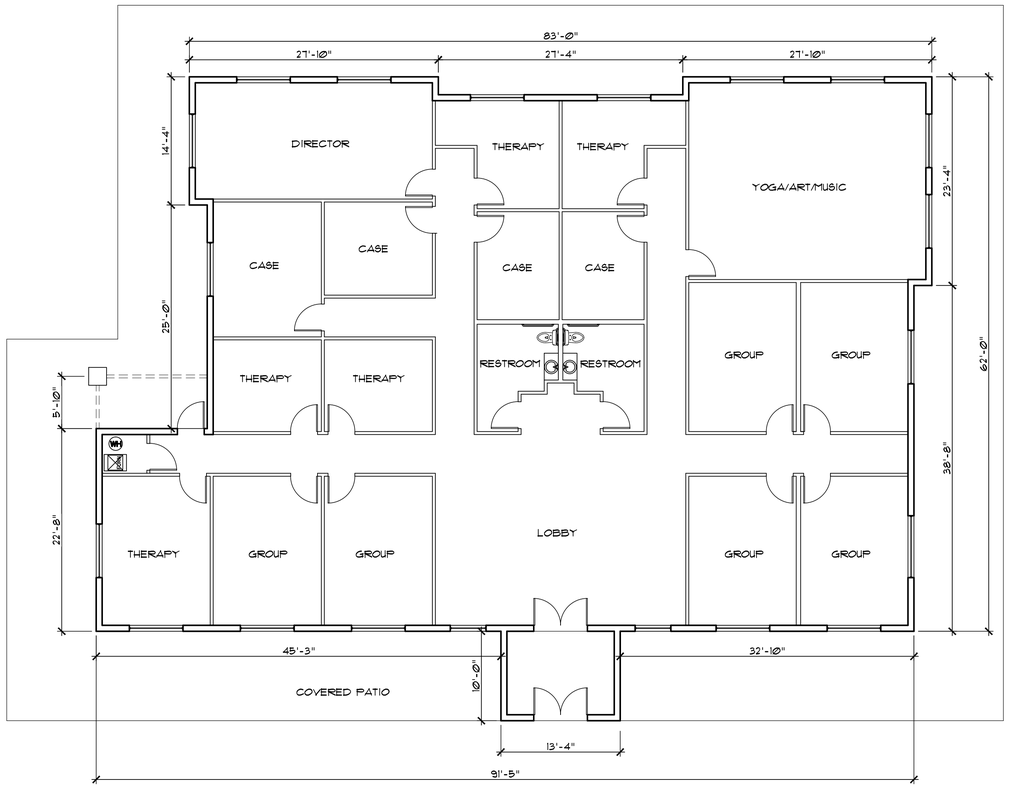
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Date: January 19, 2021

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A-GR2.1

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-Ø"



1 Group Floor Plan

SCALE: 1/8" = 1'-Ø"

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A-GR1.0

FLOOR PLAN
Group
SCALE: 1/8" = 1'-Ø"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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Health Facility - Kitchen/Dining
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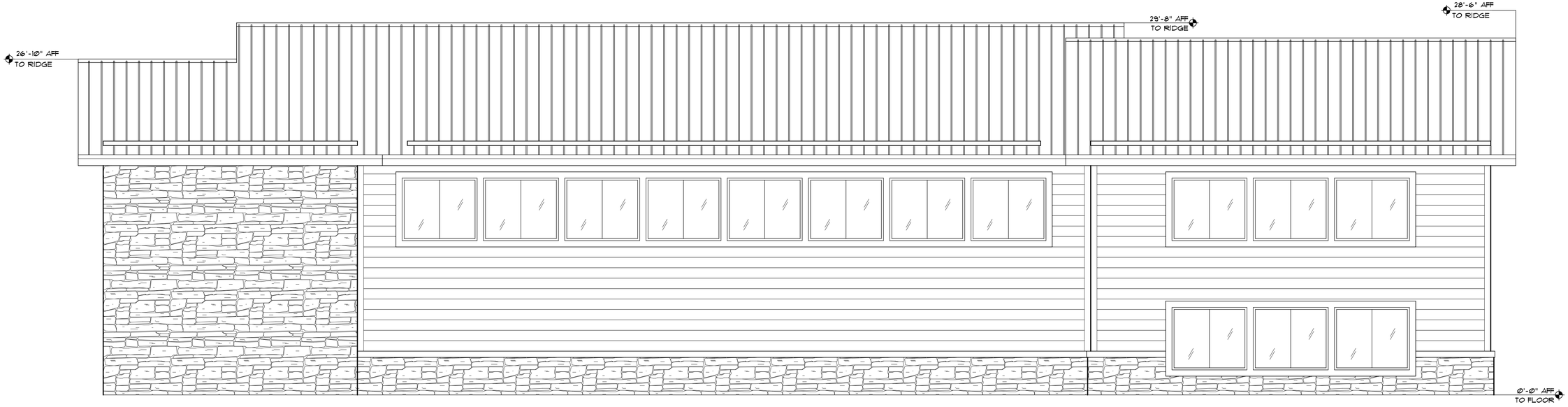
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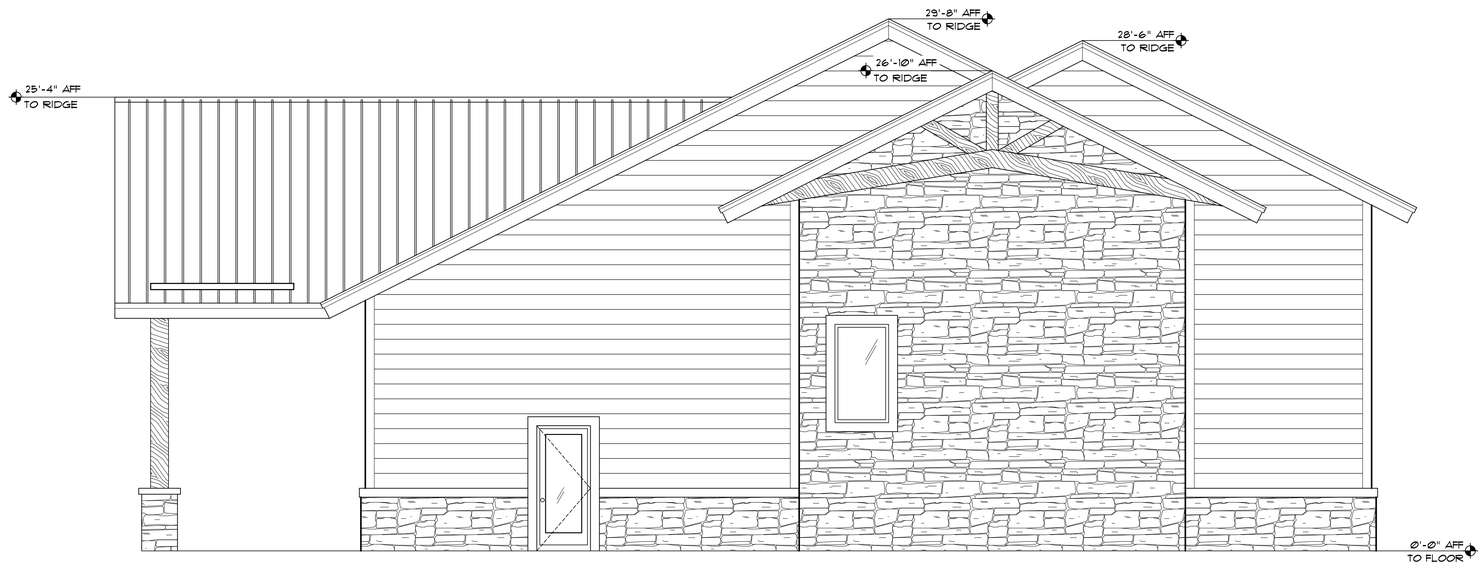
SHEET

A-KD2.0

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

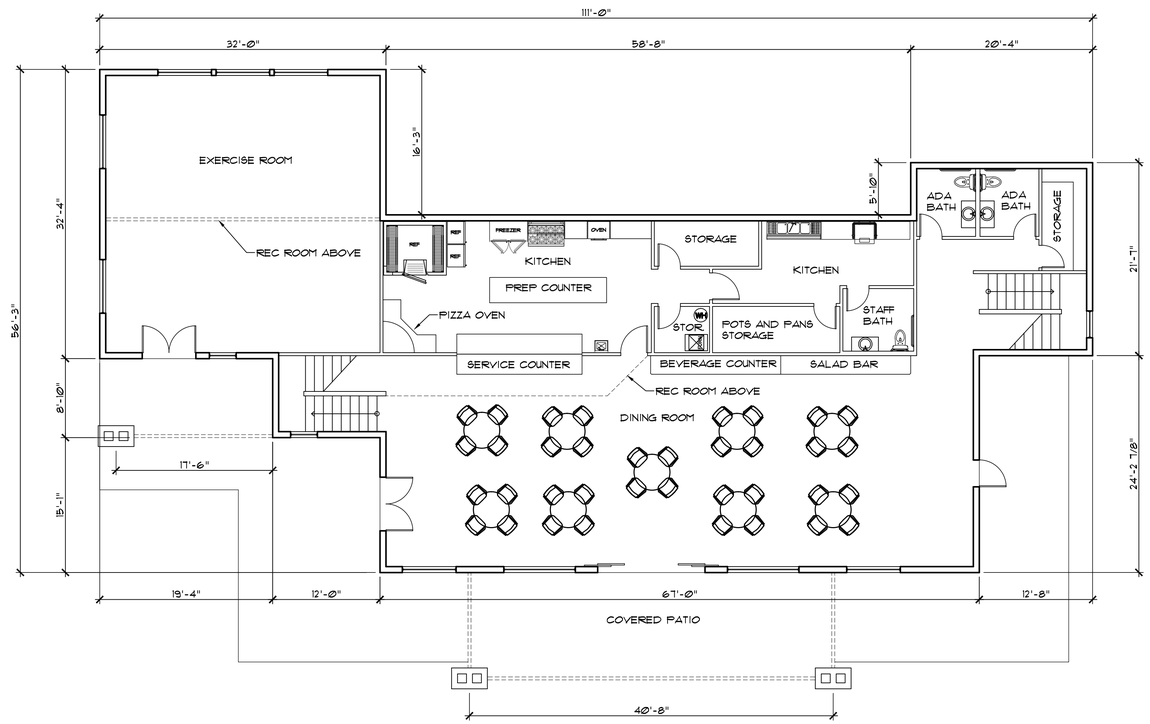
PRELIMINARY
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CONSTRUCTION

Revisions	By

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Date: January 19, 2021
Job No:

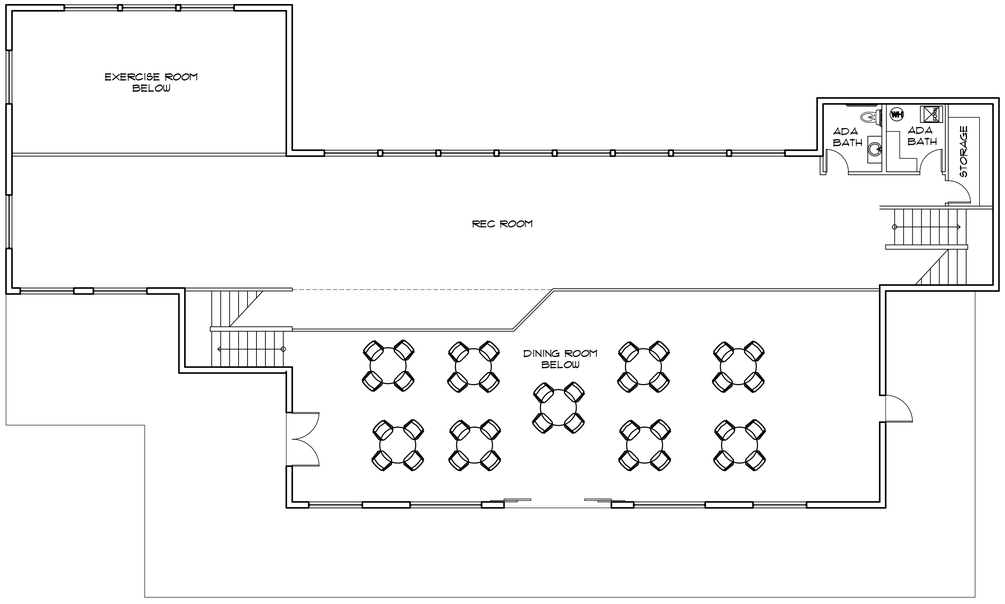
SHEET
A-KD2.1

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 Kitchen/Dining Lower Level Floor Plan

SCALE: 1/8" = 1'-0"



2 Kitchen/Dining Upper Level Floor Plan

SCALE: 1/8" = 1'-0"

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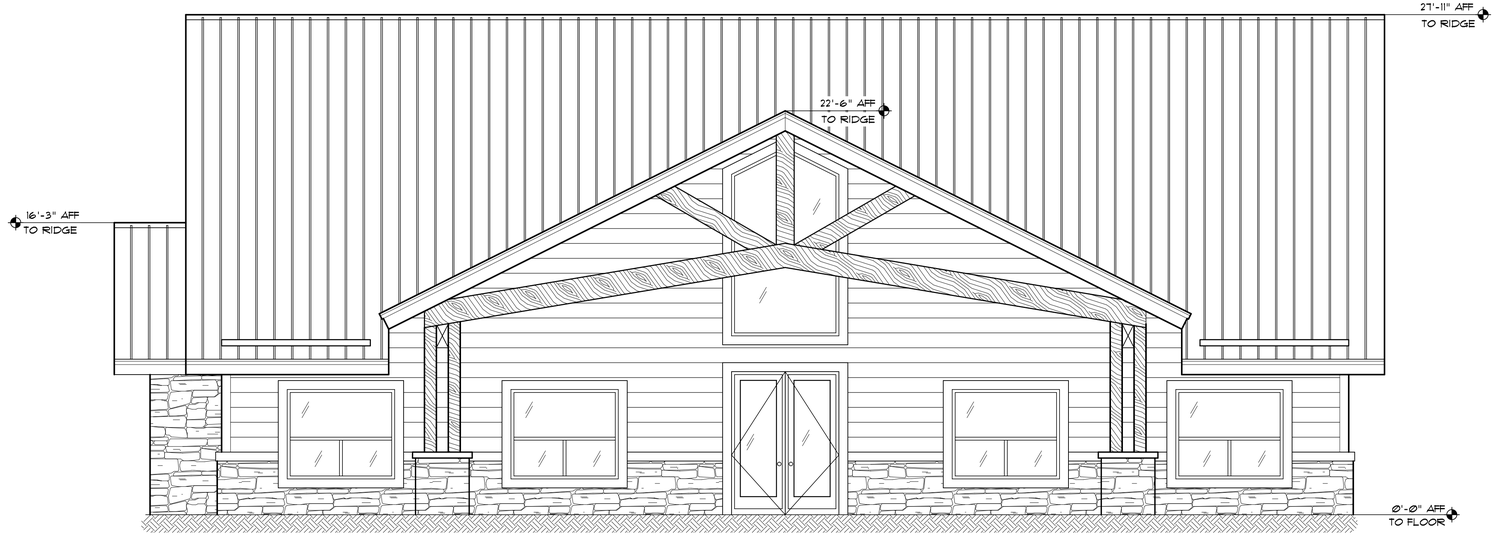
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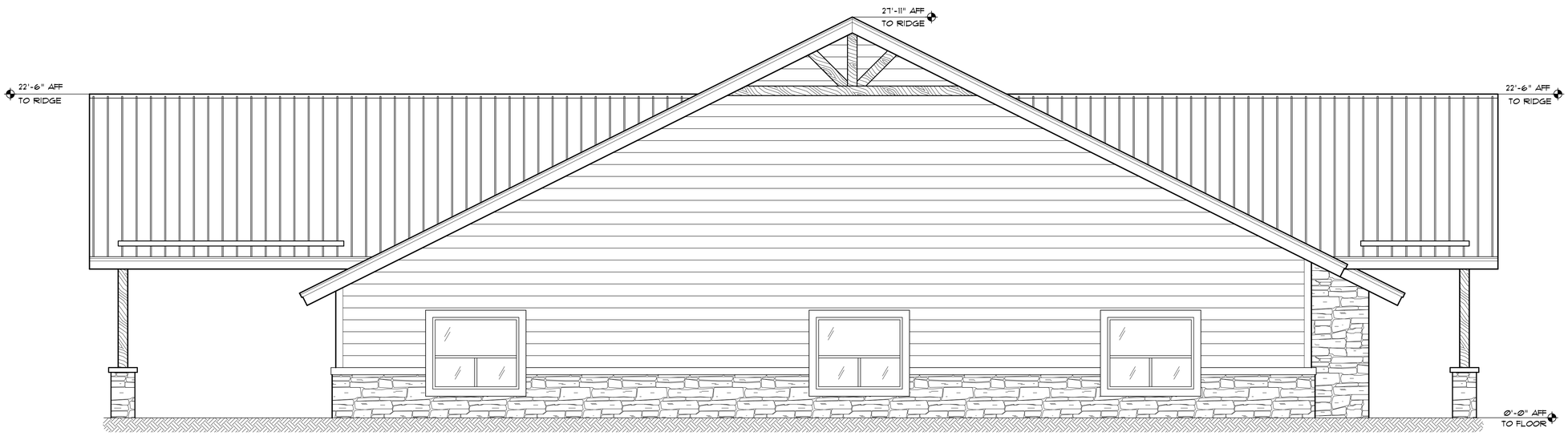
SHEET

A-KD1.0

FLOOR PLANS
KITCHEN/DINING
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Health Facility - OP Building
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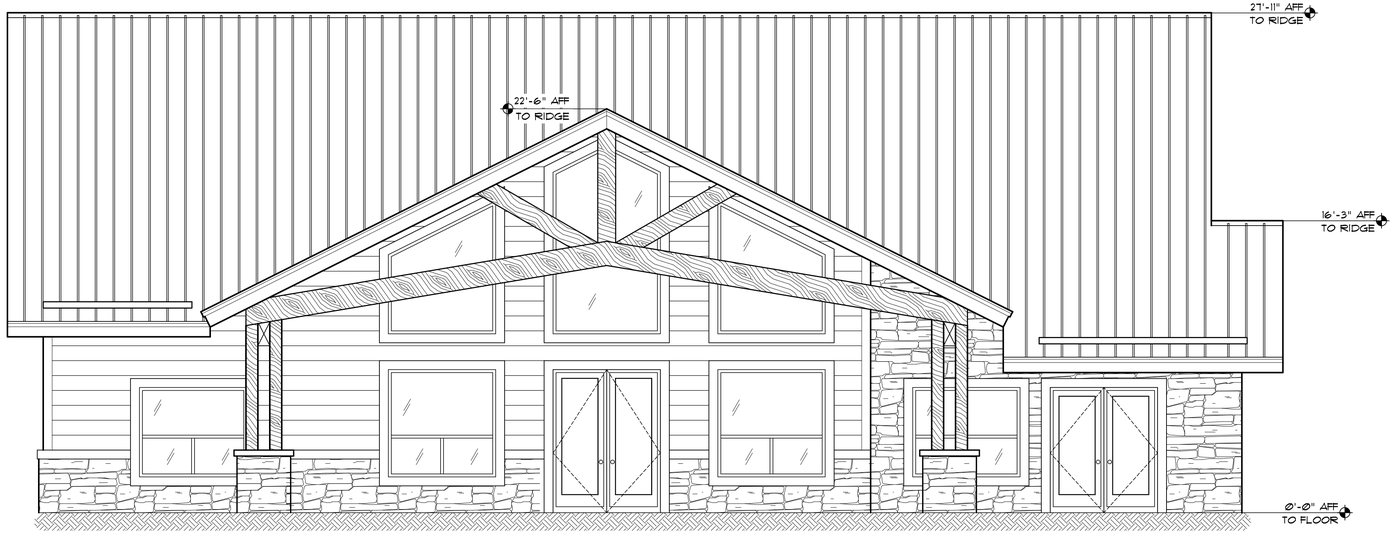
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Job No:

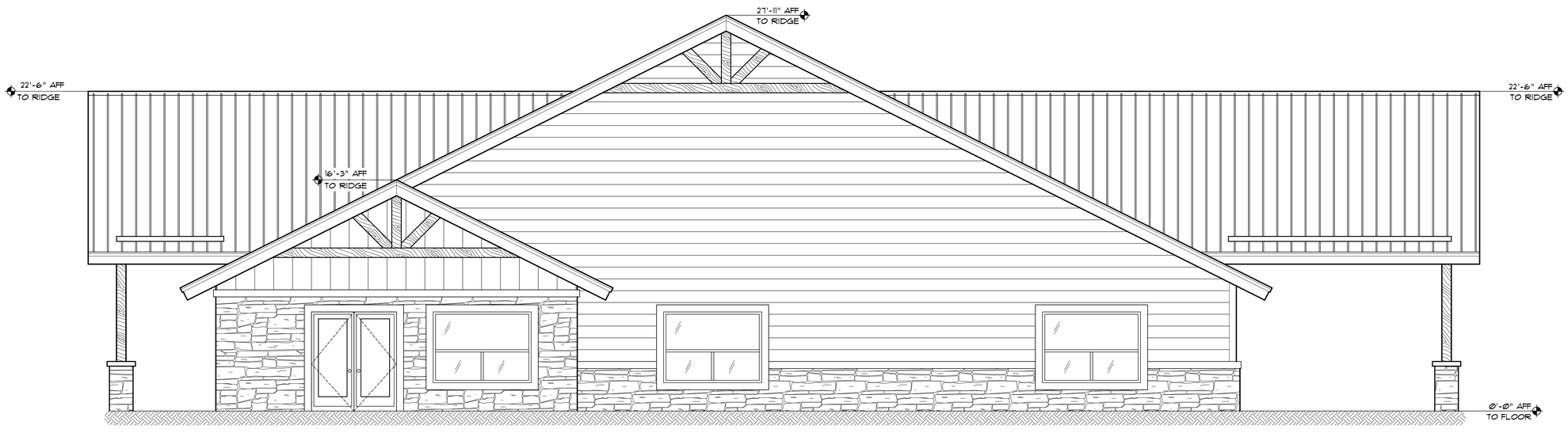
SHEET
A-OP2.0

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION (BACK)

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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Health Facility - OP Building
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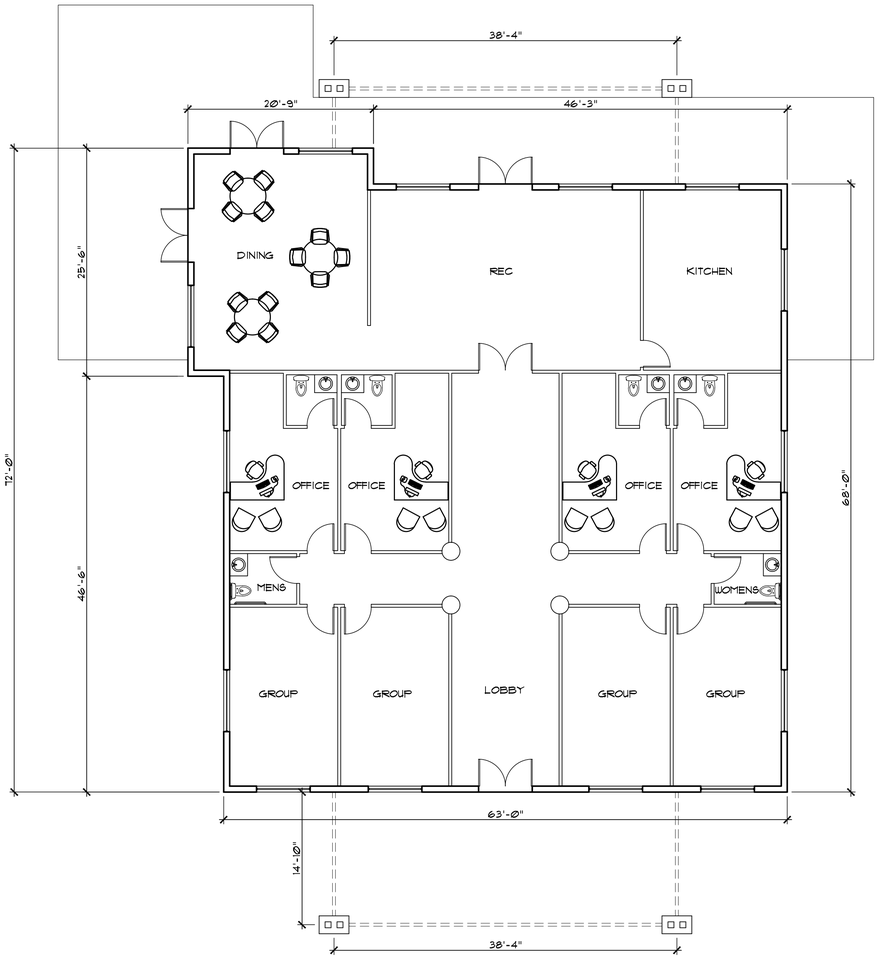
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Job No:

SHEET

A-OP2.1

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



1 IOP Floor Plan

SCALE: 1/8" = 1'-0"

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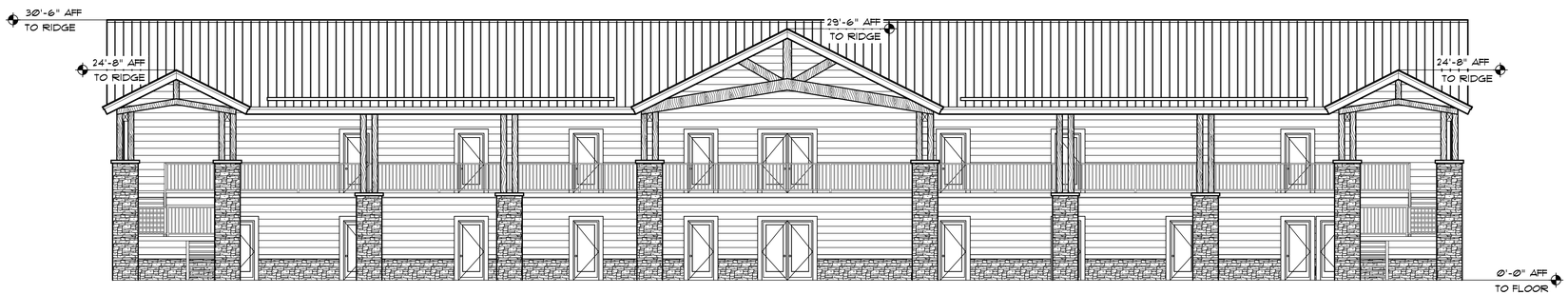
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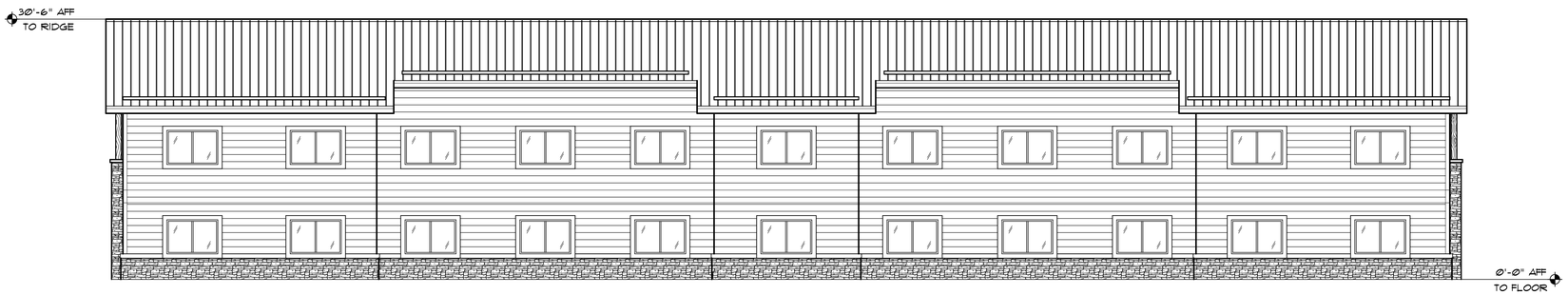
SHEET

A-IOP1.0

FLOOR PLAN
IOP
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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email:PDBarchitect@aol.com

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Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

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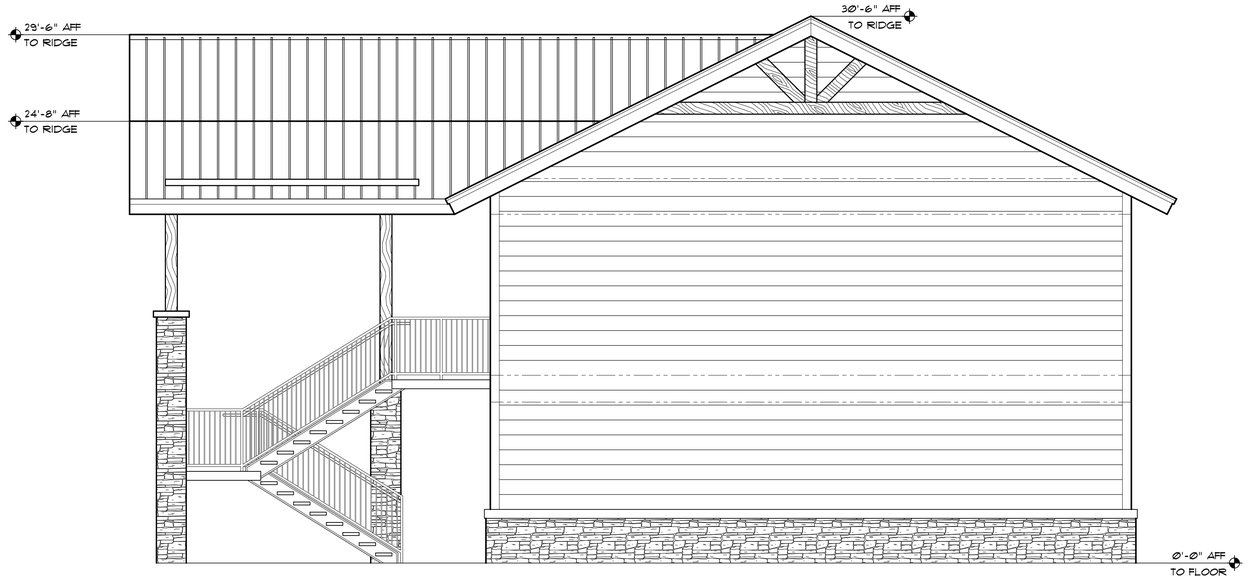
Drawn: LJ

Date: April 6, 2021

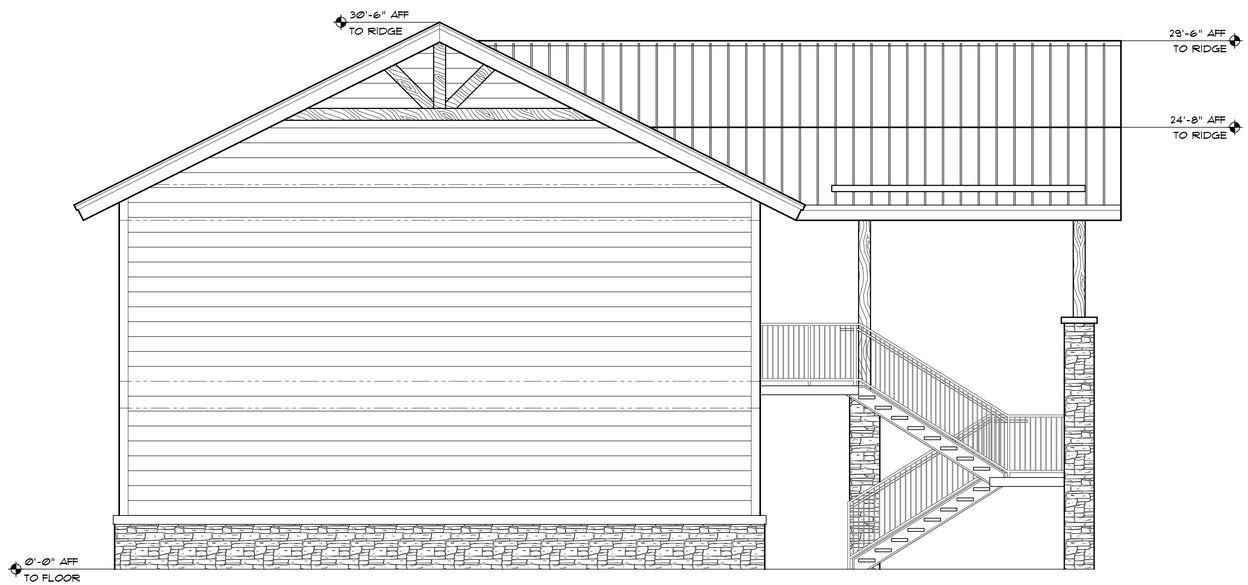
Job No:

SHEET
A-RTC2.0

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Health Facility - RTC Men & Women
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Phoenix, AZ 85029

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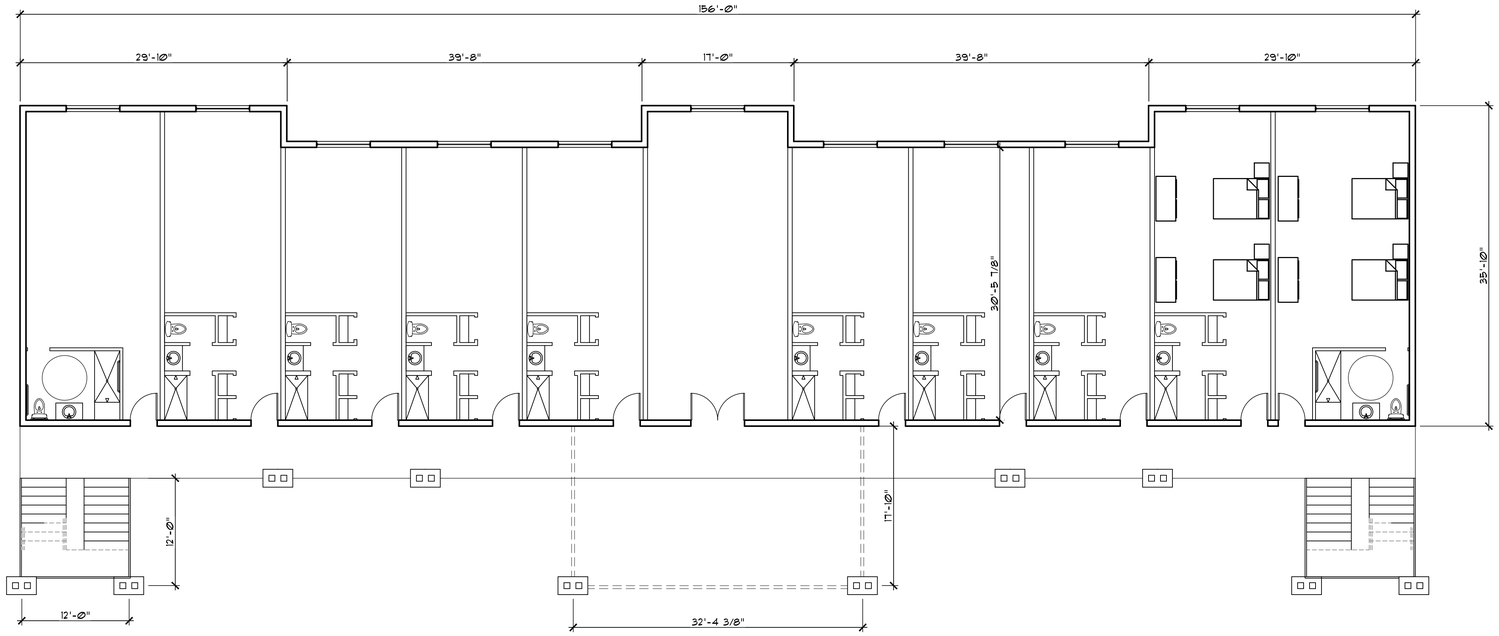
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Date: April 6, 2021

Job No:

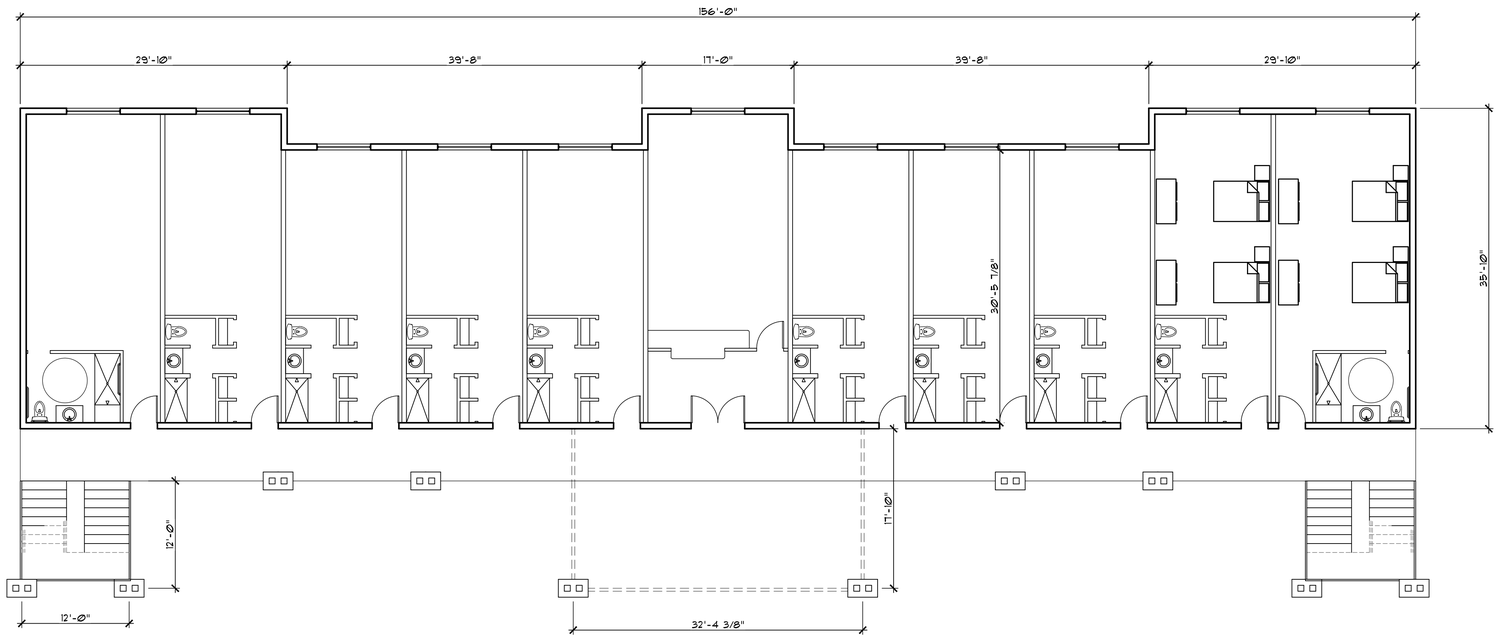
SHEET
RTC2.1

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/4" = 1'-0"



1 RTC Upper Floor Plan

SCALE: 1/8" = 1'-Ø"



2 RTC Lower Floor Plan

SCALE: 1/8" = 1'-Ø"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.7744
email:PDBarchitect@aol.com

architecture
consultation
development

paul d. bustamante
architect

Health Facility - RTC Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

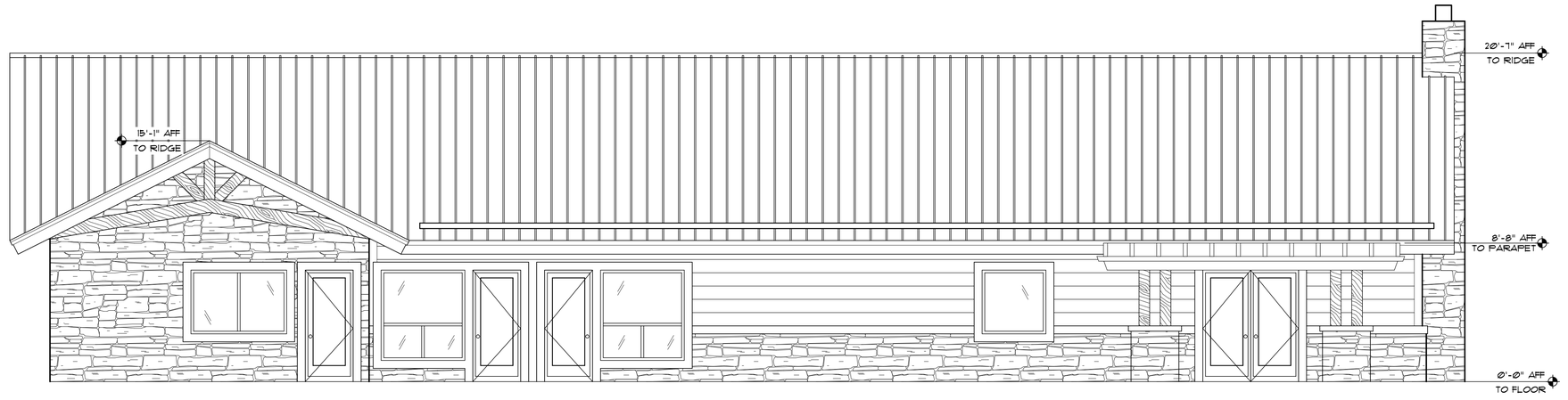
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Job No:

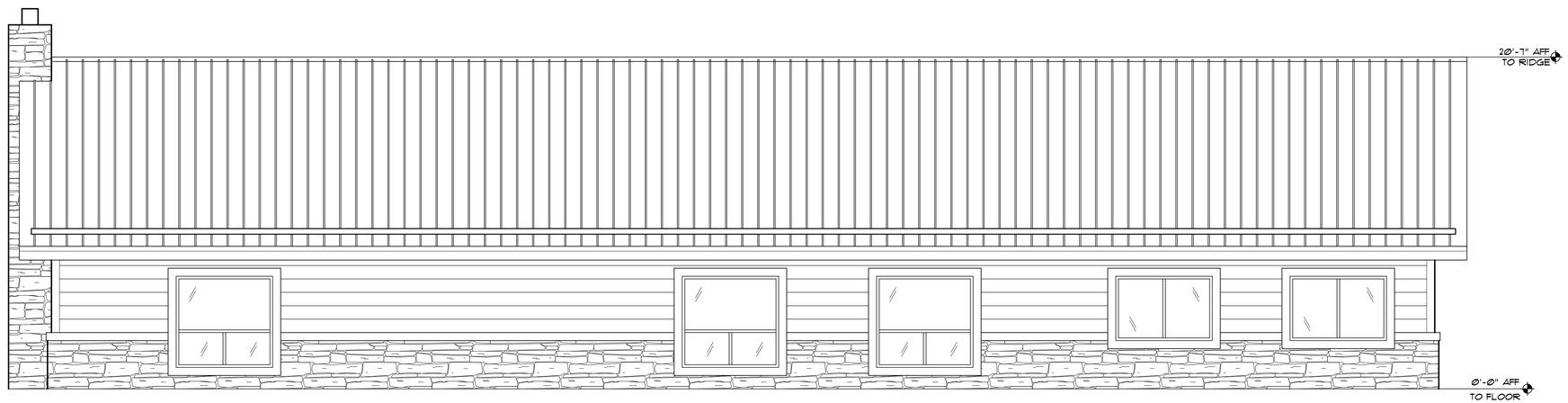
SHEET

A-RTC1.0

FLOOR PLAN
RTC MEN
SCALE: 1/8" = 1'-Ø"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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paul d. bustamante
architect

architecture
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Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

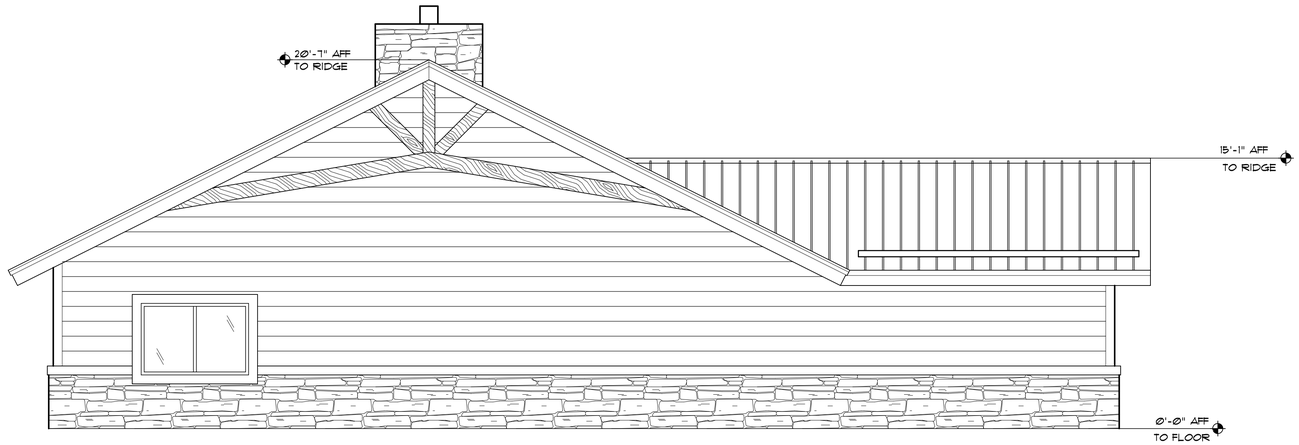
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Date: January 21, 2021

Job No:

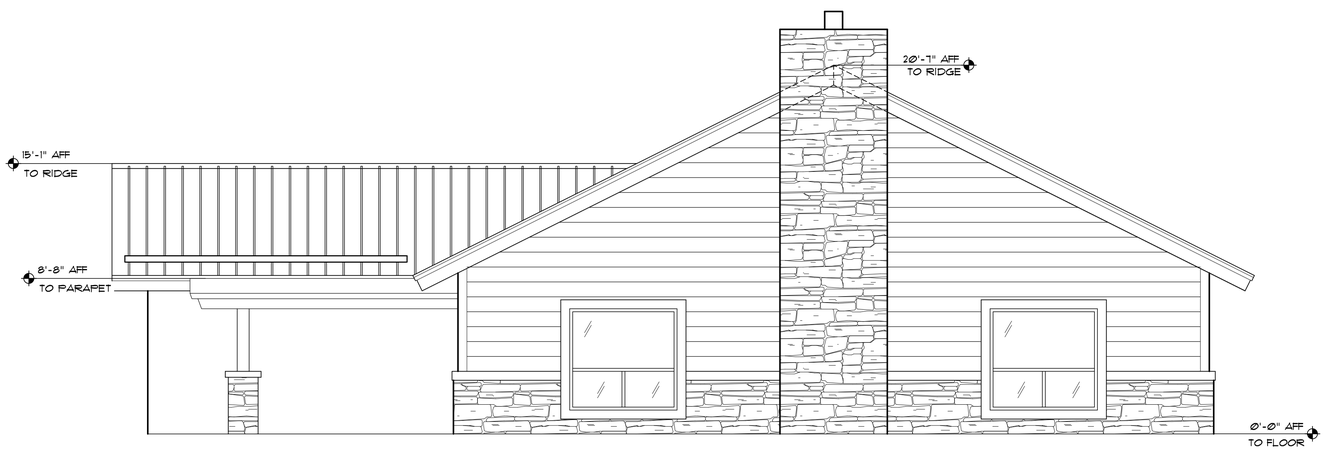
SHEET
A-SM2.0

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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development

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architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

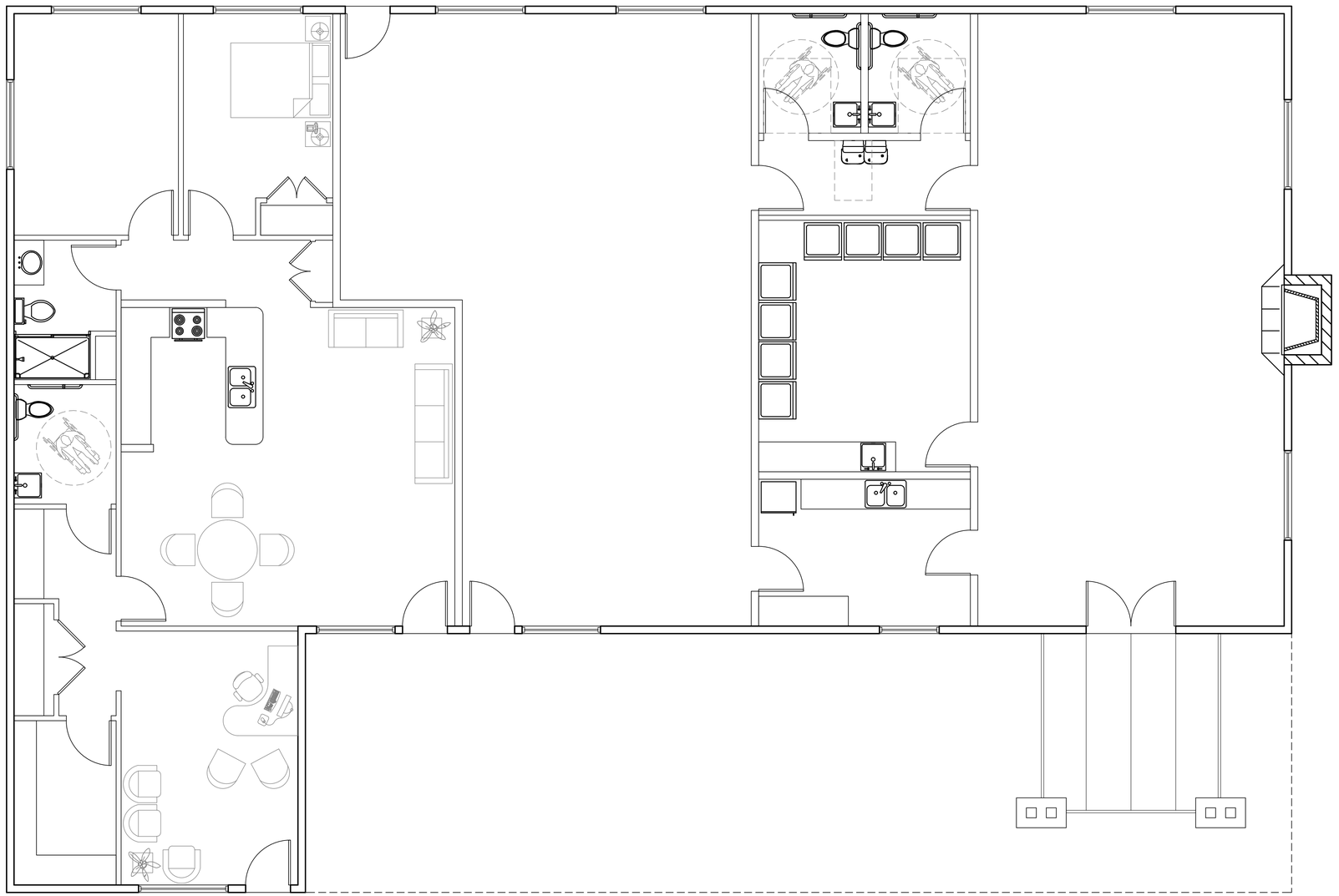
Date: January 19, 2021

Job No:

SHEET

A-SM2.1

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 Sober Living Management/Rec
SCALE: 1/4" = 1'-0"

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consultation
development

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email:PDBarchitect@aol.com

paul d. bustamante
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

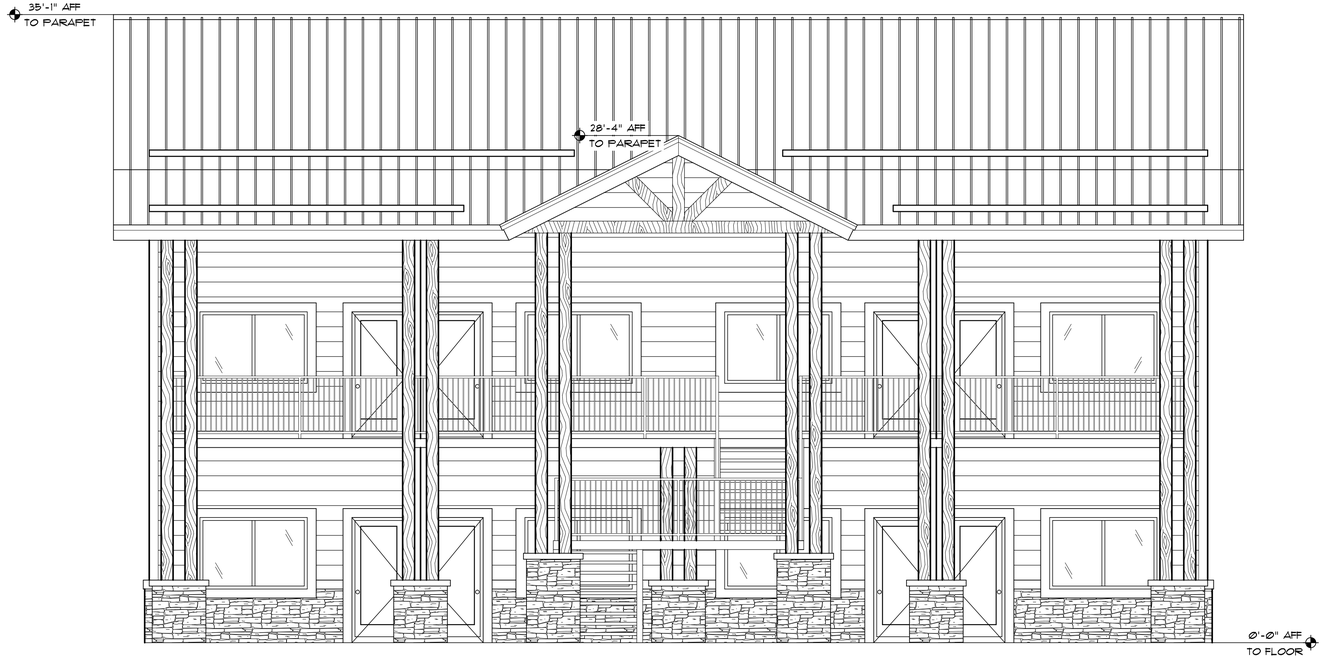
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Date: January 21, 2021

Job No:

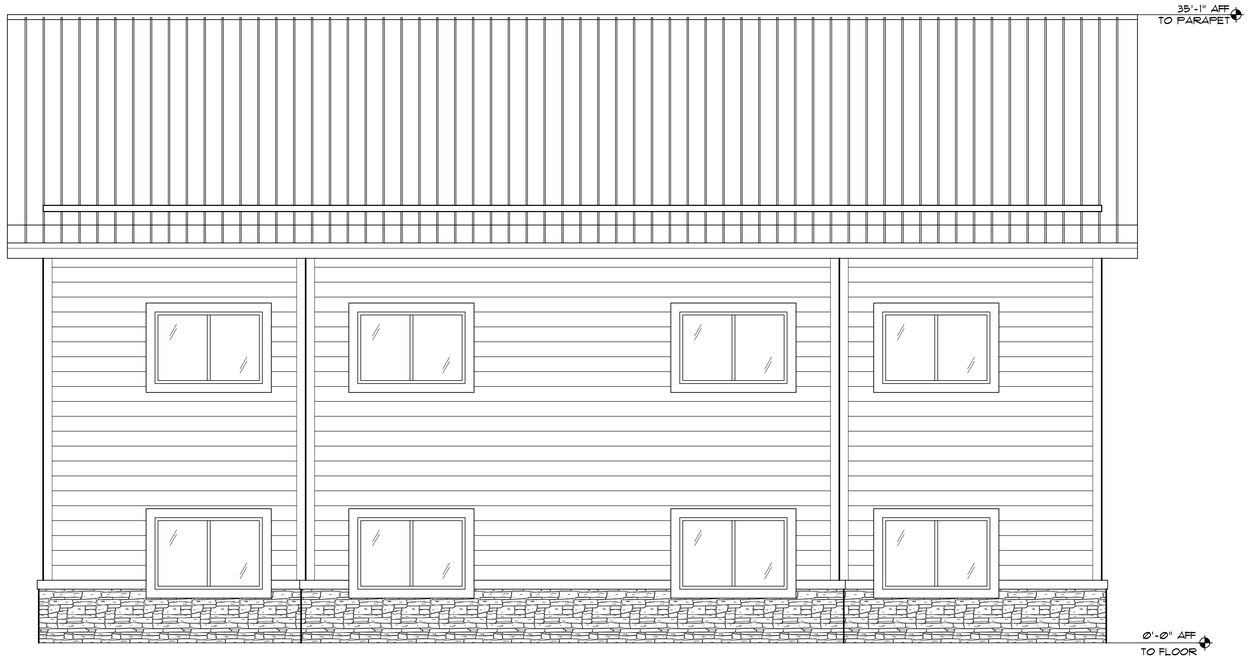
SHEET
A-SM1.0

SOBER LIVING
MANAGEMENT/REC
SCALE:1/4"=1'-0"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

architecture
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development

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

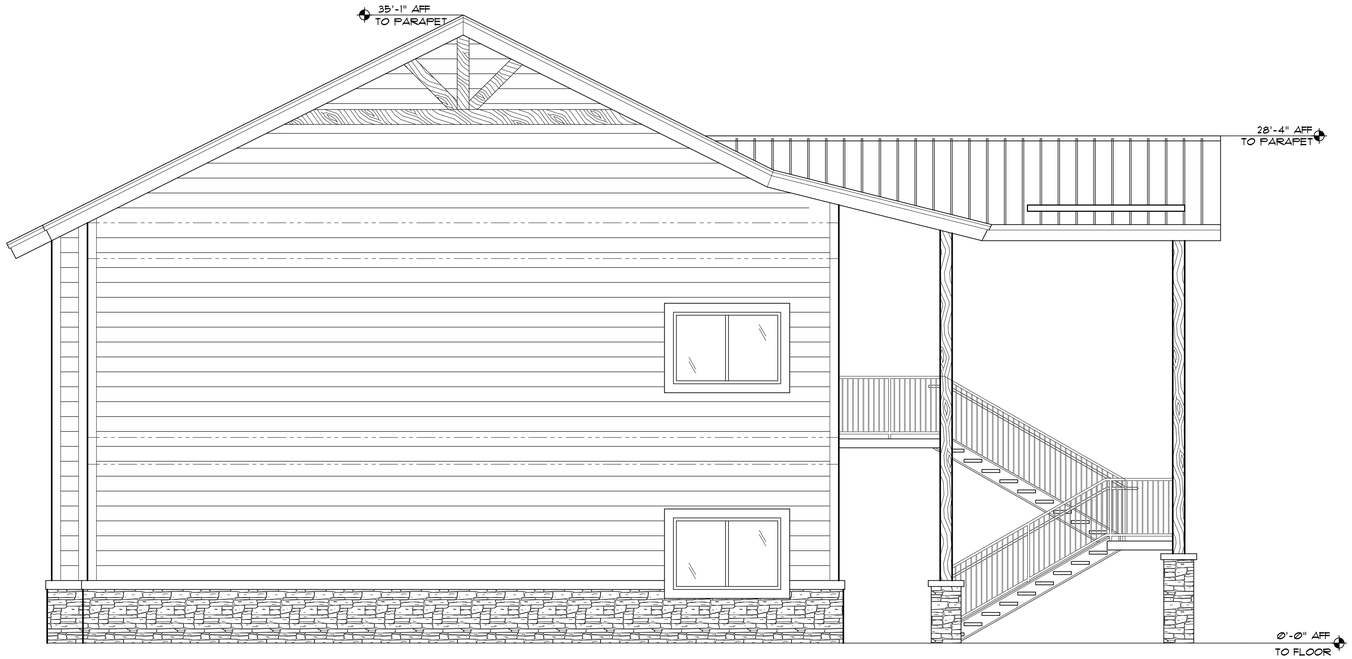
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Job No:

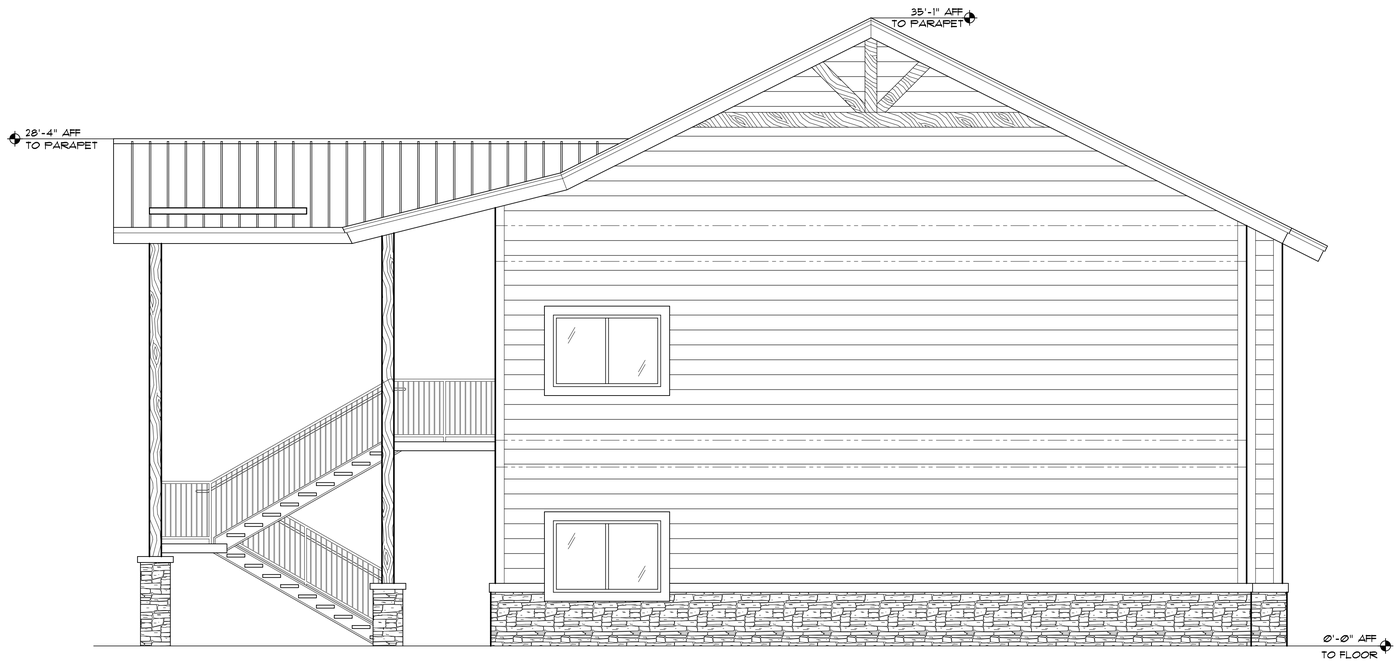
SHEET

A-SLR2.0

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

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Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
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CONSTRUCTION

Revisions	By

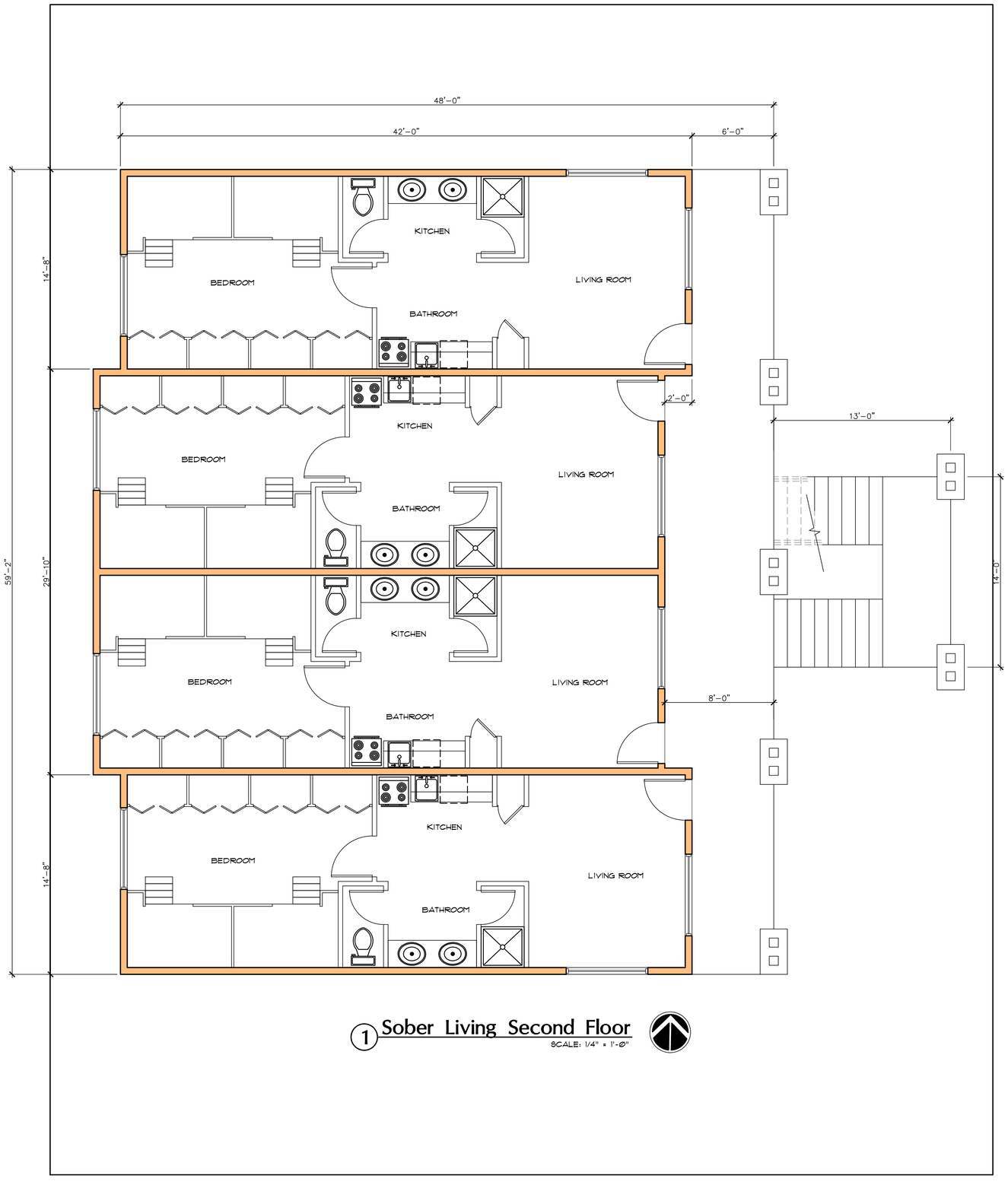
Drawn: LJ

Date: January 19, 2021

Job No:

SHEET
A-SLR2.1

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-Ø"



1 Sober Living Second Floor
SCALE: 1/4" = 1'-0"

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architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

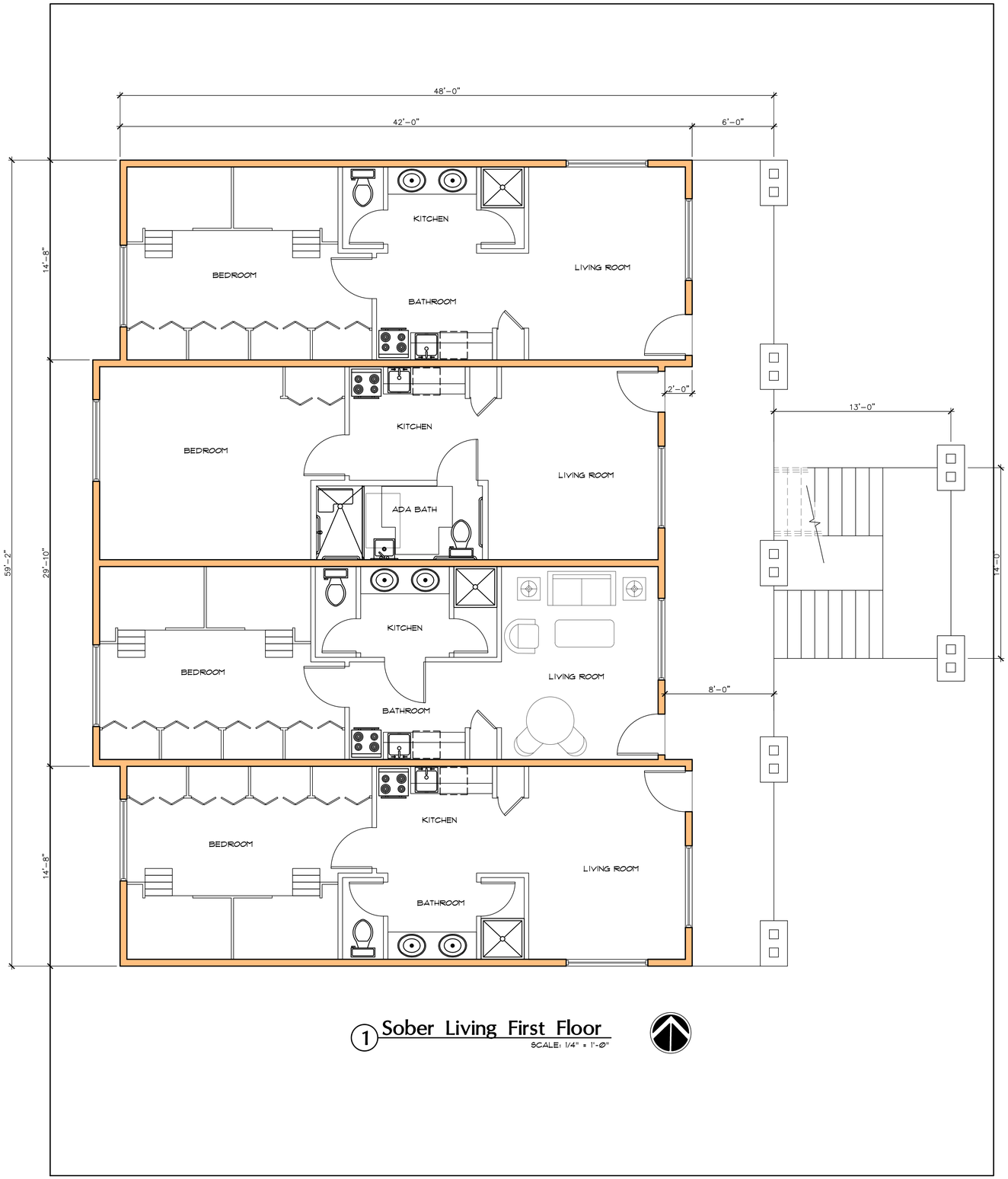
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ
Date: January 19, 2021
Job No:

SHEET
A-SLR1.1

SOBER LIVING
SCALE: 1/4" = 1'-0"



1 Sober Living First Floor

SCALE: 1/4" = 1'-0"

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Sober Living - Residential
Highway 89-A
Flagstaff, AZ

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CONSTRUCTION

Revisions	By

Drawn: LJ

Date: January 19, 2021

Job No:

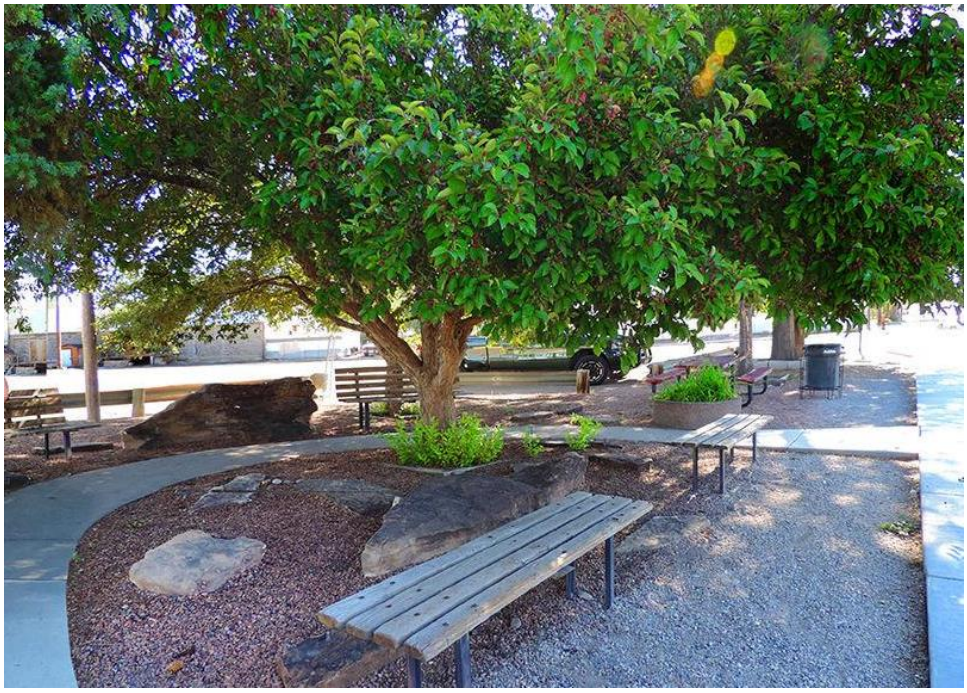
SHEET
A-SLR1.0

SOBER LIVING
SCALE: 1/4" = 1'-0"









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928.773.0354
928.774.8934 fax
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CITIZEN PARTICIPATION REPORT
For
FLAGSTAFF REHAB CAMPUS

SWI Project #20136
C.O.F. #PZ-20-00164

Northwest Quarter of Section 5 and South Half of Section 32,
T 21 N, R 8 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
Flagland LLC
7144 E. Stetson, C-200
Scottsdale, AZ 85251
(602) 882-7451

Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

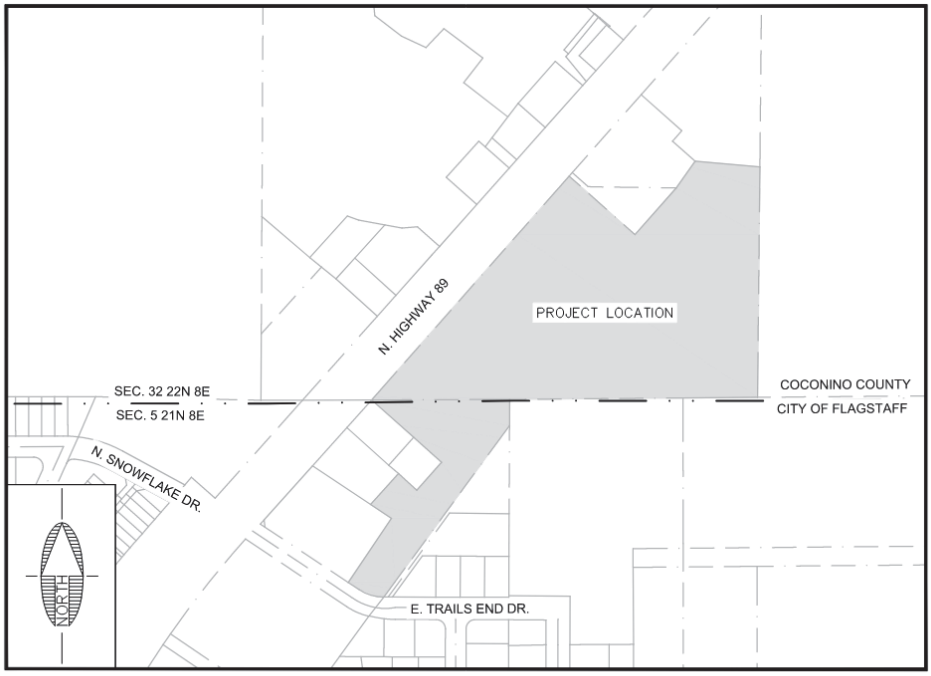
Original Prepared Date: June 8, 2021
Revised Date: July 22, 2021

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland has the intention of building their facility on the subject property, which is currently located within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits in order to construct the campus as part of an overall development that is already within City limits. The parcel will have split zoning that consists of the proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The proposed City zoning district is Rural Residential (RR).



VICINITY MAP
N.T.S.

PROJECT LOCATION

The project is located near the intersection of N. Highway 89 and E. Trails End Drive at 7000 N. Highway 89 in Flagstaff, Arizona. The project is within two parcels APNs 113-17-011A and 301-50-005G. The parcel requested to be annexed is APN 301-50-005G. The northeast corner of this parcel is requested to be rezoned. The project is positioned in the Northwest Quarter of Section 5 and South Half of Section 32, Township 21 North, Range 8 East, of the Gila and Salt River Base Meridian, City of Flagstaff, Coconino County, Arizona.

NEIGHBORHOOD MEETING PLAN

As part of the annexation and rezoning applications, a "Citizen Participation Plan" is required in accordance with the Zoning Code. The main component of the plan is to hold at least one neighborhood meeting to introduce the project to surrounding property owners. Per the direction from City staff, the neighborhood meeting will be held virtually on Zoom due to the COVID-19 pandemic. The Zoning Code requires two neighborhood meetings, but gives City staff the authority to waive the requirement for the second meeting. After the first neighborhood meeting, the applicant will have the opportunity to submit a written request for Staff review and determination of whether or not a second meeting is needed.

The first neighborhood meeting will begin with a presentation from the applicant's team that will be followed by a question and answer session. The applicant's proposed concept plan and other exhibits will be displayed during the presentation. The applicant's representative and engineer, Guillermo Cortes, will lead the meeting, and the applicant, Mike Zipprich, will make the presentation. The meeting will begin with establishing communication guidelines for the virtual meeting, which will be reiterated throughout as needed. Before the presentation, the applicant's representative will ask all attendees to provide their name and address in the chat box to record their attendance to the meeting. Attendees will be informed that they have the ability to use the chat function to respectfully ask question and make comments. Attendees will be reminded to remain muted during the presentation, raise their hand in the Zoom chat function to speak, and respect the opinions of all other attendees. Any questions or comments will be addressed during the question and answer session following the presentation. The attendees will be also be informed that they have the opportunity to verbally provide questions and input during the question and answer session. Attendees will have up to three minutes to speak and will be notified when their time is up. Only one person will be allowed to talk at a time during any portion of this meeting. Attendees will also be notified that if participants in the meeting continue to interrupt other attendees or presenters, they may be removed from the meeting.

Mike Zipprich will give a presentation to the attendees describing the annexation and rezoning requests, the area to be annexed and rezoned, the current and proposed use of this area, the current and proposed zoning, reasons behind the annexation and rezoning requests, the improvements that will be made to accommodate development, and any other relevant information. Guillermo Cortes will assist with the presentation

and provide input and comments as necessary. Stephen Irwin will monitor the chat and screen share during the presentation. Cassandra Pham will document the meeting minutes. The proposed concept plan and supporting exhibits will be shared on the screen during the presentation so that the attendees can visually see the proposed site layout.

The attendees will be muted during the presentation. Once the presentation is made, the applicant and his representative will open the meeting to the question and answer session. The session will begin with answering any questions or responding to comments that attendees wrote in the chat box during the presentation. The session will then transition to verbal discussion. The intent of this portion of the meeting is for the applicant and his representative to engage in dialogue in attempt to address any concerns the attendees may have. Once this discussion is completed, the meeting will be called to an end.

There will be additional opportunities for the potentially affected parties to discuss and provide input on the applicant's proposal. The applicant and his representatives will inform attendees that they will continue to make themselves available throughout the annexation and rezoning process to answer and address any questions or concerns. It is noted that the applicant and the project team's contact information is clearly stated on the proposed meeting notice for ongoing communication with the community. The applicant and his team will work to address and attempt to resolve any concerns expressed by members of the community throughout the annexation and rezone process either through email or by phone.

Following the neighborhood meeting and efforts described above, the applicant will submit to the City Planning Development Manager assigned to this annexation and rezoning case, Genevieve Pearthree, a Neighborhood Meeting Record of Proceedings and the Neighborhood Meeting Certification in accordance with Section 10-20.20-060 of the City's Zoning Ordinance. These are the methods that will be used to keep City Planning Staff and the City Planning Director informed of the public outreach status.

NOTICE OF PUBLIC HEARINGS

After coordination with City staff, it was determined that the applicant should reach out to neighboring properties within a 600-foot radius and homeowner's associations (HOA) within a 1,000-foot radius of the project site. Notifications should also be sent to the City's "Registry of Persons and Groups" as provided by the City. A copy of the 600-foot Mailing Buffer Exhibit and mailing list is included in Appendix A.

The applicant proposes to mail the neighborhood meeting letter to all parties described above. The letter will notify the neighbors of the upcoming request for the annexation and rezoning, invite parties to the first neighborhood meeting, and allow time for feedback. A copy of the neighborhood meeting letter is included in Appendix B. The letter will include the Zoom meeting link for the first neighborhood meeting to be held on

June 30, 2021. The letter was mailed on June 14, 2021 via first-class mail of the United States Post Office, which complies with the requirement of notification at least 15 days prior to the meeting date.

In addition to the public outreach letters, two 4'x4' signs were posted at the property's public right-of-way entrances on N. Highway 89 on June 18, 2021, which complies with the requirement of notification at least 10 days prior to the meeting date. The sign included the purpose, time, date, and location of the meeting. The sign conformed to the City's public hearing sign design standards and included a tube containing copies of the neighborhood meeting notice. An image of the posted sign is included in Appendix C.

FIRST NEIGHBORHOOD MEETING RECORD OF PROCEEDINGS

The first virtual neighborhood meeting was held on June 30, 2021 via Zoom and consisted of a total of 13 participants, not including the project team. Appendix D includes the Zoom meeting registration list of the participants. At this time, we have received three phone calls from neighbors asking for additional project information, which has been provided via email. The questions and answers from the meeting are documented and included in Appendix E. Additional information including a copy of the exhibits that were shared during the meeting and written documentation regarding staffing information was emailed to all meeting participants. These email attachments are also included in Appendix E.

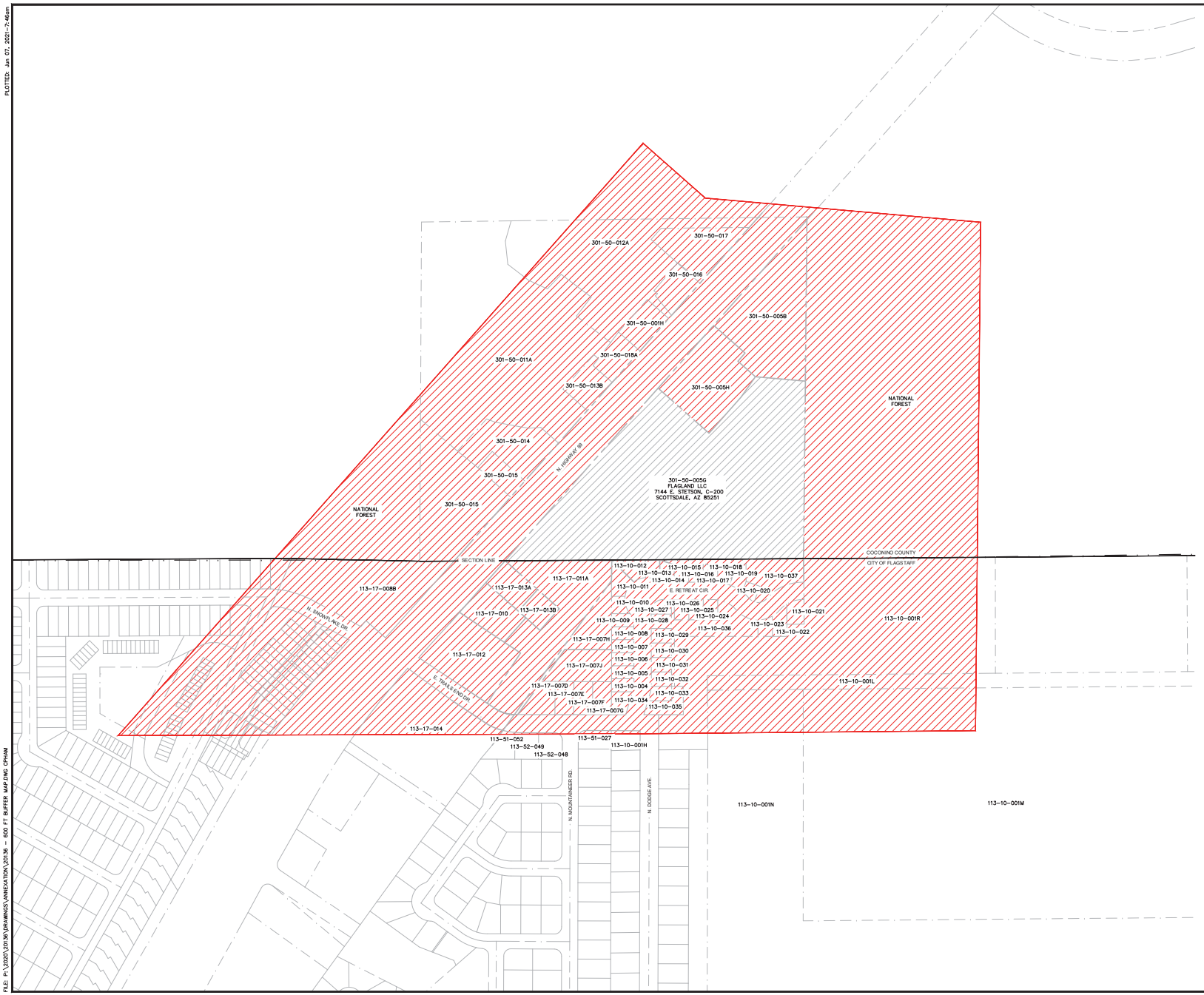
SECOND NEIGHBORHOOD MEETING WAIVER

Due to the additional information provided during and after the meeting and overall positive feedback at the first neighborhood meeting, the City of Flagstaff has granted our request to waive the requirement for the second neighborhood meeting.

PLANNING AND ZONING & CITY COUNCIL MEETINGS

The public hearings before the City of Flagstaff Planning and Zoning Commission and City Council have not been scheduled yet. Once the meeting dates have been determined, the public hearing letters will be sent to the same mailing list used for the neighborhood meetings and include information on how to access the virtual meetings. In addition to the public hearing letters, appropriate signage will be posted at least 15 days prior to the meetings per City requirements.

APPENDIX A



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

600 FOOT BUFFER MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
BM01

SHT NO. 1 OF 2

PLOTTED: Jun 07, 2021-7:46am
FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - 600 FT BUFFER MAP.DWG CPHAM

APPENDIX B

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

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June 14, 2021

Dear Neighbor,

Flagland LLC would like to invite the surrounding neighbors to a Neighborhood Meeting to discuss the annexation and rezoning applications (COF PZ-21-00087-003 & PZ-21-00087-004) that will be submitted for a parcel of land that is currently located within Coconino County. The subject parcel is located at 7000 N. Highway 89. The meeting and presentation will be held virtually on **Wednesday, June 30, 2021 at 6 pm** through Zoom to discuss the annexation and rezoning of this property. See below for the Zoom meeting instructions.

Join Zoom Meeting:
https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09
Meeting ID: 891 8212 4001
Passcode: 714021

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland LLC has the intention of building a Rehabilitation Substance Treatment Campus on the subject property, which is currently an allowed use within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits and designate this Campus to have the comparable City zoning district of Highway Commercial (HC), which also allows this use.

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The parcel to be annexed is a part of an overall project that is called Flagstaff Rehab Campus and will consist of four proposed parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be used for future development. Access to the site will be provided by two new full access driveways on N. Highway 89.

Project material will be available for review starting at 6:00 pm with a presentation starting shortly after followed by a question and answer session. This will allow any

neighborhood comment and questions to be identified and addressed prior to the project's public hearing before the City Planning and Zoning Commission. Comments will be included in the meeting summary and provided to the City Planning Department.

We hope to see you there. If you are unable to attend, please provide comments in the space below and mail to the developer's representative:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Planning Development Manager
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
~~gpearthree@flagstaff.gov~~
gpearthree@flagstaffaz.gov

Sincerely,
Shephard – Wesnitzer, Inc.

Stephen C. Irwin, P.E.
Project Engineer

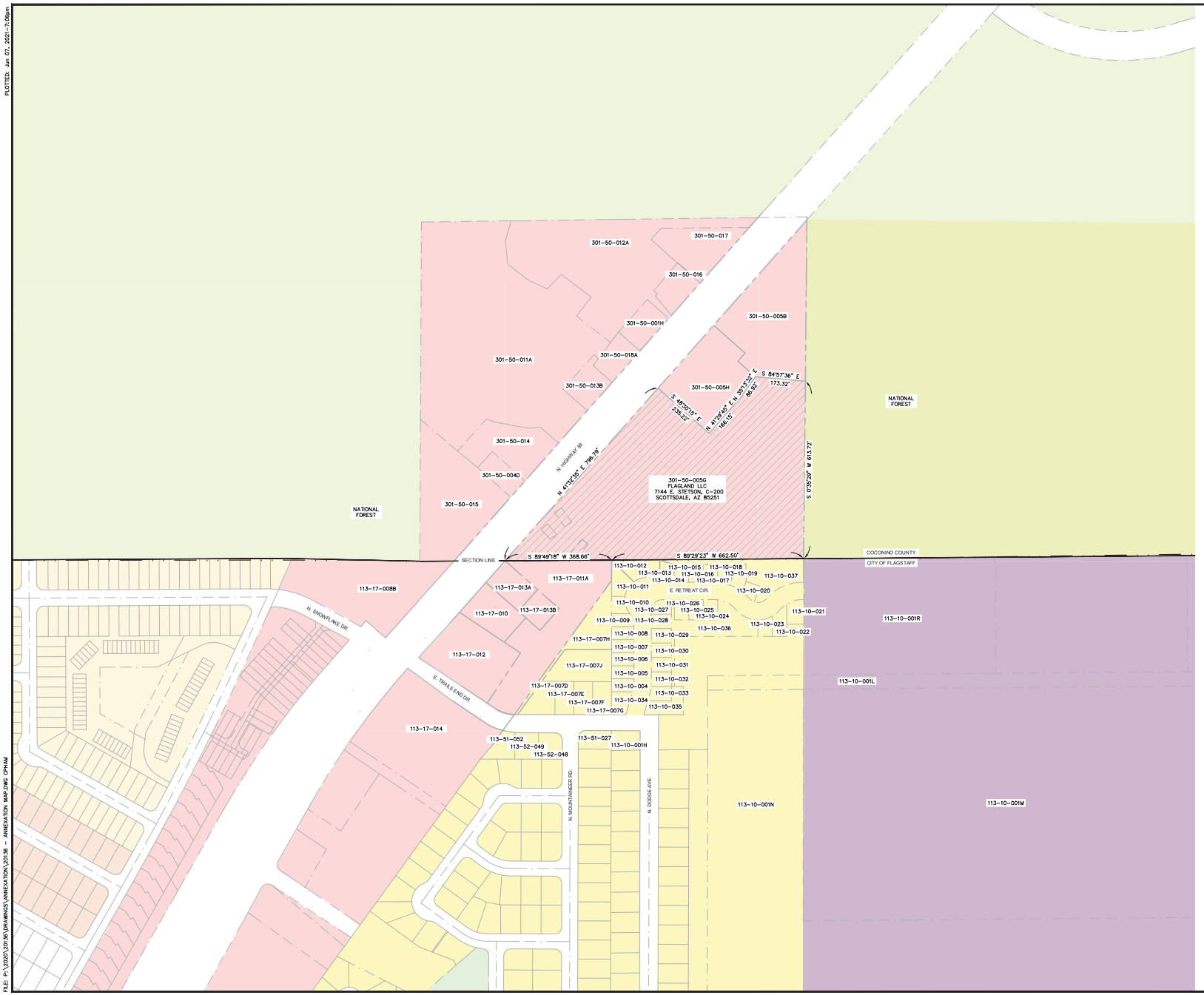
COMMENTS REGARDING THIS DEVELOPMENT

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, Arizona 86001

928.773.0354 ph
928.774.8934 fx

info@swiaz.com
www.swiaz.com



PRELIMINARY

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SCALE 1" : 150'

0 75 150

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

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Flagstaff, AZ. 86001
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928.774.8934 fax
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SWI Shephard Wesnitzer, Inc.

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NO.	DESCRIPTION	DATE	BY

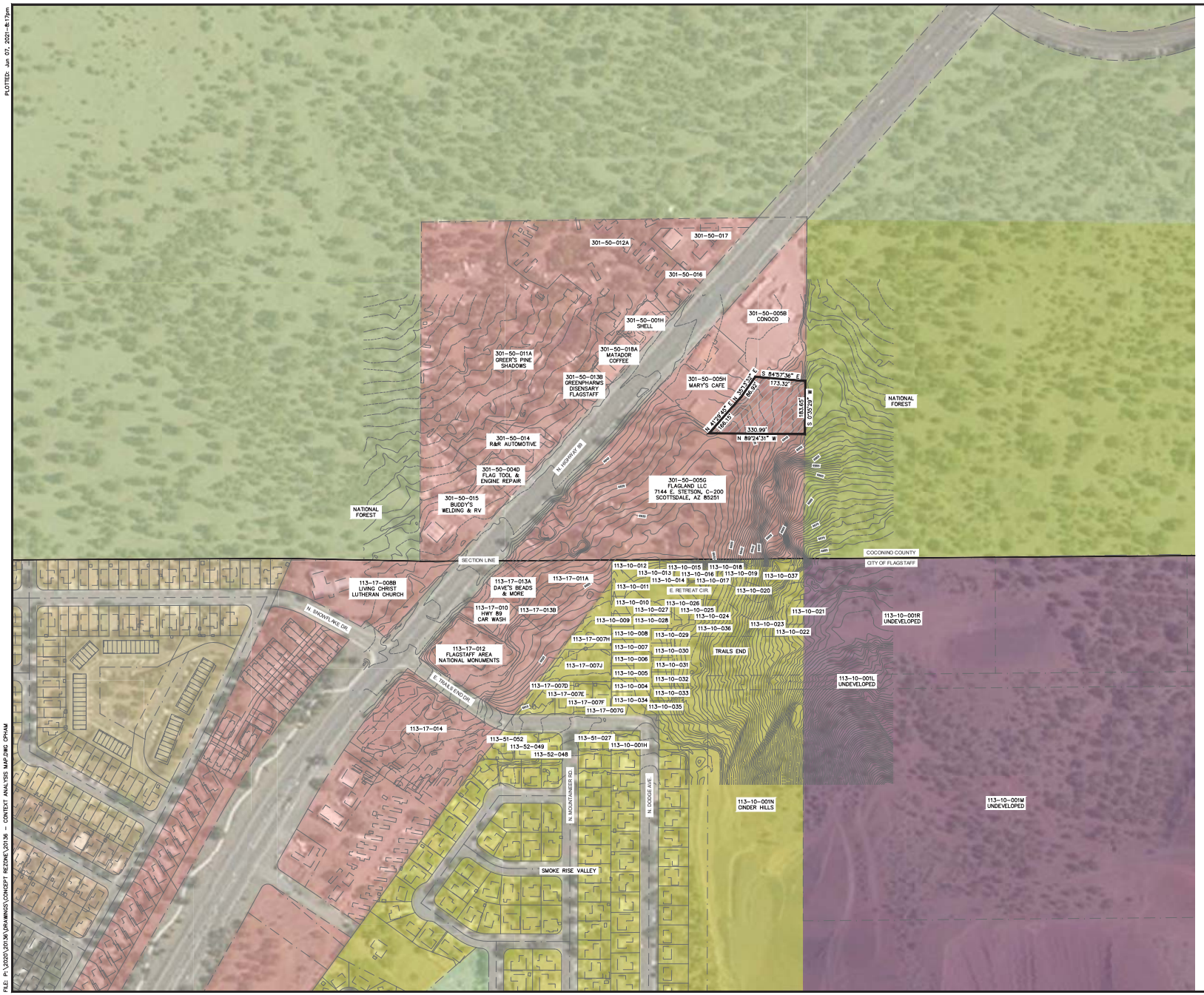
Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jun 07, 2021 - 7:06pm

FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
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Flagstaff, AZ. 86001
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REVISIONS

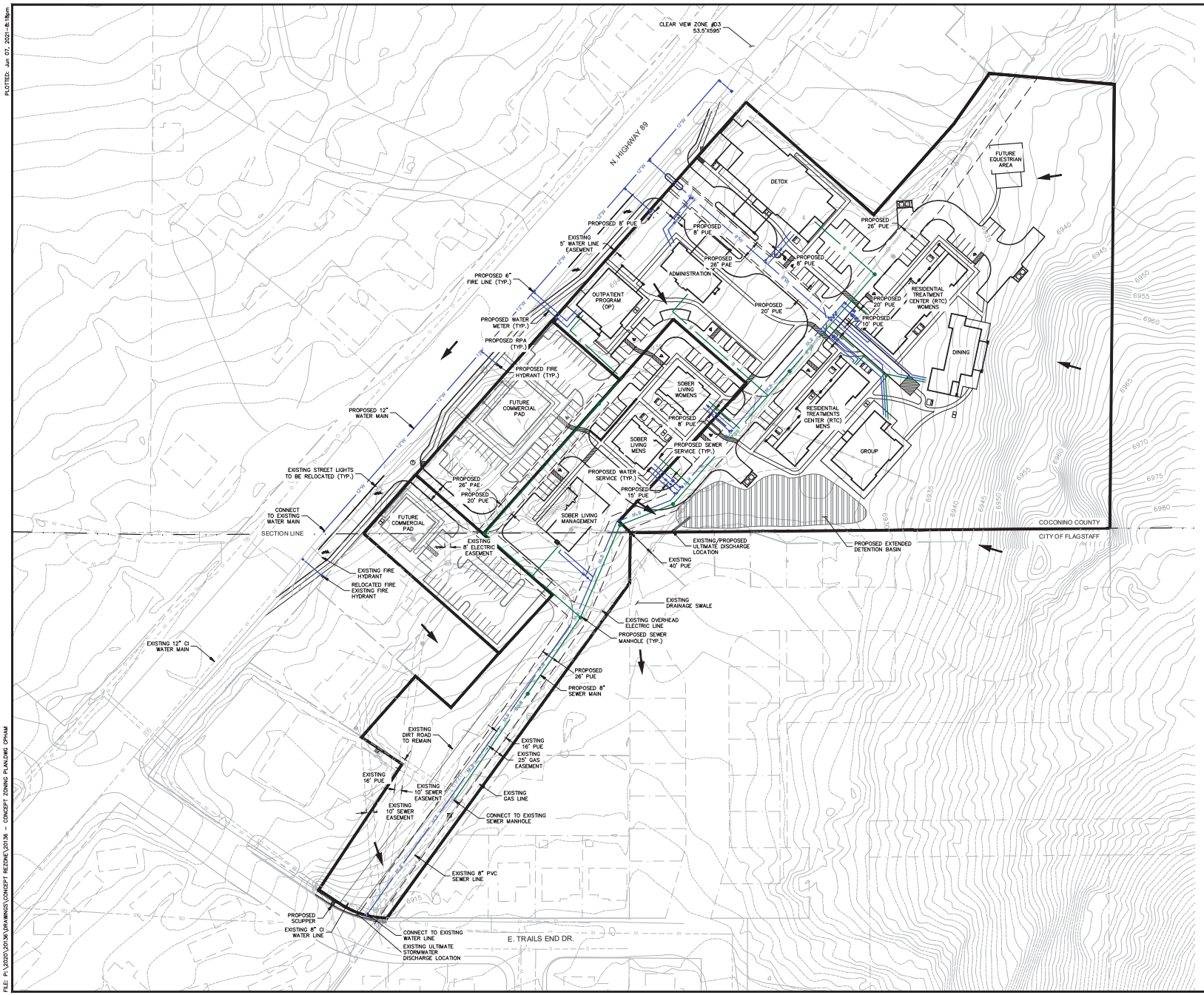
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jun 07, 2021-8:17pm
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" = 60'
0 30 60

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

SHT NO. 4 OF 5

PLOTTED: Jun 07, 2021 - 8:19am

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM

APPENDIX C

ANNEXATION & REZONING NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm

LOCATION OF MEETING: Zoom

https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09

REQUESTS: An Annexation for Flagland LLC to allow annexation of a property located on a 10.06-acre parcel at 7000 North Highway 89 within Coconino County Commercial Heavy (CH-10,000) zone. The parcel will have split zoning, which include proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

A Rezoning for Flagland LLC to allow for an equestrian area located on 1.10-acre of the northeast corner of the site. The proposed City zoning district is and Rural Residential (RR).

AREA TO BE ANNEXED & REZONED: 7000 North Highway 89, Flagstaff, Arizona 86004 (APN 301-50-005G)

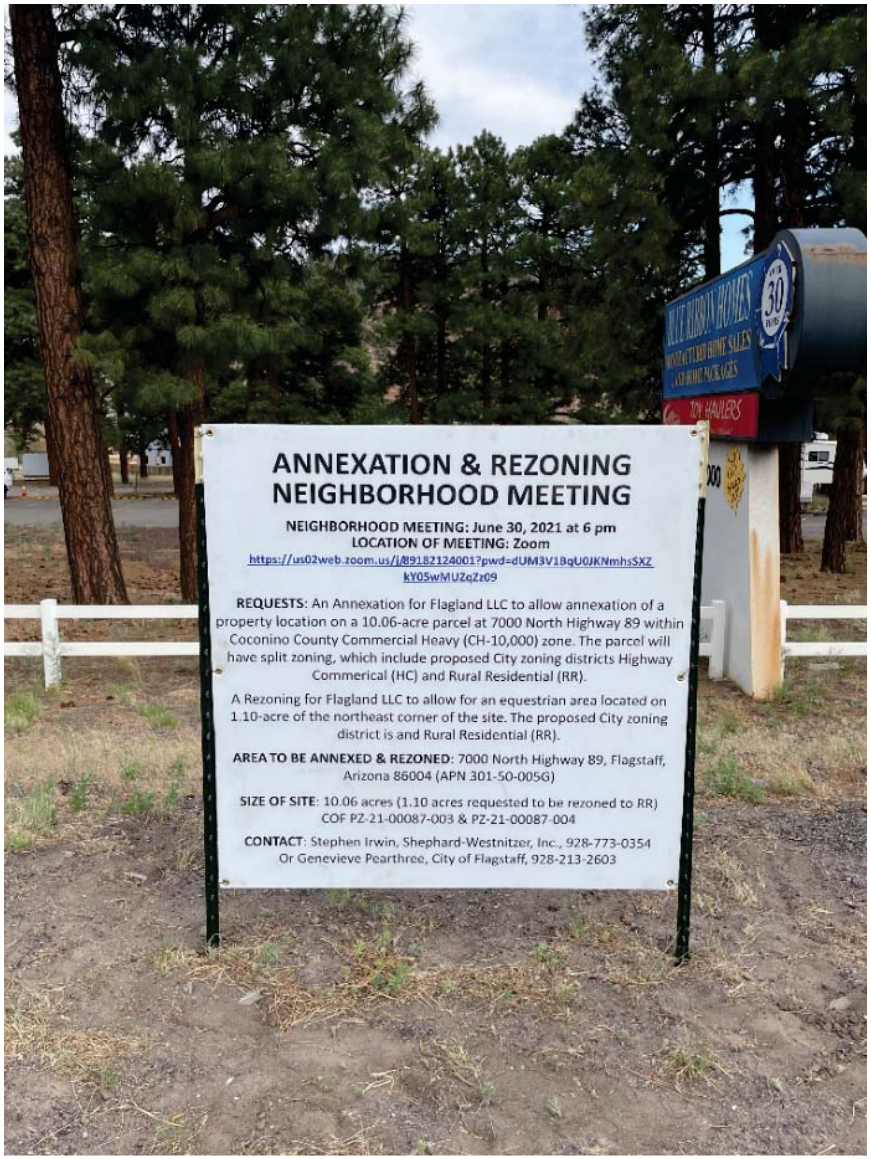
SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)

COF PZ-21-00087-003 & PZ-21-00087-004

CONTACT: Stephen Irwin, Shephard-Wesnitzer, Inc., 928-773-0354

Or Genevieve Pearthree, City of Flagstaff, 928-213-2603


ANNEXATION & REZONING
NEIGHBORHOOD MEETING
NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm
LOCATION OF MEETING: Zoom
https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09
REQUESTS: An Annexation for Flagland LLC to allow annexation of a property location on a 10.06-acre parcel at 7000 North Highway 89 within Coconino County Commercial Heavy (CH-10,000) zone. The parcel will have split zoning, which include proposed City zoning districts Highway Commerical (HC) and Rural Residential (RR).
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SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)
COF PZ-21-00087-003 & PZ-21-00087-004
CONTACT: Stephen Irwin, Shephard-Westnitzer, Inc., 928-773-0354
Or Genevieve Pearthree, City of Flagstaff, 928-213-2603


ANNEXATION & REZONING
NEIGHBORHOOD MEETING
NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm
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COF PZ-21-00087-003 & PZ-21-00087-004
CONTACT: Stephen Irwin, Shephard-Westnitzer, Inc., 928-773-0354
Or Genevieve Pearthree, City of Flagstaff, 928-213-2603

APPENDIX D

Flagstaff Rehab Campus

SWI Project #20136

Virtual Neighborhood Meeting – Zoom Registration

Wednesday, June 30, 2021

Registrants	Email Address	Registration Date
Barbara Chadwick	barbara@flagstaffconcierge.com	Jun 30, 2021 06:09 PM
Gillian and Clint Bleeker	gillian@landscapeconnection.biz	Jun 30, 2021 06:09 PM
Gillian Bleeker	gillian@bleekersboxes.com	Jun 30, 2021 06:05 PM
Paul bustamante, architect	Paul@pdbarchitect.com	Jun 30, 2021 06:00 PM
Jenny McRoy	jenlmcroy@gmail.com	Jun 30, 2021 05:57 PM
Stephen Irwin	sirwin@swiaz.com	Jun 30, 2021 05:57 PM
Guillermo Cortes	gcortes71@gmail.com	Jun 30, 2021 05:57 PM
Valeria Chase	valeria.chase@nau.edu	Jun 30, 2021 05:57 PM
JD Huyser	johnhuyser@icloud.com	Jun 30, 2021 05:57 PM
Shawn Johnson	shawn.johnson@flagstaffaz.gov	Jun 30, 2021 05:56 PM
Jessica Truettner	Truettner4@yahoo.com	Jun 30, 2021 05:54 PM
Genevieve Pearthree	gpearthree@flagstaffaz.gov	Jun 30, 2021 05:54 PM
Sheila Harris	sheila@harrisconsult.co	Jun 30, 2021 05:53 PM
Shannon Anderson	sanderson@flagstaffaz.gov	Jun 30, 2021 05:53 PM
Dan Musselman	dmusselman@coconino.az.gov	Jun 30, 2021 05:53 PM

Registrants	Email Address	Registration Date
Judy	judyshelton513@gmail.com	Jun 30, 2021 05:52 PM
Cassandra Pham	cpham@swiaz.com	Jun 30, 2021 05:50 PM
michael zipprich	mzipprich@arc-america.com	Jun 30, 2021 05:49 PM
Carla McCord	cmccord@lovencontracting.com	Jun 30, 2021 05:40 PM
Michelle Shetler-Carrasco	mcarrasco@arc-america.com	Jun 30, 2021 05:34 PM
michael zipprich	mzipprich@enrpi.com	Jun 28, 2021 02:52 PM

APPENDIX E

Flagstaff Rehab Campus

PZ-21-00087



Virtual Neighborhood Meeting

June 30, 2021

Meeting Outline

- Team Introduction
- Meeting Information
- Project Overview
- Proposed Annexation and Rezone
- Next Steps
- Question & Answer Session

Team Introduction

Developer: America's Rehab Campuses

- Mike Zipprich, CEO
- Michelle Shetler-Carrasco, COO/Executive VP

Architect: Paul Bustamante

- Paul Bustamante

Engineer: Shephard-Wesnitzer, Inc.

- Guillermo Cortes / Stephen Irwin, PE
- Cassandra Pham, EIT

Meeting Information

- This meeting is scheduled for one hour duration
- Remain muted throughout presentation
- Please be advised that this meeting is being recorded

PLOTTED: Jun 07, 2021–11:05am

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swiaz.com

JOB NO.	20136
DATE	JUN 21
SCALE	1"=500'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

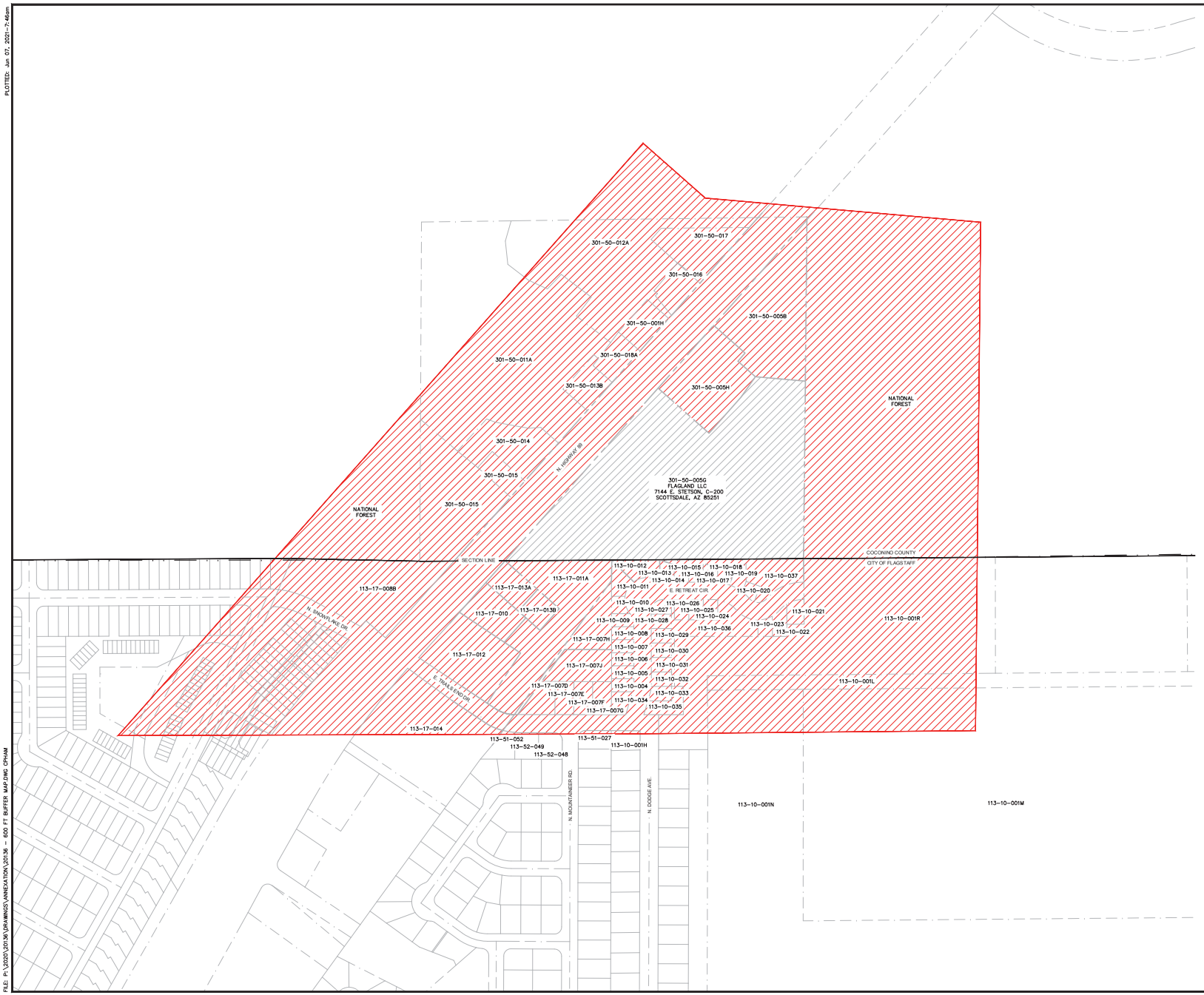
FLAGSTAFF REHAB CAMPUS

FLAGSTAFF
ARIZONA

VICINITY MAP

SHEET 1 OF 1

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FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

600 FOOT BUFFER MAP

JOB NO: 2036
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
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110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
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NO.	DESCRIPTION	DATE	BY

REVISIONS

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PRELIMINARY

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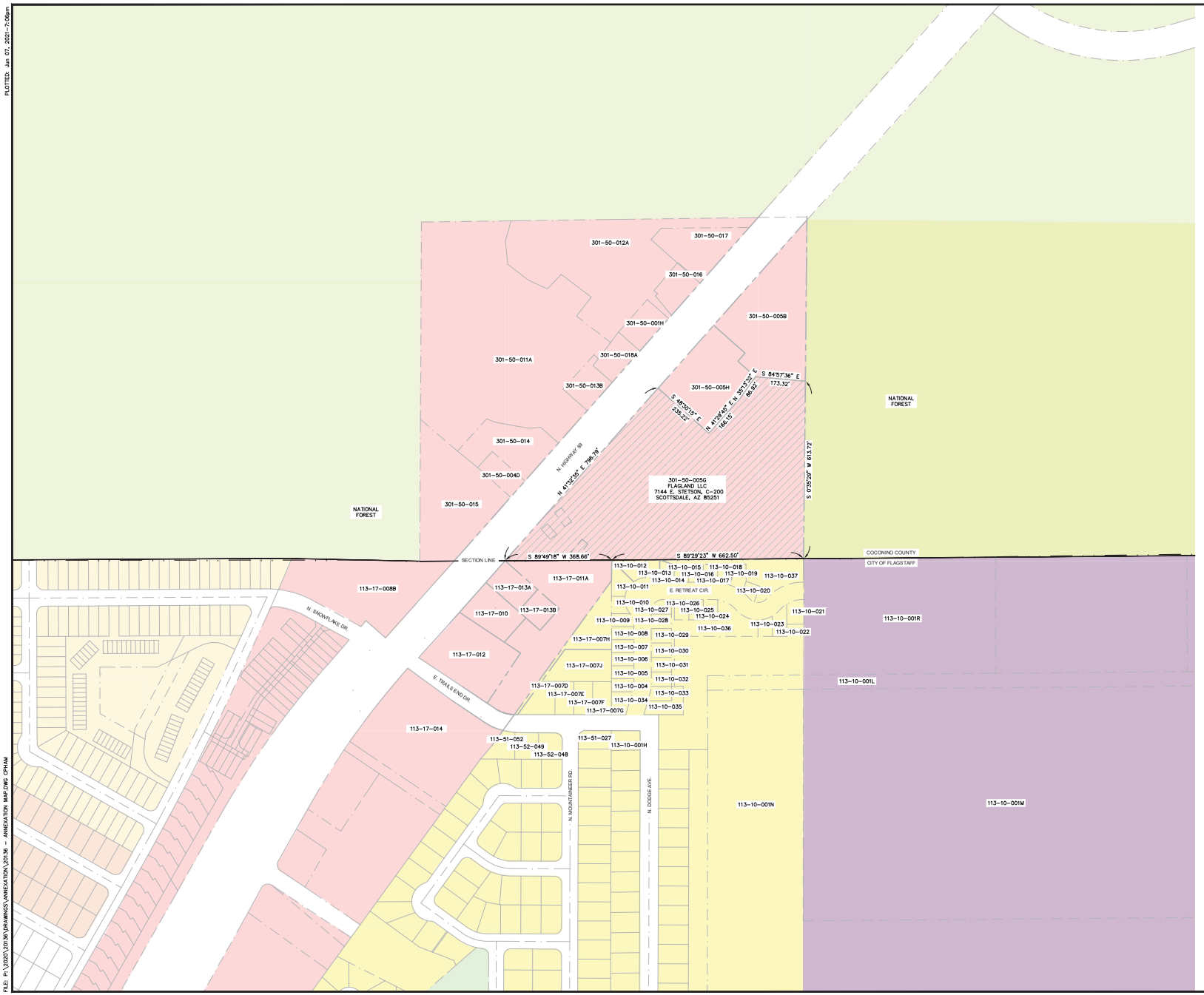
C.O.F. Project # PZ 20-00164

DRAWING NO.
BM01

SHT NO. 1 OF 2

PLOTTED: Jun 07, 2021-7:46am

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PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 150'

0 75 150

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

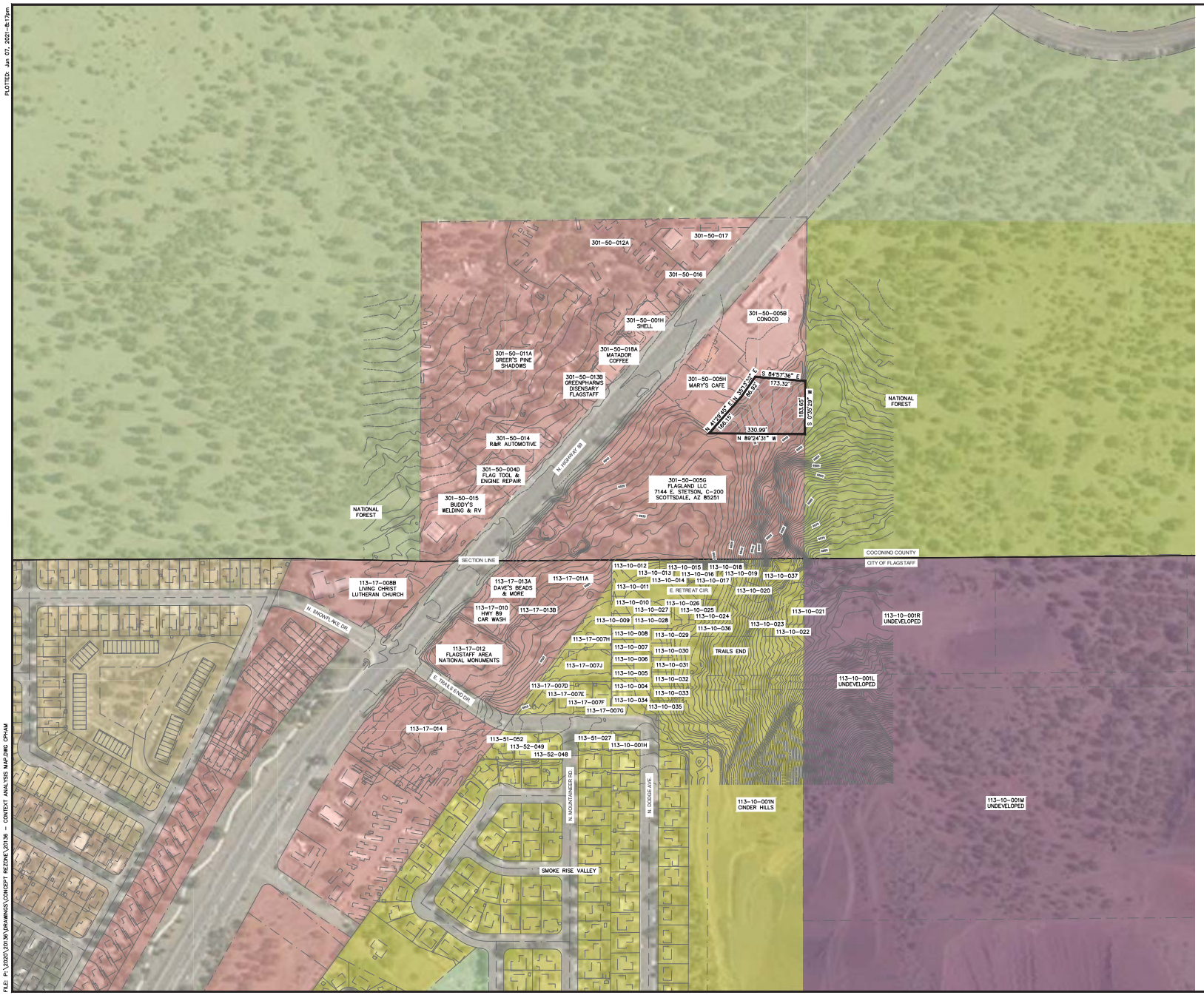
Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jun 07, 2021 - 7:06pm

FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jun 07, 2021-8:17pm
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM

LEGEND
FLAGSTAFF REHAB CAMPUS
SOBER LIVING
FUTURE COMMERCIAL PAD 1
FUTURE COMMERCIAL PAD 2
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING
C.O.F. Project # PZ 20-00164
SCALE: 1" = 60'
DRAWING NO. CP01
SHT NO. 4 OF 5
REVISIONS
NO. DESCRIPTION DATE BY
Call at least two full working days before you begin excavation. Arizona811
Stephard Westrate, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.774.8934 fax
www.swiaz.com
JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: ONP
CHECKED: SCI
FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA
CONCEPT ZONING PLAN
COCONINO COUNTY
CITY OF FLAGSTAFF
N HIGHWAY 89
E. TRAILS END DR.
SECTION LINE
FUTURE EQUESTRIAN AREA
RESIDENTIAL TREATMENTS CENTER (RTC) WOMENS
DINING
RESIDENTIAL TREATMENTS CENTER (RTC) MENS
GROUP
DETOX
ADMINISTRATION
OUTPATIENT PROGRAM (OP)
SOBER LIVING WOMENS
SOBER LIVING MEN
SOBER LIVING MANAGEMENT
FUTURE COMMERCIAL PAD
FUTURE COMMERCIAL PAD
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PLOTTED: JUN 29, 2021 - 11:27AM

Flagstaff Location







Khaki Brown >



Timber Bark >



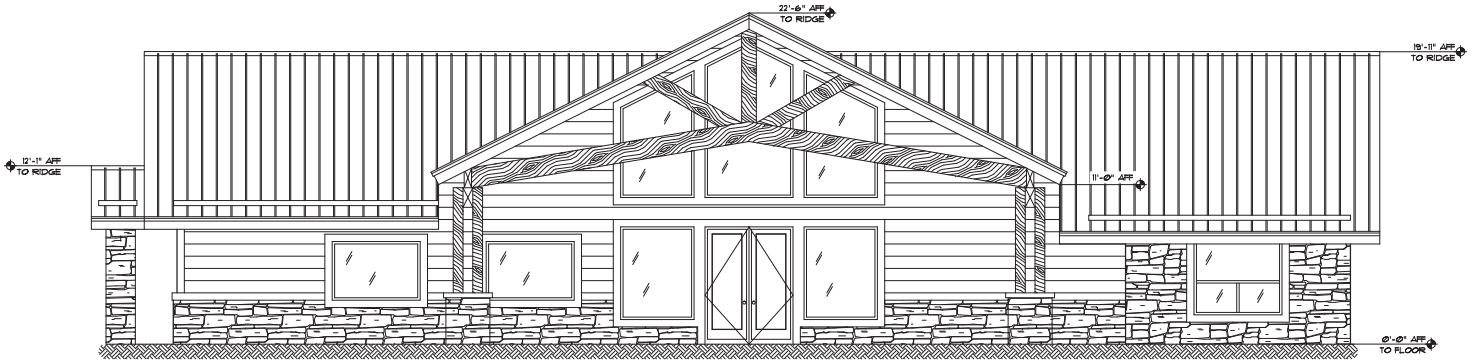
Aged Pewter >



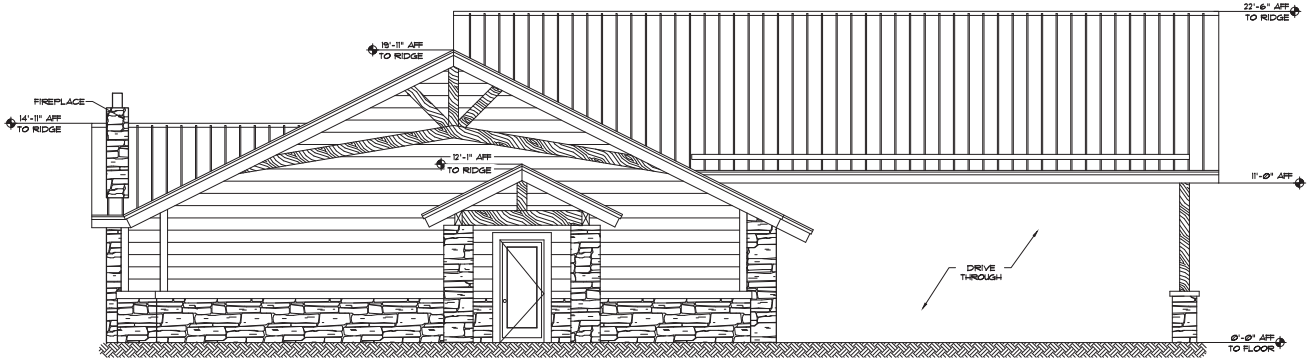
Ledgestone Series
(Click to view all Ledgestone Veneer styles)



Stone Combinations
(Click to view all Stone Combination styles)



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

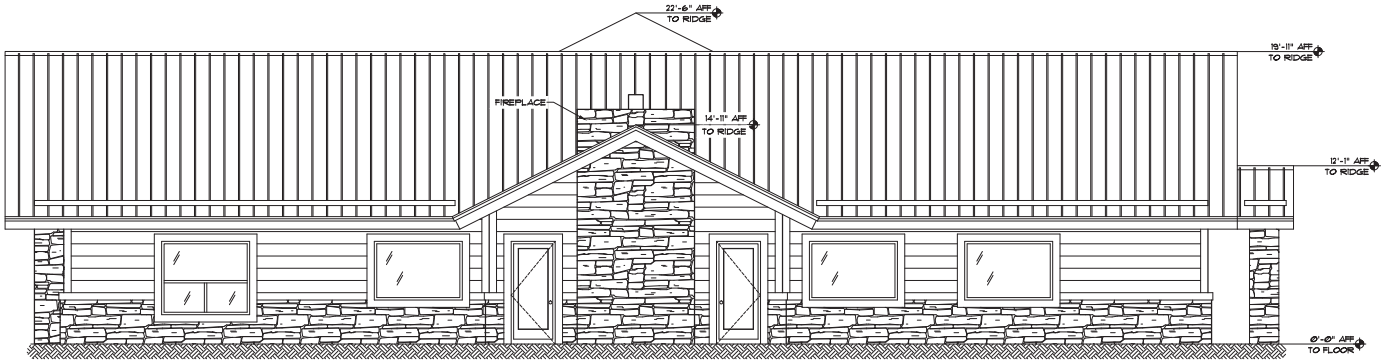
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Date: January 19, 2021

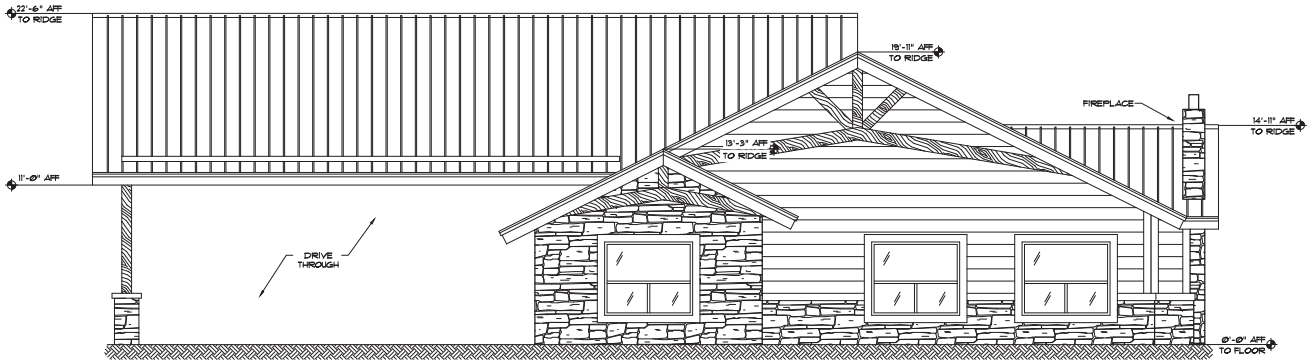
Job No:

SHEET
A-AD2.0

EXTERIOR ELEVS
ADMIN
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

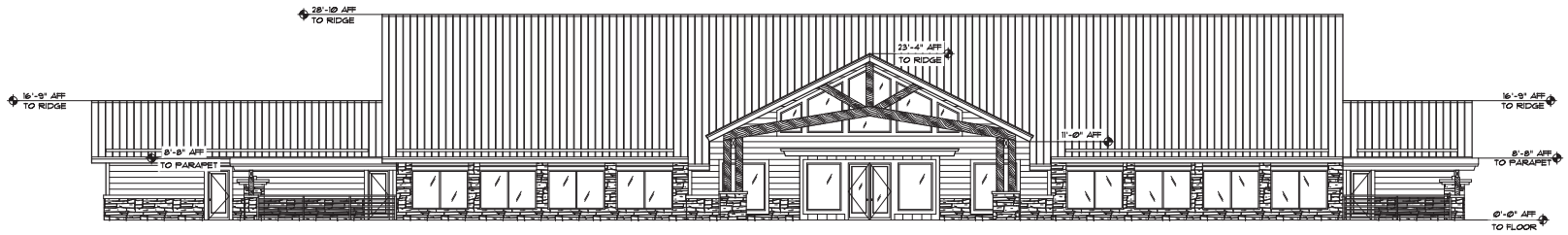
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Date: January 19, 2021

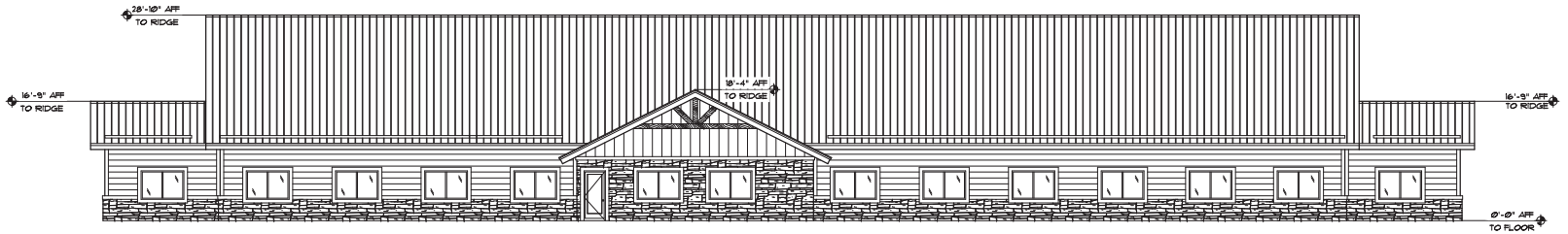
Job No:

SHEET
A-AD2.1

EXTERIOR ELEVS
ADMIN.
SCALE: 1/4" = 1'-Ø"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlanchard@aol.com

paul d. blanchard
architect

Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

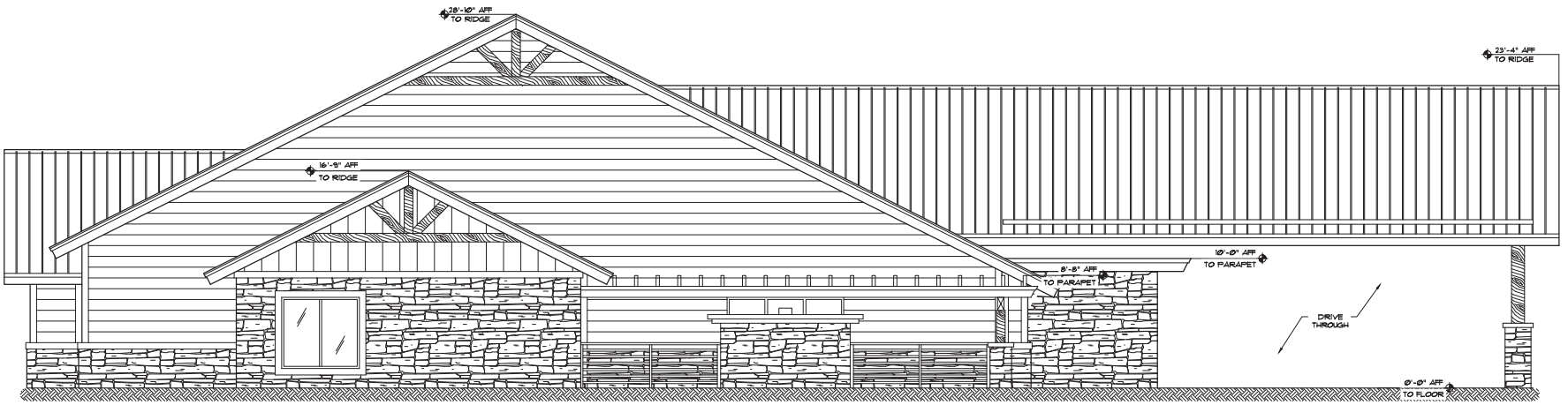
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Job No:

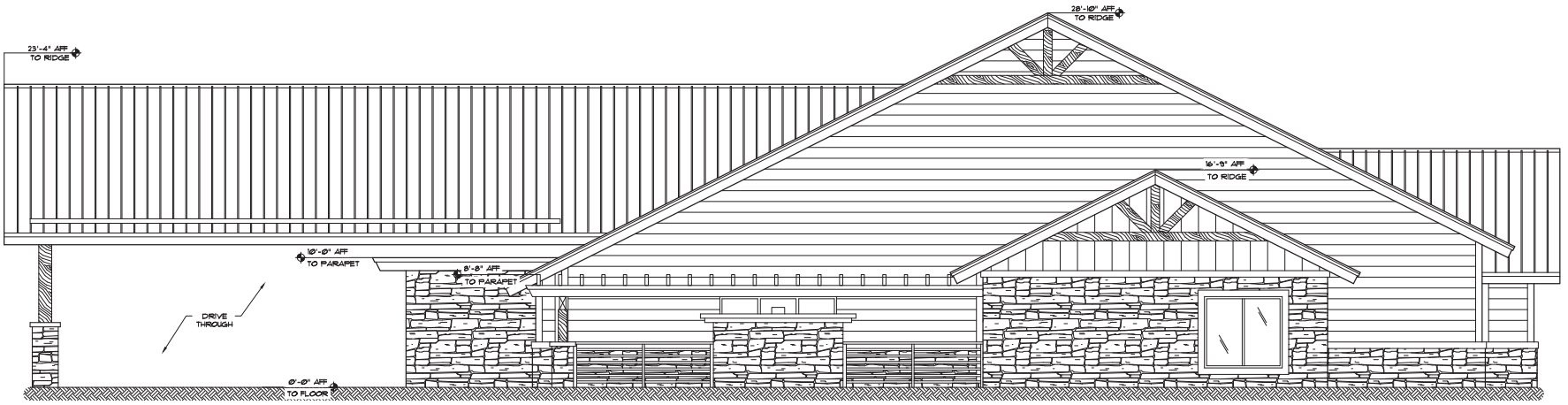
SHEET
A-DT2.0

EXTERIOR ELEVS
DETOX
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, az 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

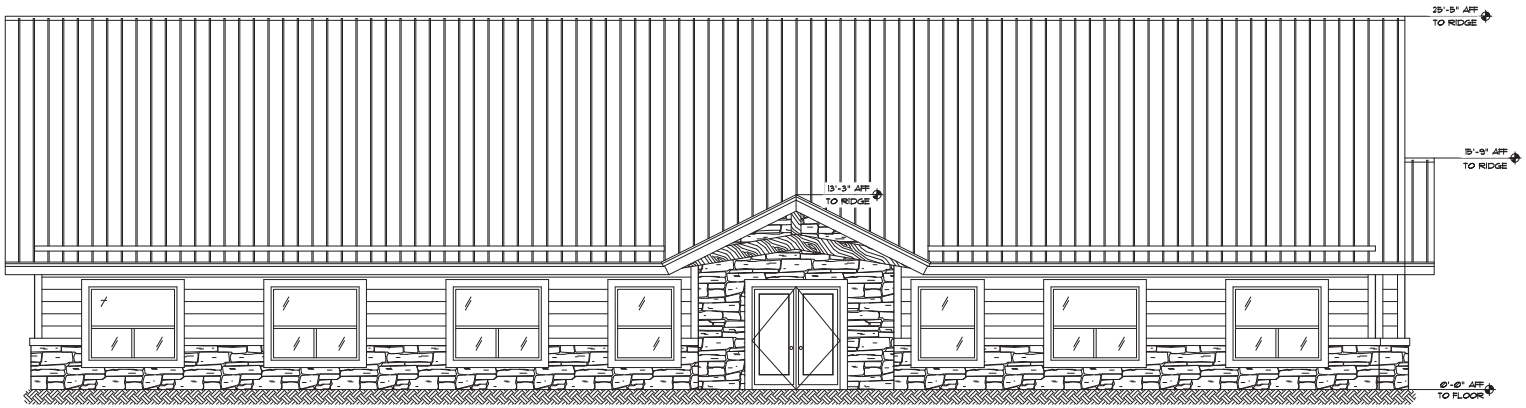
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Date: February 5, 2021

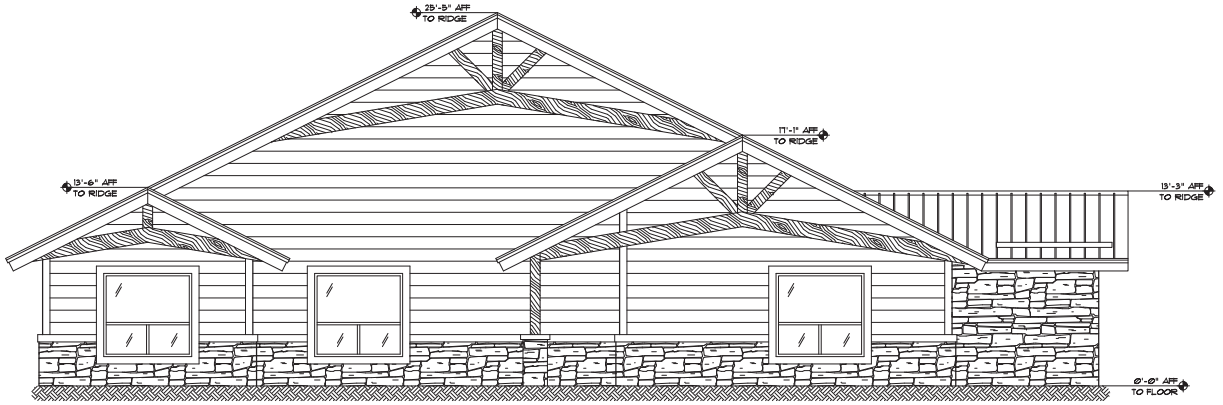
Job No:

SHEET
A-DT2.1

EXTERIOR ELEVS
DETOX
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtee@aol.com
paul d. blandtee
architect

Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

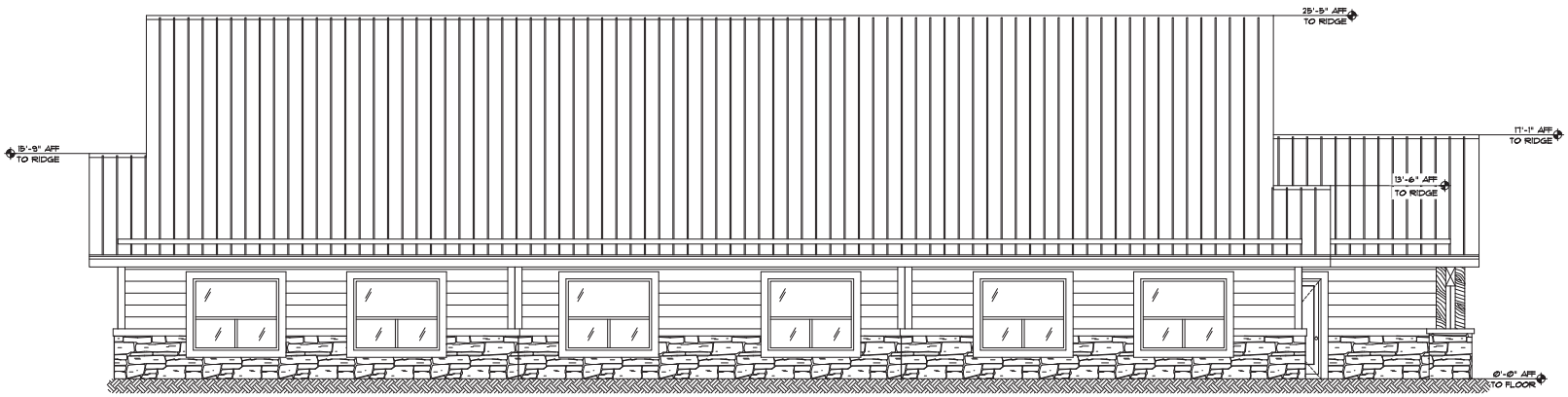
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ
Date: January 19, 2021
Job No:

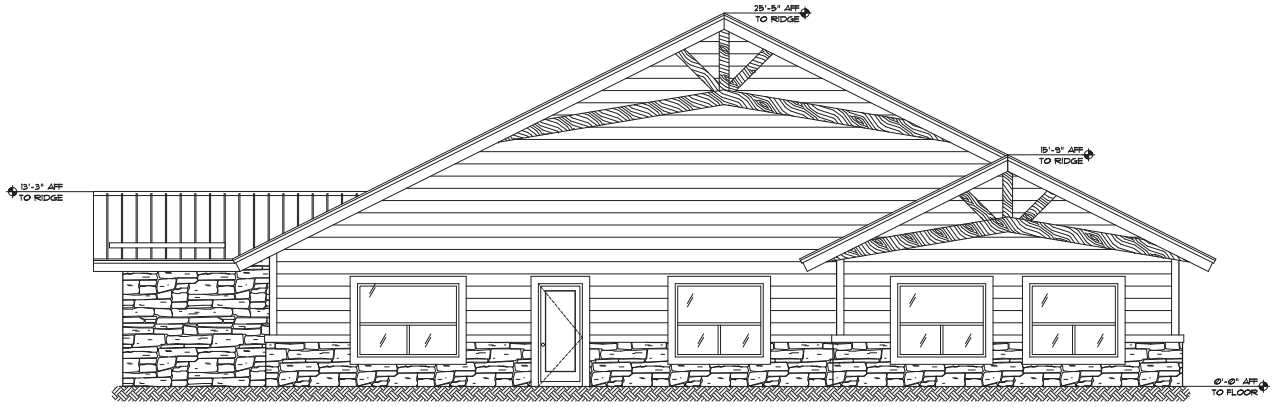
SHEET
A-GR2.0

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION

SCALE: 1/4" = 1'-0"



② EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. buschmanns
architect

Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

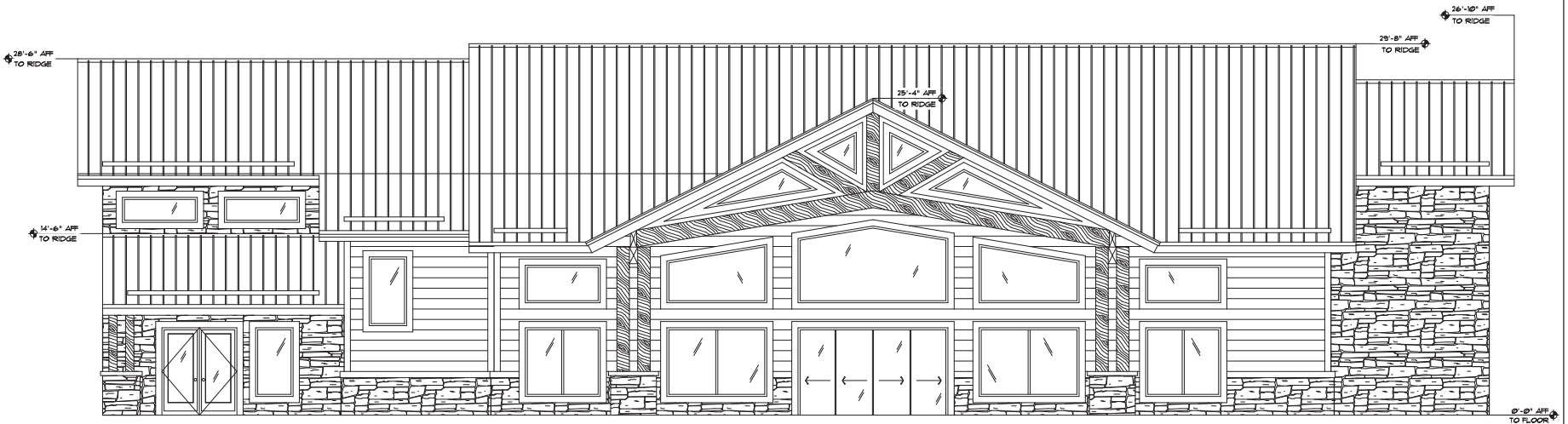
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Date: January 19, 2021

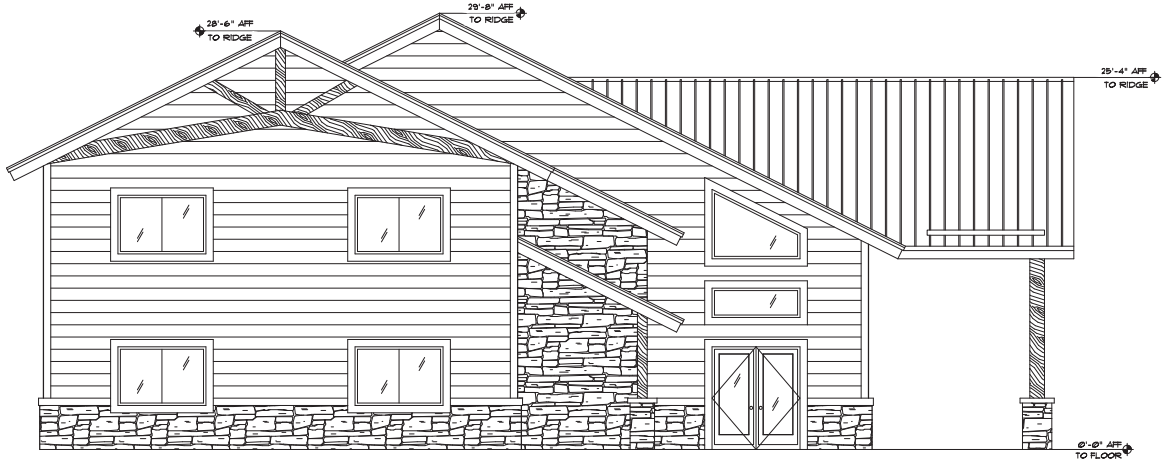
Job No:

SHEET
A-GR2.1

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee
architect

Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

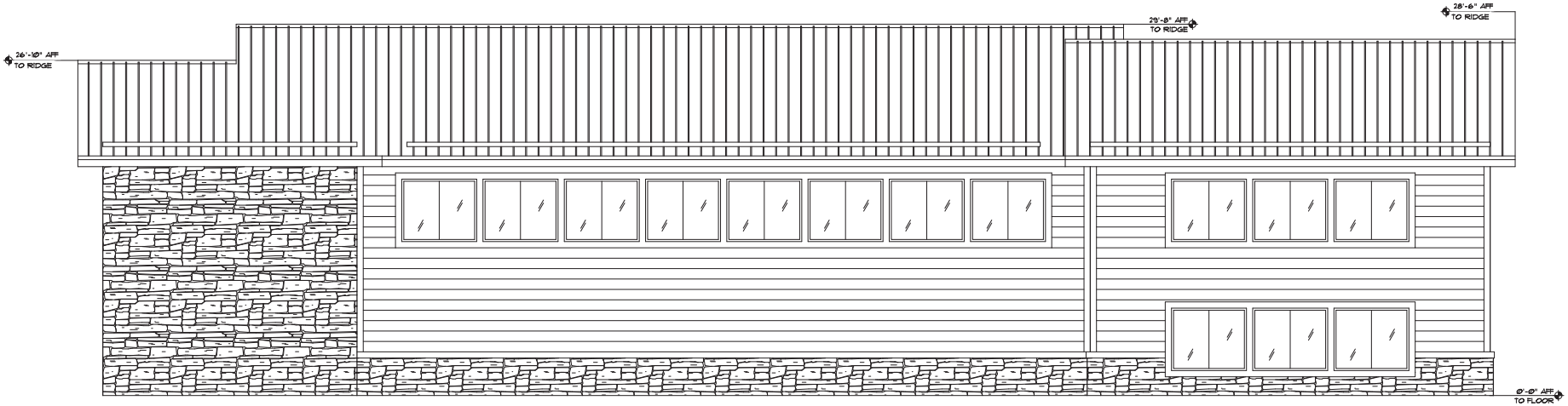
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

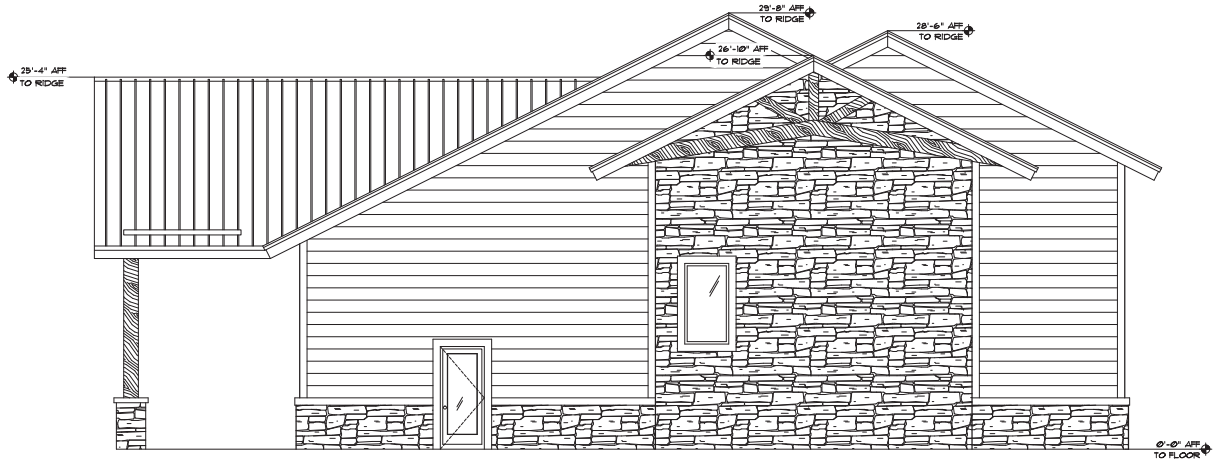
Drawn: LJ
Date: January 19, 2021
Job No:

SHEET
A-KD2.0

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, az 86001
tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee
architect

Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

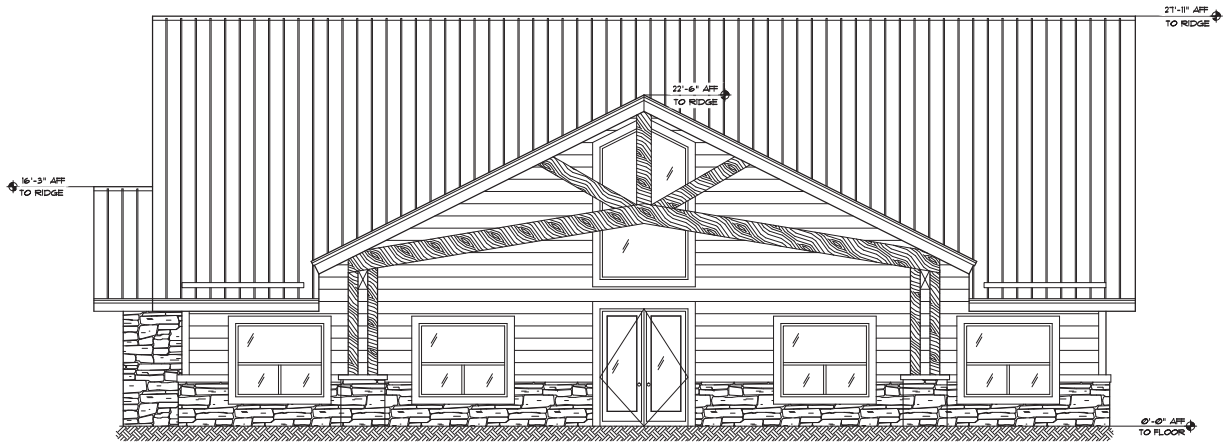
Drawn: LJ

Date: January 19, 2021

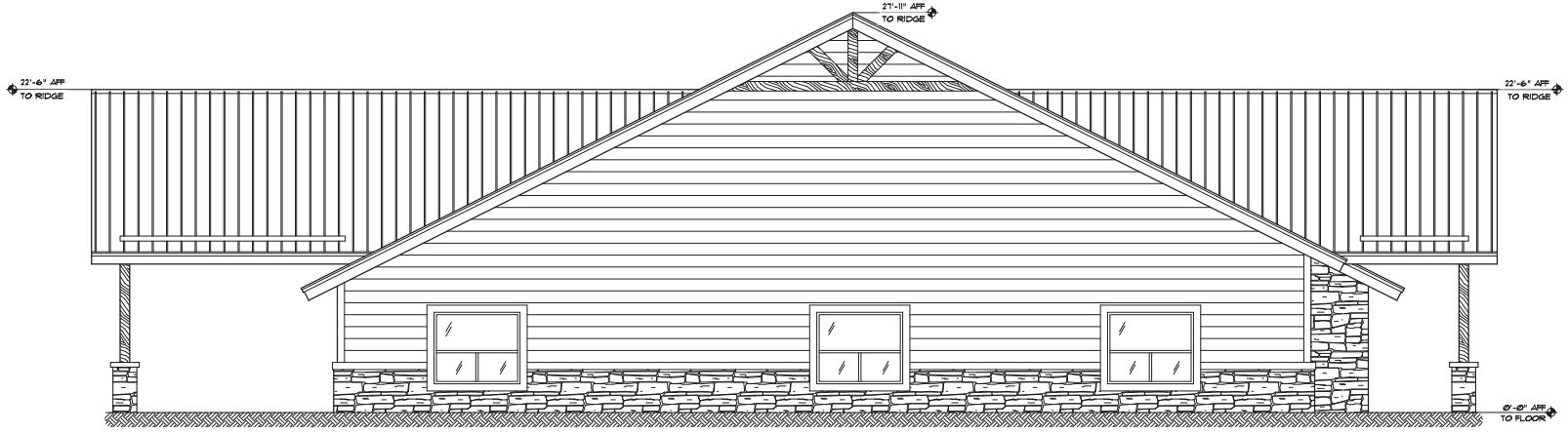
Job No:

SHEET
A-KD2.1

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee architect

Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

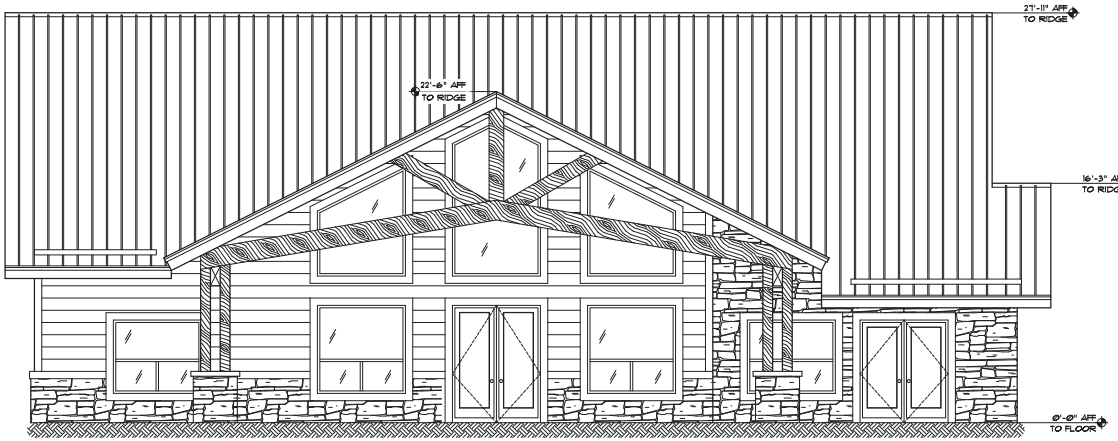
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Date: February 4, 2021

Job No:

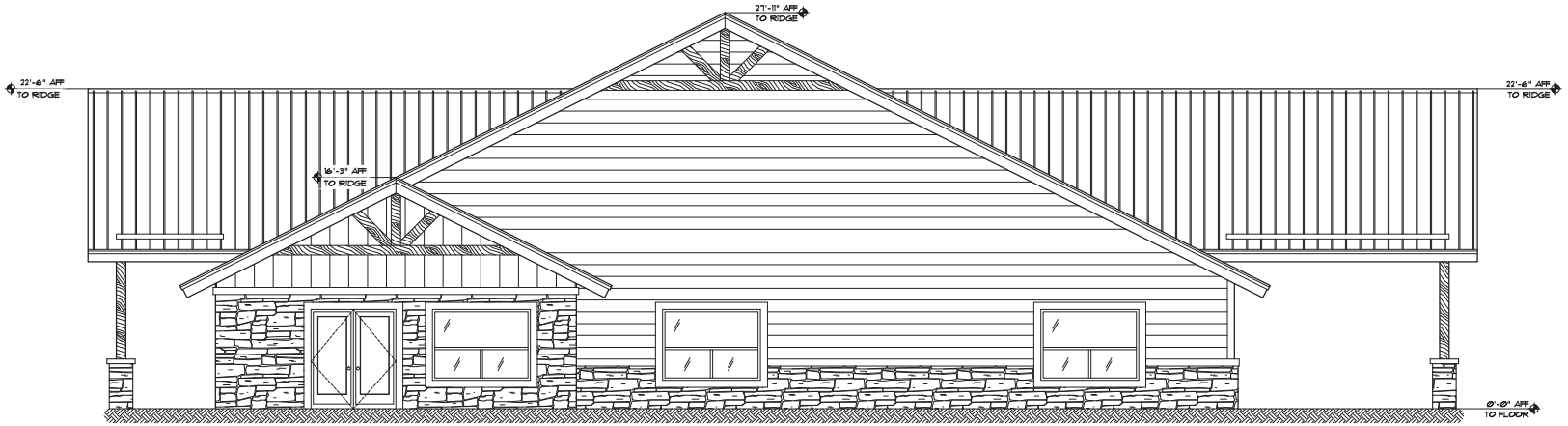
SHEET
A-OP2.0

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION (BACK)

SCALE: 1/4" = 1'-0"



② EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. busenmenrits
architect

Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

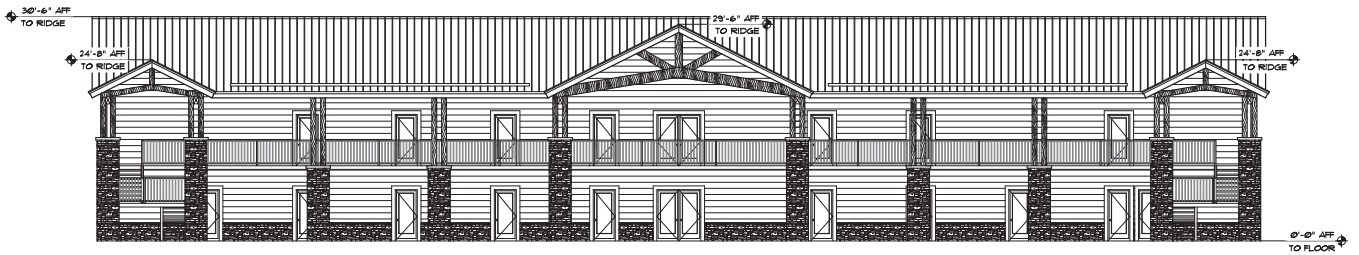
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Date: February 3, 2021

Job No:

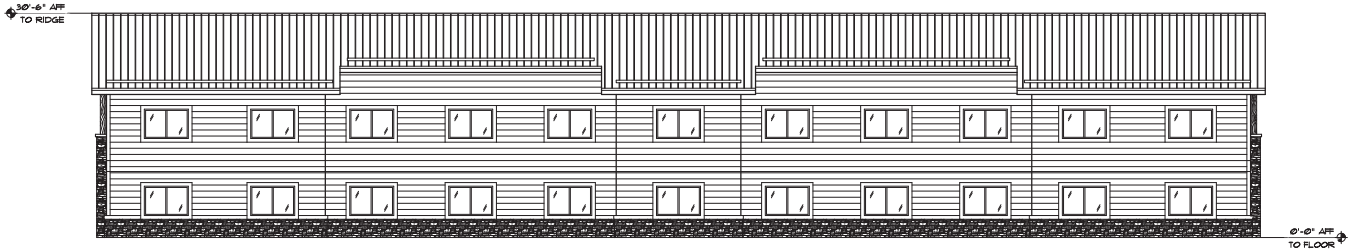
SHEET
A-0P2.1

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



① SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



② NORTH ELEVATION

SCALE: 1/8" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtea@aol.com

paul d. blandamarino
architect

Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

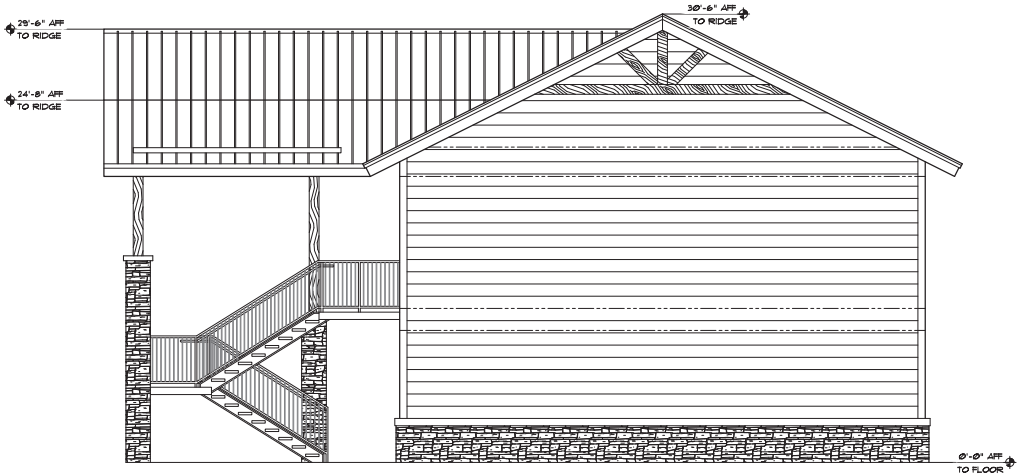
Date: April 6, 2021

Job No:

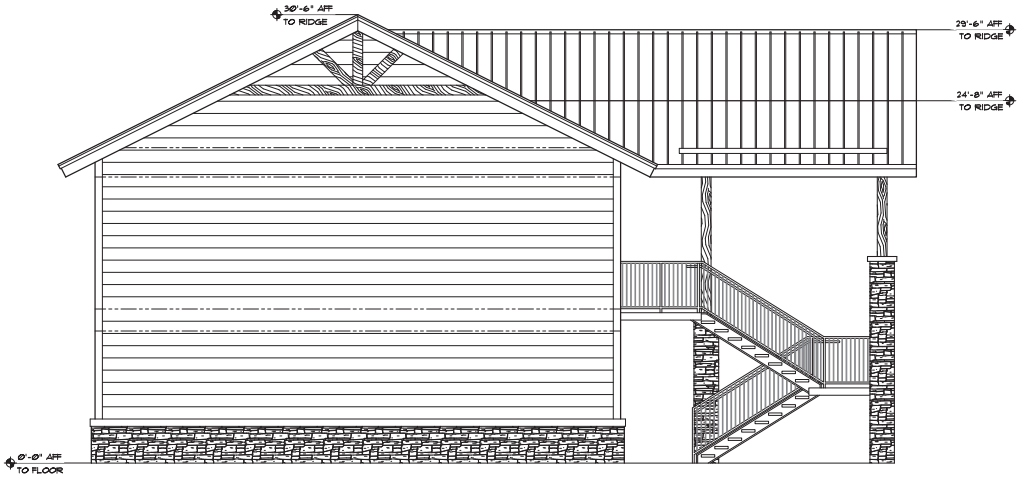
SHEET

A-RTC2.0

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

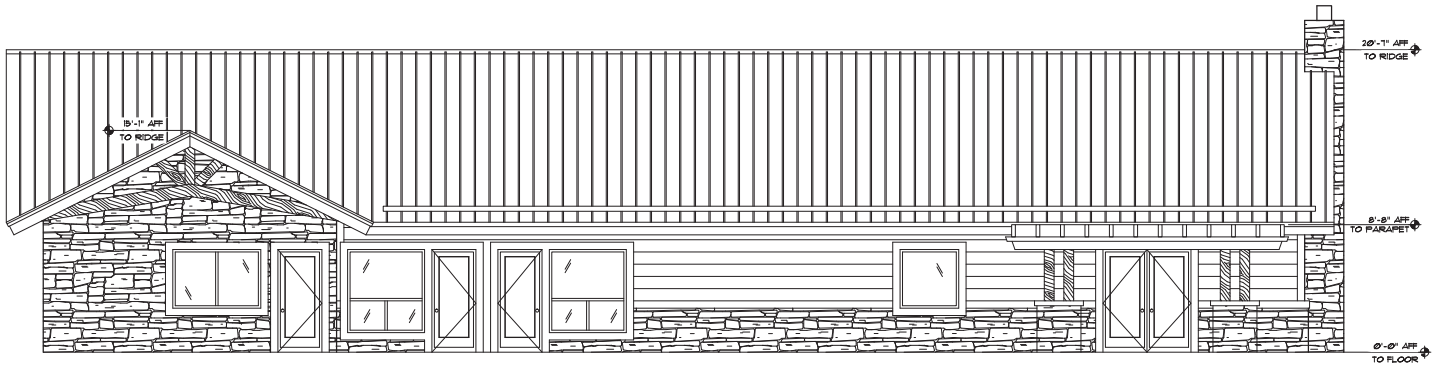
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ
Date: April 6, 2021
Job No:

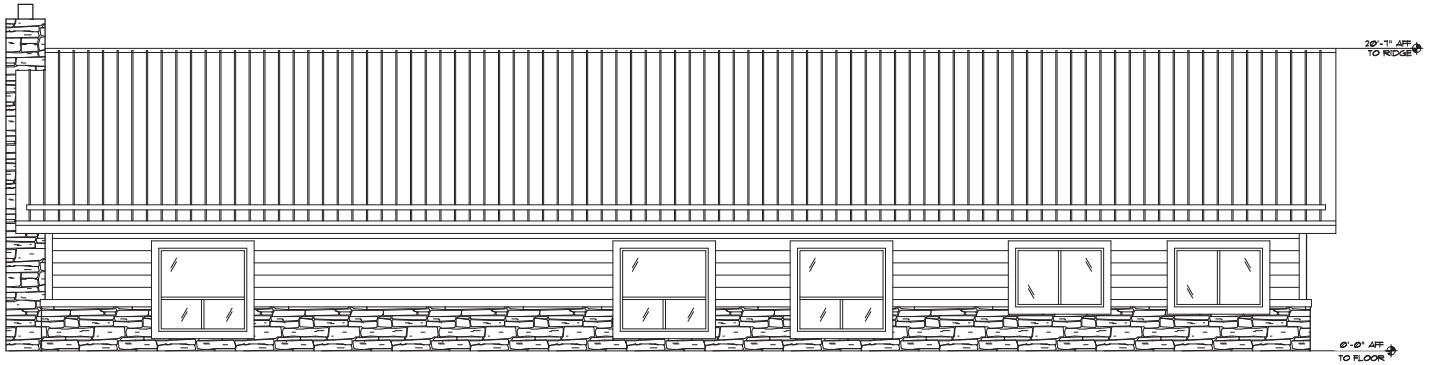
SHEET
RTC2.1

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/4" = 1'-0"



① SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



② NORTH ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

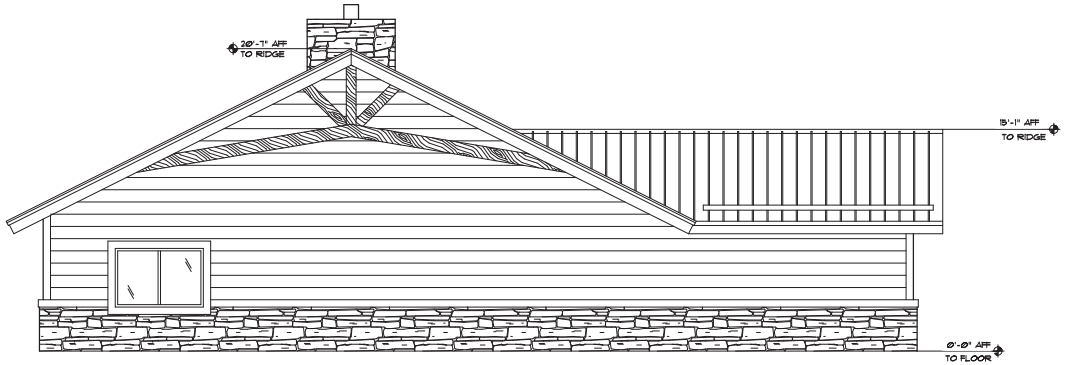
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Date: January 21, 2021

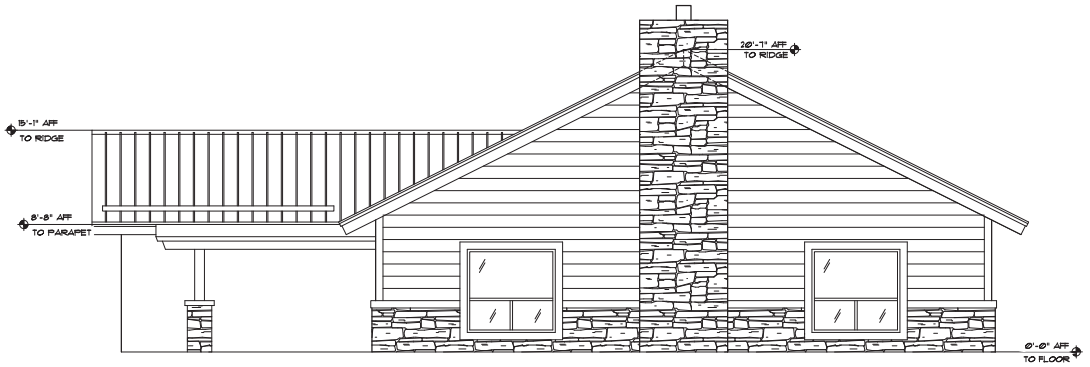
Job No:

SHEET
A-SM2.0

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. buschemeyer
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

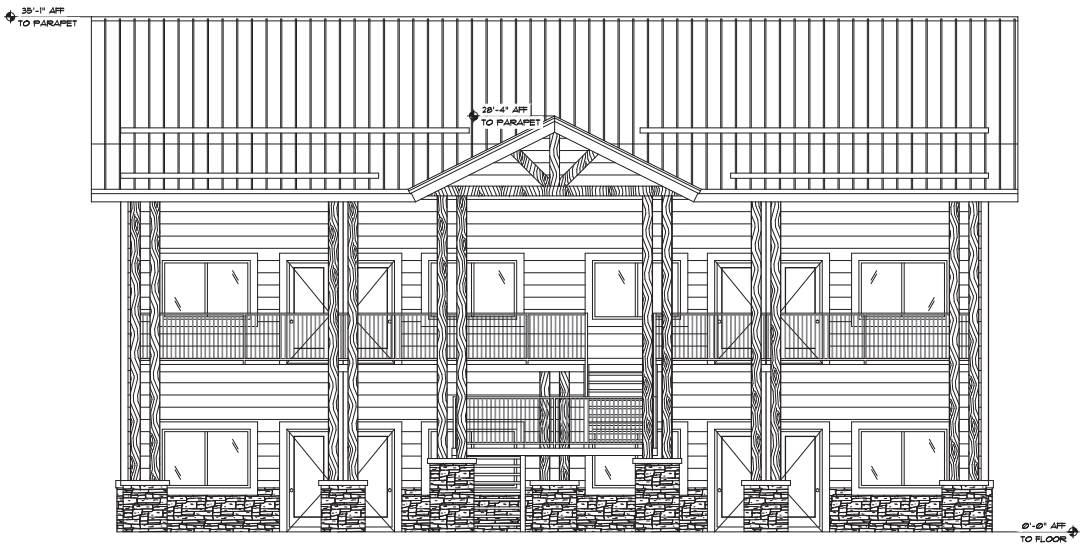
Drawn: LJ

Date: January 19, 2021

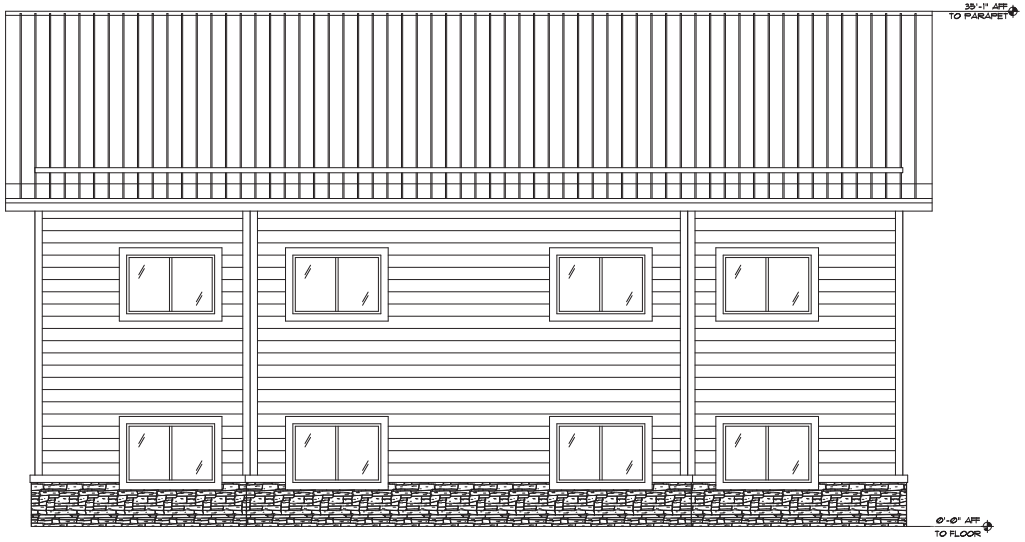
Job No:

SHEET
A-SM2.1

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

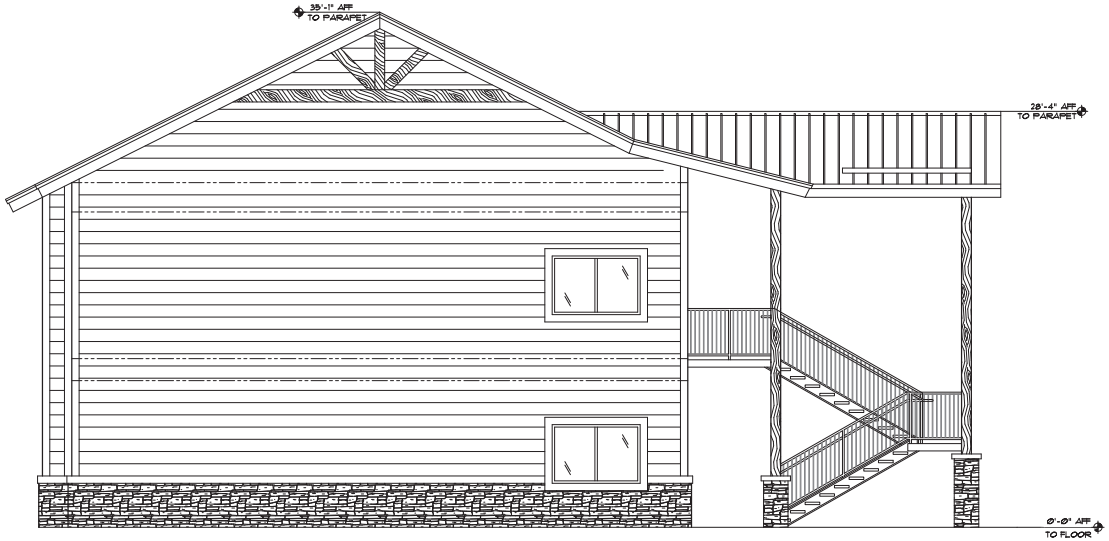
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Date: January 19, 2021

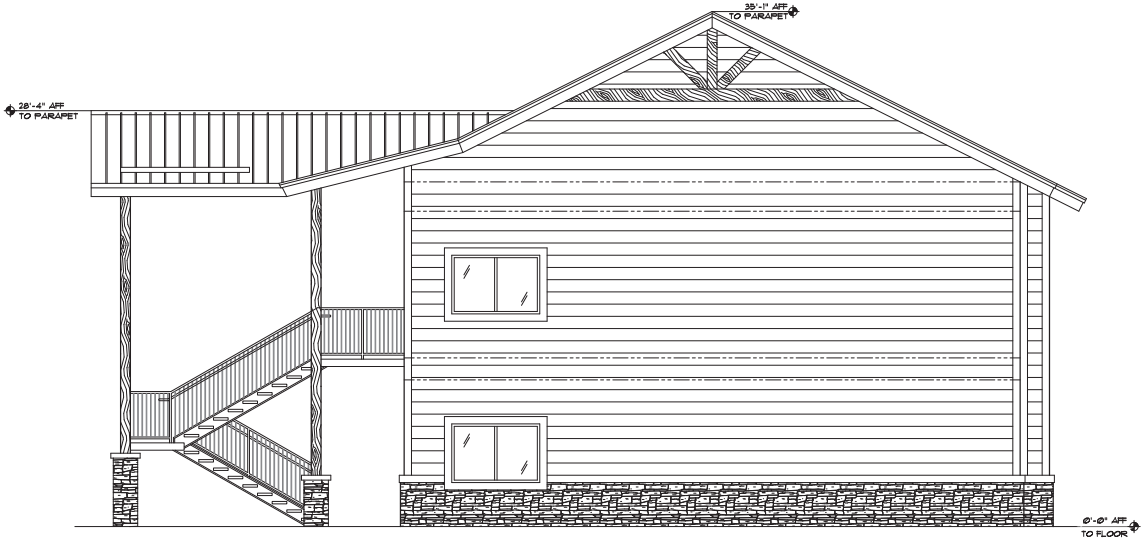
Job No:

SHEET
A-SLR2.0

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

Date: January 19, 2021

Job No:

SHEET
A-SLR2.1

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"

Next Steps

June 30, 2021 – First Virtual Neighborhood Meeting

TBD – Second Virtual Neighborhood Meeting

TBD – Planning & Zoning Commission

For Recommendation

TBD – City Council Introduction

TBD – City Council Adoption

Question & Answer Session

- Raise hand to ask question
- 3 minute time limit
- In the event we are not able to take your question during this meeting or if you have questions or comments after the meeting, please contact Stephen Irwin at sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree, Planning Development Manager at gpearthree@flagstaffaz.gov or (928) 213-2603

Flagstaff Rehab Campus

SWI Project #20136

Virtual Neighborhood Meeting – Questions & Answers

Wednesday, June 30, 2021

QUESTION/COMMENT	ANSWER
Presentation officially started at 6:00pm.	
Please put the website in the chat. Audio broke up and could not hear the website info.	https://www.americasrehabcampuses.com/
Will you be accepting those who are court ordered for treatment in Flagstaff?	Yes, provided that there are not any violent or crime issues that they are dealing with.
Please define the term "Continuum of Care" you used previously.	In most treatment centers, they do not have this continuum of care option that clients can be routed to outside of an outpatient program. These programs often fail. ARC transports patients that are outpatient.
How many full time residents?	The campus will not have full-time residents and will have a limited stay that is approved by their insurance.
You stated that you had people living there during detox and apartments. And you stated that it's full time care. So, how aren't there full time residents?	Full-time residents is defined as year-round. The average stay is approximately 60 days.
Also what are the staffing patterns? What is the patient to employee ratio? How many staff will provide direct service to clients?	Staff will be present 24 hours a day, seven days a week. The staffing patters will include: three-12 hour shifts for RNs and techs, and therapists have shifts five days a week. The staff to client ratio will include: 1 nurse and 1 tech to every 10 clients for detox, 1 nurse and 1 tech for every 20 patients for residential. One caseload will consist of approximately 12-15 patients.
Are people in sober living allowed to roam the neighborhood?	No, this is not allowed. Staff is present 24/7 around the clock to monitor the campus.
Can you repeat the height of the building?	Max building height is 35'-1" to the parapet and two-stories.
Michael stated that this property is not adjacent to homes. It is right next to homes.	Trails End is a recently constructed subdivision that will be located southeast of the proposed project site.
Will you please send the color slides out to all participants? They describe the land use much better.	Yes, these will be sent via email.
The traffic numbers seem very heavy for this area, with no traffic light. Please remember	Thank you for this comment. SWI is a local civil engineering firm and is aware that this

that there have been two pedestrian deaths in this area.	section of the highway has higher speeds. A traffic analysis is currently being performed for the project.
I am in parcel 9 at Trails End, backing up to the campus. If I look out my second floor window, what should I expect to see? Activity? People? Vehicles?	We are mostly building on the flatter areas of the site. The sober living building are two-story and the sober living maintenance building is one-story. It is anticipated that the second floor elevations would be similar; however, you should be able to maintain your views to the north. The detention basin will be located in the southern end of the site, between sober living and Trails End. The project is also required to have a landscape buffer and will preserve as many trees as possible to provide a buffer around the campus and adjacent properties.
Will you be incorporating cultural healing practices that many of our indigenous neighbors follow?	Yes, that is the project's plan and coordination has already begun. We will be reaching out to NACA and Rose Toehe.
How many apartments for sober living? I missed that. And didn't you say that they can live there up until a year?	Sober living will include 16 apartments. Typically, three to four people share a room setup. Staff supervision is present 24/7. Clients can live on the campus up to six months. On average, people stay 60 days before leaving the campus.
In your experience from facilities in other communities, does the center attract transients to the area? If so, how are they handled?	The campus acts as a watch dog for the community and doesn't normally attract transients. The campus allows, but rarely has walk-ins. Most clients arrive to the campus with appointments.
Please provide staffing info in written form I am interested in ratios - not just numbers. What is the difference between the roles of nurses, therapists, techs, etc? Lots of terminology - not a lot of explanation	A behavioral health tech is similar to CNA that monitor patients and make rounds. Case managers work with doctors' offices and organize continuum of care outside of campus. A separate written response of the campus staffing information will be sent out to the neighbors.
So on an average, what would you say the number of people/cars would be accessing this property?	A traffic study is currently being prepared for the project. The average traffic patterns are similar to a nursing home. Traffic counts are being collected at the existing Tucson campus in order perform a more accurate traffic analysis.
In addition to the cameras, what other safety/security measures do you envision? Will the campus be fully fenced, or will there	Staff will be present 24/7 to provide security. The campus may potentially hire security in

be security on site? This may put the surrounding neighborhood at ease.	the evenings. The campus perimeter will be fenced and landscaped as much as possible.
There are homes along the green section, as well.	The panhandle of the site that is adjacent to Trails End Drive will be the utility corridor and is considered open space. This area will include an access road and water and sewer mains.
You keep referring to it as Mary's Café. It is also Stockman's Bar. There are rules regarding alcohol sales near schools. It seems that alcohol and marijuana should not be adjacent to a detox center.	The existing Tucson campus is located hear liquor and drug stores and this has not been an issue.
Why does the usage of horses on the property necessitate the zoning change to residential?	The northern portion of the site is currently located within Coconino County and is zoning CH-10,000, equivalent to the City zoning Highway Commercial (HC). HC does not allows for horses in this zone.
Have any of you spent a day at this property. Watching traffic, etc.?	SWI is a local civil engineering firm is a familiar with the traffic in this area. The project team has also performed multiple site visits and observed traffic.
Will you be putting in a right turn lane? What are the numbers of emergency vehicles that access your Tucson facilities? Will there be an additional bus stop or will they walk to the one by Maverick? If one is added, will it be on the facility property or right on 89?	Right-turn lanes to the site are currently shown on the concept plan. This will be confirmed with the traffic analysis that is currently being performed. Emergency vehicles do not normally travel to the campus. If they to come, they arrive few and far between without lights or sirens. There is an existing bus stop that is north of the site, closer than the Maverick bus stop location. Coordination has begun with NAIPTA to provide bus passes to staff.
Will local first responders (Police, Fire, Ambulance,) be able to drop off community residents who are in need and requesting detox services?	Yes, they will be allowed to drop off clients in need and will be assessed.
If you could please share the written numbers with all of us.	Yes, this will be set via email.
How big is this equestrian area? It looks pretty small compared to the rest of property. And the City doesn't allow horses that I know, so how are you going to make this equestrian? There is a limit to the number of horses per acre in the county, I am assuming that you will not exceed that number and you will	That is correct. The City has the limit on the number of horses per acre. The horses will be used for therapy purposes only and will not be ridden. It is anticipated that the campus will have 60-70% occupancy. This is hard to predict with the scarcity of treatment centers in the proposed property site.

maintain the corrals so that it will mitigate any issues for the neighboring café. What did you say the average number of residents are in your facility per month? That would be great information to have, please share the businesses in Tucson that you share property boundaries with.	The total beds proposed is 172 beds. Detox – 16 beds male, 16 beds female Residential – 40 beds male, 40 beds female Sober living - 30 beds male, 30 beds female Additional information regarding the Tucson campus can be found at this website: https://www.americasrehabcampuses.com/
The busses turn into Christmas Tree because there aren't any busses in the County. Any other bus stops are heading back into town.	Correct, the northbound busses turn left on Christmas Tree before the project site. People would walk northbound on Highway 89 to reach the campus.
2 horses per acre + 1 per property	The project will follow City regulations. City horse limitations are regulated by the police code. City code states that 40,000-80,000 square feet will allow up to four horses maximum.
Do you intend to communicate with nearby residents after you open?	Absolutely, an open house will be scheduled once the campus opens.
Are you an extension of Sacred Peaks? The blue lines that Stephen drew as "your clinic" across from the bus stop was Sacred Peaks at Trails End	No, this project is not an extension of Sacred Peaks.
Flagstaff has a really good recovery community. The concern is the location. Thank you. Would love to speak to the businesses in Tucson. The AA, NA, Al-anon Programs in this town are outstanding. I'm not saying this won't be a good addition to Flagstaff. As I said before, it's the location. I'm very familiar with the recovery programs. I think that the location to businesses and the highway traffic are a problem. That's why it would be great to speak to the Tucson businesses! Highway 89 is so dangerous.	The programs are great as far as outpatient programs to continue best practices during sobriety. Detox is one of the most challenging and severe recoveries.
Who do we contact if we have questions in the future?	Stephen Irwin sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree gpearthree@flagstaffaz.gov or (928) 213-2603
Will you guarantee that more housing units and more persons will not be expanded in the future? There is a lot of purple area that has nothing on it. That could also be used for more units?	There are two pads located along Highway 89 available for future developments. The eastern and southern areas of the site are maximized for open space and detention. The site has been designed to maximize the density of the development.

After the zoning approval, will there be another meeting to approve the project? When will this be presented to city council?	Yes, you will be notified when the next public meeting will occur.
Meeting adjourned at 7:30pm.	

Job Description	Job Duties	Detox Ratio	Residential R	Oupatient Ratio
Therapist	complete and develop treatment plans, and provide therapy services (individual, group and family). Therapists are also responsible for discharge documentation	1:10	1:15	1:20
Residential Case Manager	completing the assessments, action plan, discharge planning and criteria, ART meetings, continuation of care that includes medications, legal issues, EBT funds, ect.	N/A	1:20	N/A
Detox Case Manager	assessments, treatment plans, discharge planning and *ART meetings, continuation of care	1:20	N/A	N/A
Behavioral Health Technician	provides basic nursing care, aids with activities of daily living, and assists in the maintenance of a safe and clean environment. Some of the duties include, intake	1:10	1:25	1:35
Recovery Supprt Specilaist	onducting IOP groups and documentation , assisting at equine, driving, store trips, regular BHT Duties.	N/A	1:20	1:25
Intensive Outpatient Coordinator	intakes, assessments, treatment plans, property, driving.	N/A	N/A	1:25
Nurses (Registered Nurse, Licensed Practical Nurse	provide safe and effective nursing care. Intakes, medications, cows, ciwas, discharge documentatio	1:10	1:20	N/A

*ART- Meeting with patient/Client's Health Home to plan for the besy wrap around servi ces while at the campus and after discharge from campus.

NEIGHBORHOOD MEETING CERTIFICATION

I, Michelle Shotter-Carrasco the authorized representative of Flagland LLC, do hereby attest that the neighborhood meeting for Project No. PZ-20-00164 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 06/17/2021 and accepted by the City of Flagstaff on 06/17/2021.
- ☐ A list of property owners within 600 feet of the subject properties boundaries and all Home Owners Associations (HOAs) within 1,000 feet of the subject property were 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 06/14/2021 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 600 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- ☐ A total of 2 neighborhood meeting notification sign(s) were installed on 06/18/2021 at the following location(s):
    - South entrance to Property on N. Highway 89
    - North entrance to Property on N. Highway 89
- ☐ A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 07/12/2021.
- ☐ Copies of the Citizen Participation Report were sent via first class mail on 08/02/2021 to all person who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant

Michelle Shotter-Carrasco

Signature:

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

City of Flagstaff
Attention: Alaxandra Pucciarelli
211 West Aspen Avenue
Flagstaff, AZ 86001

July 9, 2021
SWI # 20136

Re: Flagstaff Rehab Campus – Annexation Rezone
Request to Waive Second Neighborhood Meeting

Dear Ms. Pucciarelli,

The purpose of this letter is to request a waiver from the requirement of a second neighborhood meeting for the Flagstaff Rehab Campus project with the annexation and rezone process. The subject parcel requested to be annexed is located on parcel APN 301-50-005G, which is currently located within Coconino County and zoned CH-10,000.

The first neighborhood meeting was held virutally on June 30, 2021 via Zoom. There were 13 people in attendance, not including the project team, who provided overall positive feedback for the project. As of July 6, 2021, we have received three phone call in response to the public outreach letter. The neighbors that have reached out directly to either us or Genevieve Pearthree only requested additional information, which has been provided via email. The virtual Zoom meeting included a question and answer session that lasted approximately 45 minutes where the project team addressed comments and questions. An email with the supporting meeting exhibits and documentation on staffing information will be sent to all participants per their request and to provide more information about the project. Due to the overall positive feedback and additional information that will be provided to the neighbors, we request to waive the requirement for the second neighborhood meeting.

Please let us know if you have any questions, comments, or need any additional information.

Sincerely,
Shephard-Wesnitzer, Inc.

Stephen Irwin, P.E.
Project Engineer

From:	Alaxandra Pucciarelli
To:	Cassandra Pham
Cc:	Genevieve Pearthree; Guillermo Cortes; Stephen Irwin
Subject:	RE: FRC - 2nd Neighborhood Meeting Waiver Request
Date:	Tuesday, July 13, 2021 2:41:03 PM
Attachments:	image001.png

Hi Cassandra-

Genevieve and I discussed this and agreed that the second neighborhood meeting may be waived. It is my understanding that there are neighbors who have requested additional information regarding staffing at the facility that you will be providing to them.

Thanks,

Alaxandra Pucciarelli
Current Planning Manager
Acting Planning Director
Community Development
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2640
Email: apucciarelli@flagstaffaz.gov

From: Cassandra Pham <CPham@swiaz.com>
Sent: Friday, July 9, 2021 9:06 AM
To: Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>
Cc: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>; Guillermo Cortes <gcortes@swiaz.com>; Stephen Irwin <sirwin@swiaz.com>
Subject: FRC - 2nd Neighborhood Meeting Waiver Request

Alax,

I am emailing you to request a waiver from the requirement of a second neighborhood meeting for the annexation and rezoning of the Flagstaff Rehab Center project. Please see the attached letter. Let me know if you have any questions or concerns

Regards,
Cassandra N. Pham, EIT
Engineer-in-Training

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue

Affidavit of Sign Posting

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.**

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above, and that the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this 30th day of November, 2021 by:
Michelle Shetler-Carrasco

_____
Notary Public

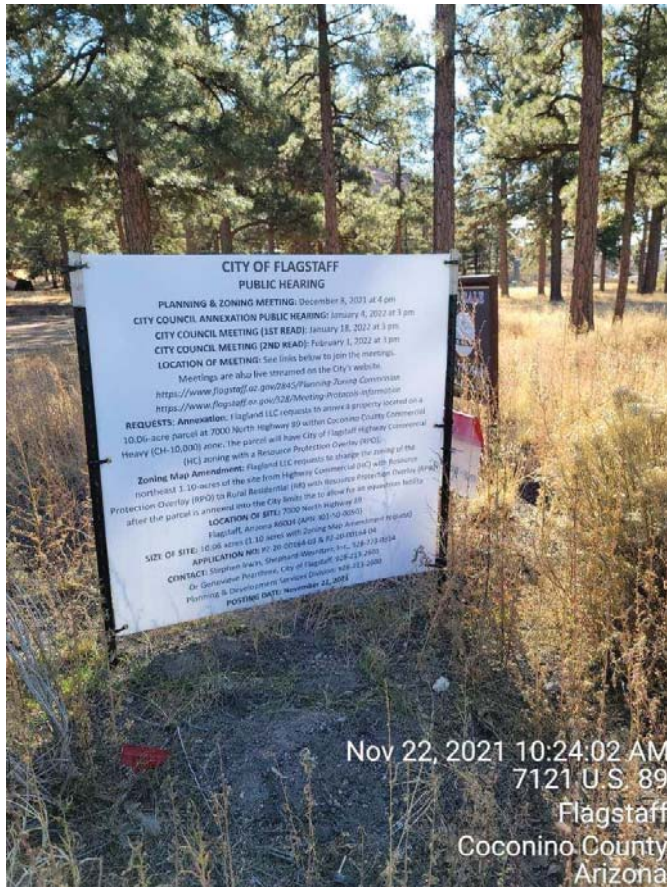
February 12, 2023
My Commission Expires:

DAVID JEFFERY ARMSTRONG II
Notary Public - Arizona
Pima County
Commission # 557705
My Comm. Expires Feb 12, 2023


Coconino County Parcel Viewer
Coconino County GIS Maps
APN, Address, Account, O
SIGN LOCATION #3
SIGN LOCATION #2
SIGN LOCATION #1
COCONINO COUNTY ARIZONA
PARCEL INFORMATION
APN: 30150005G
Account #: R0015454
911 Address: 7000 N HIGHWAY 89 FLAGSTAFF, AZ 86004
Owner Name: GREER ROBERT H III
Owner Address: PO BOX 1913 SEDONA, AZ 86339
Link to Plat/Survey:
Zoom to
30150018A
30150006H
30150011A
30150014
30150015
30150005G
7136 #
7121 #
7101 #
7075 #
7007 #
7000 #
6500 #
6450 #
6401 #
6400 #
6300 #
6727 #
6701 #
6677 #
6676 # 6696 #
6460 #
6401 #22
6358 #
4904 #B
4965 #
4900 #
4920 #
4865 # 4885 #
4588 #
4558 #
5019 #
5031 #
N SNOWFLAKE DR
E RETREAT CIR
E TRAILS END DR
11317008B
11317013A
11317010
11317013B
11317011A
11317007H
11317012
11317007J
11317007D
11317007F
11317014
11351049
11351027
11310001H
11357198
11357201
11357204
11357180
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11309030
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11309019
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11310036
11310023



Nov 22, 2021 10:11:14 AM
7000 U.S. 89
Flagstaff
Coconino County
Arizona



Nov 22, 2021 10:24:02 AM
7121 U.S. 89
Flagstaff
Coconino County
Arizona


Nov 22, 2021 10:48:57 AM
7101 U.S. 89
Flagstaff
Coconino County
Arizona

Mailing List

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.08 of the City of Flagstaff Zoning Code to the attached mailing list at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature:

SUBSCRIBED AND SWORN before me this 30 day of November, 2021 by: Gina Ramirez

Notary Public

June 30, 2025
My Commission Expires:

GINA RAMIREZ
Notary Public - Arizona
Pima County
Commission # 607371
My Comm. Expires Jun 30, 2025

APN	OWNER NAME	PARCEL ADDRESS	PARCEL CITY	PARCEL STATE	PARCEL ZIPCODE	
	COCONINO NATIONAL FOREST SUPERVISOR'S OFFICE	1824 S THOMPSON ST	FLAGSTAFF	AZ	86001	
	TRAILS END RETREAT HOA	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004	
	CHRISTMAS TREE ESTATES HOA	3243 RIVER RUN #1	FLAGSTAFF	AZ	86004	
	MOUNTAIN SPRINGS TOWNHOMES HOA	3235 RIVER RUN #1	FLAGSTAFF	AZ	86004	
	SHEILA HARRIS	4965 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310004	BARBARA TOOMER	12200 DANIEL WAY	FLAGSTAFF	AZ	86004	
11310005	BISWANUP CHATTARAJ	4131 S BEVERLY CT	CHANDLER	AZ	85248	
11310006	JAY AND ANGELA ST LOUIS	1991 W MAPLEWOOD ST	CHANDLER	AZ	85286	
11310007	JOHN HUYSER	3945 E EARL DR	PHOENIX	AZ	85016	
11310008	JOHN AND PATI SADLE	6858 N 4TH AVE	PHOENIX	AZ	85013	
11310009	VILAS AND LALITHA PATIL	3002 S SUNSET DR	CHANDLER	AZ	85286	
11310010	MICHAEL SMITH	3031 W LAKERIDGE DR	GILBERT	AZ	85233	
11310011	GLENN AND LORRAINE SCHIFFEL	6549 CAMINO VENTUROSO	GOLETA	CA	93117	
11310012	KEVIN & VALERIA CHASE	5000 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310013	LANI KELLY & JASON KOENIGS	80 VANTIS DRIVE, UNIT 6004	ALISO VIEJO	CA	92656	
11310014	LISA THOMPSON	PO BOX 1504	FLAGSTAFF	AZ	86002	
11310015	BRENTLY KLONTZ	929 E SOLANA DR	TEMPE	AZ	85281	
11310018	KRIS AND STEVEN VALDEZ	8843 N CENTRAL AVE	PHOENIX	AZ	85020	
11310017	ABHIMANYU GHOSE	4176 S PURPLE SAGE DRIVE	CHANDLER	AZ	85248	
11310018	ROMAN WEBER	9675 W COMSTOCK CT	SUN CITY	AZ	85373	
11310019	GREGORY ROUSSEAU	8755 E MONTEROSA AVE	SCOTTSDALE	AZ	85251	
11310020	CARLOS AND KAREN MARTINOT	7320 N CENTRAL AVE	PHOENIX	AZ	85020	
11310021	WILLIAM DECKER & AMANDA MAESTAS	6085 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
11310022	LARISA LEWIS	5081 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310023	RYAN GOLDSMITH	900 N GILA SPRINGS BLVD #124	CHANDLER	AZ	85226	
11310024	SAM AND IRENE SHILING	5081 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310025	JOSEPH TYE	3137 N KYLE LOOP	FLAGSTAFF	AZ	86004	
11310026	JOSEPH BARBEE	28312 S WASHINGTON ST	CHANDLER	AZ	85249	
11310027	DAVID AND KAY ORTEGA	31068 N 84TH WAY	CAVE CREEK	AZ	85331	
11310028	KYLE AND TRANG NGUYEN	2007 N OAK ST.	TUBA CITY	AZ	86045	
11310029	GREGG & AMY GOODELL	4549 E ROCK WREN RD	PHOENIX	AZ	85044	
11310030	ROY MESSNER	4971 E RETREAT CIRCLE	FLAGSTAFF	AZ	86004	
11310031	HARRIS-FULLERTON FAMILY LIVING TRUST DTD 07-25-12	13002 W SOLANO DR	LITCHFIELD PARK	AZ	85340	
11310032	OLBRUS JOHN G & KELLY E REVOCABLE TRUST DTD 02-17-93	PO BOX 608	MEDINA	WA	98039	
11310035	I & R ON THE ROCKS LLC	80 CHASEMOORE DR	LANGHORNE	PA	19053	
11310046	CURRENT HOMEOWNER	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11310035, 11310036, & 11310037	TRAILSEND RETREAT LLC	2410 E ROUTE 66	FLAGSTAFF	AZ	86004	
11317010	HWY 89 CAR WASH LLC	2452 S CLIFFVIEW ST	FLAGSTAFF	AZ	86004	
11317012	ALLEN JONATHAN Y & JOHE	4999 N PRIMROSE CIR	FLAGSTAFF	AZ	86001	
11317014	NAVAJO HOPI HEALTH FOUNDATION INC	PO BOX 600	TUBA CITY	AZ	86045	
11351027	FLORES JOHN A	6580 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
11351048	BONALLY RICHARD C JR & CECILIA M	4485 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11351049	SAUCEDO ALEJANDRA MARRUFO	4865 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11351052	BELLMORE CHRISTOPHER S	4845 E TRAILS END DR	FLAGSTAFF	AZ	86004	
30150014	STUMP RONALD E & CHRISTAL A CPWROS	7609 WHITEWOOD DR	FLAGSTAFF	AZ	86004	
30150015	DOBELL ERIN D	6580 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
30150016	STANLEY GAYLORD L & JOY I REVOCABLE TRUST DTD 12-30-19	1117 E MARINA LN	FLAGSTAFF	AZ	86004	
30150017	STANLEY GAYLORD	PO BOX 2987	FLAGSTAFF	AZ	86003	
11310001H	WIRTH JOELLE A LIVING TRUST DTD 12-03-20	8275 N DODGE AVE	FLAGSTAFF	AZ	86004	
11310001L	FOREST RING LLC	PO BOX 47838	PHOENIX	AZ	85068	
11310001M, 11310001N	C & G HOLDINGS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ	86004	
11310001R	FOREST RING LLC	PO BOX 47638	PHOENIX	AZ	85068	
11317007D	GOLDCOOTH JOHNNY	4910 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007F	ADSON HERMAN BRYAN JR & MARCELLA RUTH	PO BOX 1785	TUBA CITY	AZ	86045	
11317007F	CASTRO LOUIS & RACHEL	4930 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007G	GOODMAN DERECK & ELISABETH	4940 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007H	HARDESTY KEVIN L	4900 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007I	FRENETTE EDWARD F	4904 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317006B	LIVING CHRIST COMMUNITY CHURCH INC	6401 N HIGHWAY 89	FLAGSTAFF	AZ	86004	
11317013A, 11317013B	PAVLES INVESTMENTS LLC	2817 N GREGG DR	FLAGSTAFF	AZ	86001	
30150001H	KNB MOUNTAIN PROPERTIES LLC	7141 N HIGHWAY 89	FLAGSTAFF	AZ	86004	
30150004D	AT INVESTMENTS	7609 WHITEWOOD WAY	FLAGSTAFF	AZ	86004	
30150005B	HARTS GAS & FOOD LLC	3800-240 4TH ST SW	CALGARY	ALBERTA	T2P 4H4	CANADA
30150006G	GREER ROBERT H JR	PO BOX 1915	SEDONA	AZ	86339	
30150005H	XPRESS DIRT LLC	8120 DONEY PARK LN	FLAGSTAFF	AZ	86004	
30150013A, 30150013B	MANLEY MATTHEW SEAN	500 PANORAMA BLVD	SEDONA	AZ	86336	
30150012A	DOBELL ERIN D	6080 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
30150018A	COFFEE BEANERY LLC	PO BOX 1506	FLAGSTAFF	AZ	86003	
	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
MICHELE A. JAMES	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
	NORTHERN ARIZONA BUILDING ASSOCIATION	1500 EAST CEDAR AVENUE, SUITE 36	FLAGSTAFF	AZ	86004	
JEFFREY HERD	NORTHERN ARIZONA ASSOCIATION OF REALTORS	1515 EAST CEDAR AVENUE, SUITE C-4	FLAGSTAFF	AZ	86004	
	TISH BOGAN-OSWALD	5271 MT. PLEASANT DRIVE	FLAGSTAFF	AZ	86004	
	MARILYN WESSMAN	1099 EAST APPLE WAY	FLAGSTAFF	AZ	86001	
MAURY HERMAN	COAST AND MOUNTAIN PROPERTIES	3 NORTH LEREEK STREET	FLAGSTAFF	AZ	86001	
	NAT WHITE	1120 NORTH ROCKRIDGE ROAD	FLAGSTAFF	AZ	86001	
	CHARLIE SILVER	720 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001	
	BETSY MCKELLAR	680 S ASH LANE	FLAGSTAFF	AZ	86004	
	DAVID CARPENTER	405 S RIVER RUN SUITE 100	FLAGSTAFF	AZ	86001	
DORENDA COLEMAN	ARIZONA ARMY NATIONAL GUARD, AZAA-FMO	5636 E MCDOWELL RD, M5200	PHOENIX	AZ	85008	
MARY BETH DREUSKE	US NAVY, INTERGOVERNMENTAL BRANCH	850 PACIFIC HIGHWAY, BUILDING 1 – 5TH FLOOR, SUITE 513	SAN DIEGO	CA	92101	
	CELIA BAROTZ	1054 N CREST STREET	FLAGSTAFF	AZ	86001	
	NORM WALKER	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004	
JAY CHRISTELMAN	COCONINO COUNTY COMMUNITY DEVELOPMENT DIRECTOR	1500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001	
	TYLER DENHAM	300 W FOREST MEADOWS ST, APT 119	FLAGSTAFF	AZ	86001	
JESS MCNEELY	COCONINO COUNTY COMMUNITY DEVELOPMENT	2500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001	
STEVE PINCH	FLAGSTAFF LODGING, RESTAURANT & TOURISM ASSOCIATION	PO BOX 30622	FLAGSTAFF	AZ	86003	
	ADRIAN SEABELUND	819 WEST GRAND CANYON AVENUE	FLAGSTAFF	AZ	86001	
	RACHEL BASS	1083 W EASTERDAY LANE	FLAGSTAFF	AZ	86001	
GENEVIEVE PEARTHREE	CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DIVISION	211 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001	
MATT RYAN	COCONINO COUNTY CHAIRMAN OF THE BOARD OF SUPERVISORS	219 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	
ARMANDO RUIZ	COCONINO COUNTY ASSESSOR	110 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	
PATTY HANSEN	COCONINO COUNTY RECORDER	110 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in Sections 10-20.30.060.A, 10-20.30.060.B, and 10-20.30.060.C of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Planning Director prior to the fifteenth day before the public hearing date.**

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this 30 day of November, 2021 by: Gina Ramirez

_____
Notary Public

GINA RAMIREZ
Notary Public - Arizona
Pima County
Commission # 607371
My Comm. Expires Jun 30, 2025

My Commission Expires:

June 30, 2025

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

November 16, 2021

Dear Neighbor,

Flagland LLC would like to invite you to the public hearings to consider the annexation and Zoning Map Amendment applications (COF PZ-20-00164-03 & PZ-20-00164-04) for a parcel of land that is currently located within Coconino County. The subject parcel is located at 7000 N. Highway 89. The Planning & Zoning meeting is scheduled on **Wednesday, December 8, 2021 at 4 pm**. The City Council Annexation Public Hearing will be on **Tuesday, January 4, 2022 at 3pm.** The City Council Meeting (1st read) will be on **Tuesday, January 18, 2022 at 3pm** and the 2nd read will be on **Tuesday, February 1, 2022 at 3pm**.

The Planning & Zoning Commission serves as an advisory board to the City Council on matters relating to the growth and physical development of the City. The Planning & Zoning Commission will conduct a public hearing for the Applications and may forward a recommendation on for the City Council's consideration. Upon receipt of a recommendation from the Planning & Zoning Commission, the City Council will conduct a public hearing and take action on the Applications. Any interested person or authorized agent may appear and be heard.

Planning and Zoning meetings are currently being held virtually. For instruction on the how to attend the virtual meetings visit the following link: https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission. Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below, please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: https://www.flagstaff.az.gov/328/Meetings. The meetings will continue to be live streamed on the City's website: https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland LLC has the intention of building a Rehabilitation Substance Treatment Campus on the subject property, which is currently an allowed use within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC requests to annex this County parcel into the City limits and designate this Campus to have the comparable City zoning district of Highway Commercial (HC) with a Resource Protection Overlay (RPO), which also allows this use.

The Concept Zoning Map Amendment application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The request is to change the zoning from Highway

Commercial (HC) with a Resource Protection Overlay (RPO) to Rural Residential (RR) with a Resource Protection Overlay (RPO) after the parcel is annexed into the City limits.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The parcel to be annexed is a part of an overall project that is called Flagstaff Rehab Campus and will consist of four proposed parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be used for future development. Access to the site will be provided by two new full access driveways on N. Highway 89. Please contact Genevieve Pearthree, the City Planner assigned to this case, with questions about the City review and public hearing process. She can also provide copies of the application and development file.

We hope to see you there. If you are unable to attend, please provide comments in the space below. Written comments may be submitted to CDPandZCommission@flagstaffaz.gov or Genevieve.pearthree@flagstaffaz.gov.

Sincerely,
Shephard – Wesnitzer, Inc.

Stephen C Irwin

Stephen C. Irwin, P.E.
Project Engineer

Please see below for the developer's representative contact information:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Senior Planner
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
Genevieve.pearthree@flagstaffaz.gov

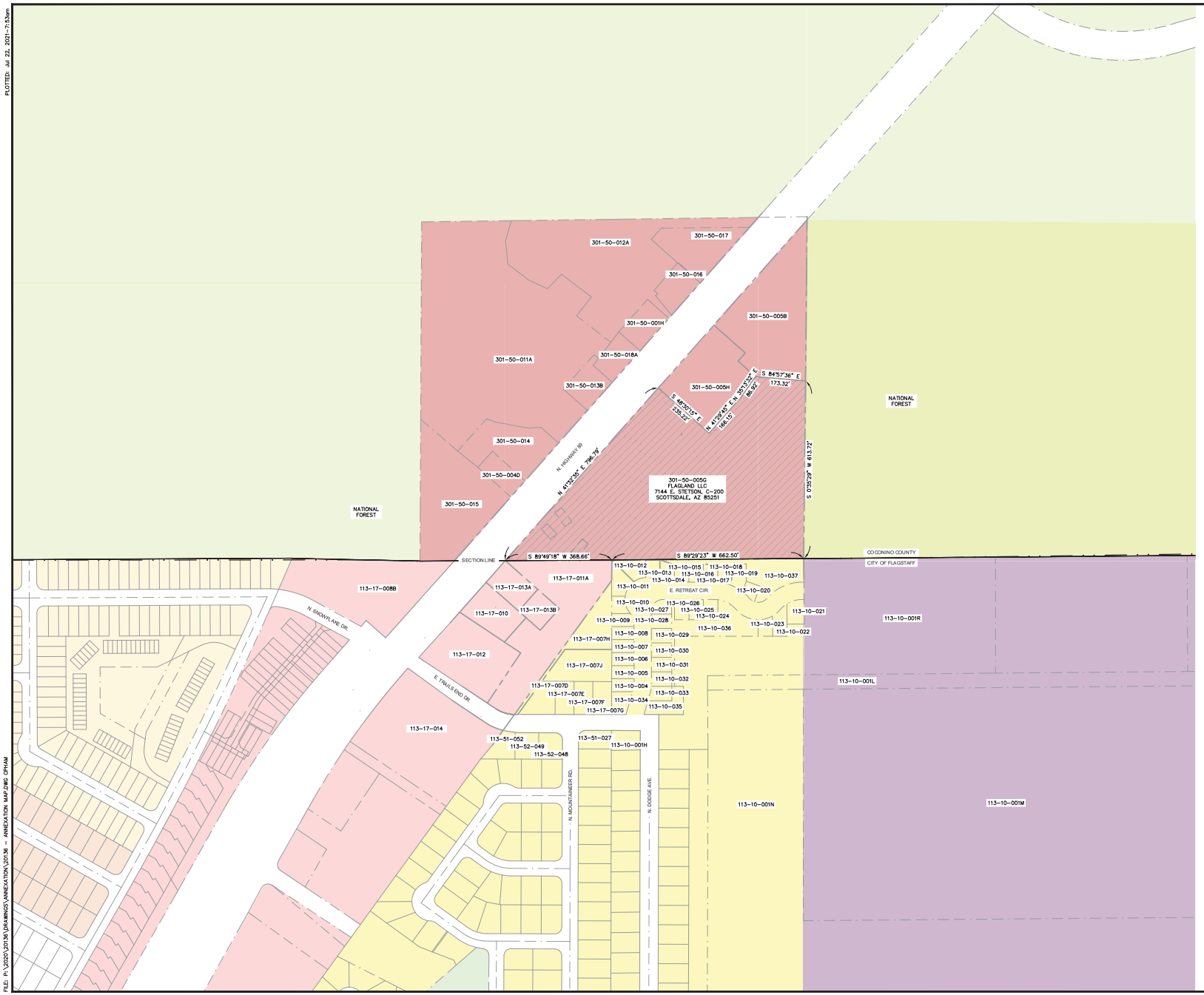
COMMENTS REGARDING THIS DEVELOPMENT

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, Arizona 86001

928.773.0354 ph
928.774.8934 fx

info@swiaz.com
www.swiaz.com



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

REVISIONS

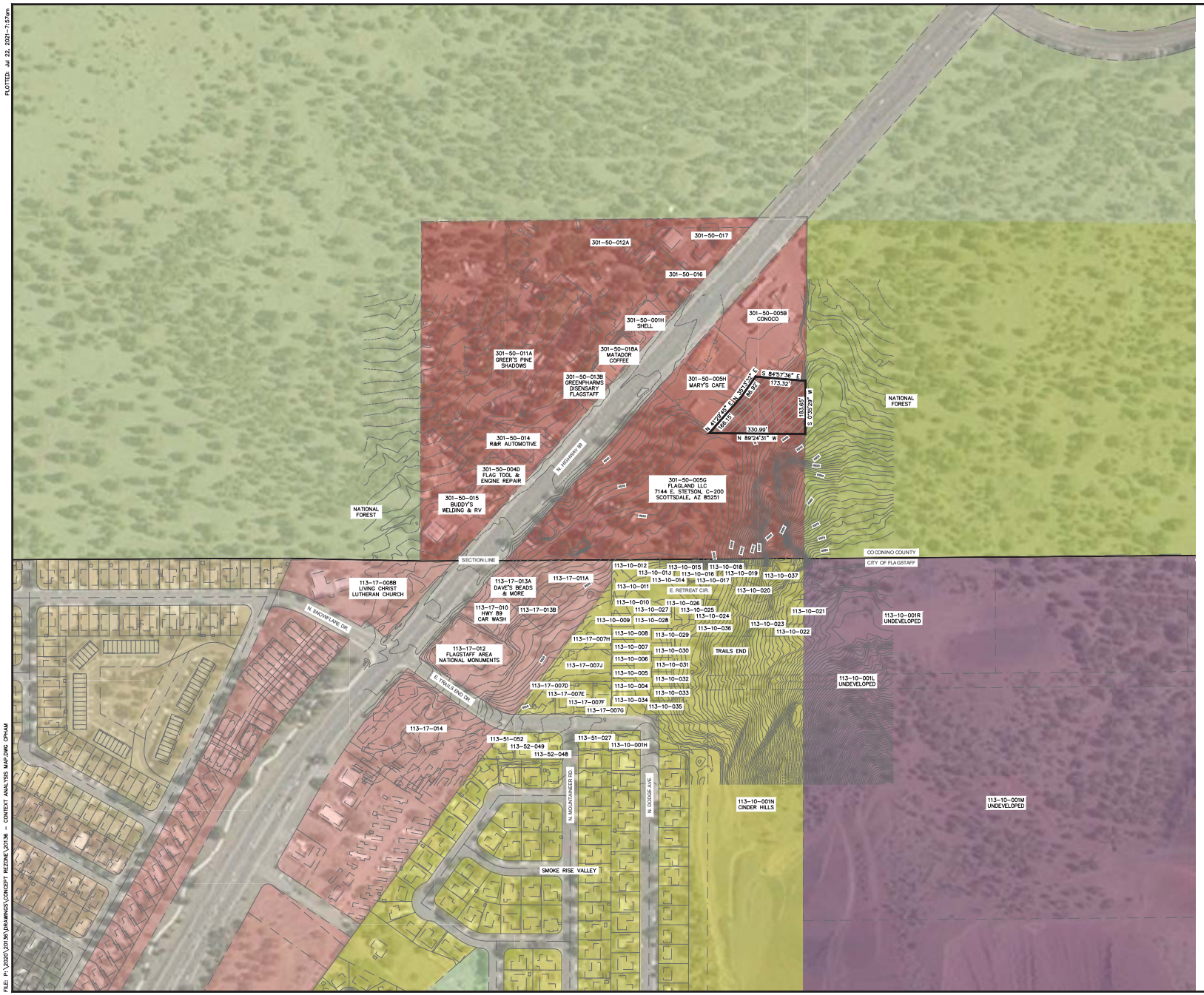
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jul 22, 2021-7:43am
FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



LEGEND

PROPERTY TO BE REZONED

EXISTING PROPERTY LINE

CITY LIMITS

CITY OF FLAGSTAFF ZONING

R1	SINGLE-FAMILY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
MH	MANUFACTURED HOUSING
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
PF	PUBLIC FACILITY
"CITY"	CITY OF FLAGSTAFF

COCONINO COUNTY ZONING

AR-5	AGRICULTURAL RESIDENTIAL (5 AC)
AR-2 1/2	AGRICULTURAL RESIDENTIAL (2.5 AC)
CH-10,000	COMMERCIAL HEAVY
"COUNTY"	COCONINO COUNTY

SCALE 1" = 150'
0 75 150

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWING: CNP
DESIGN: CNP
CHECKED: SCI

SVA
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

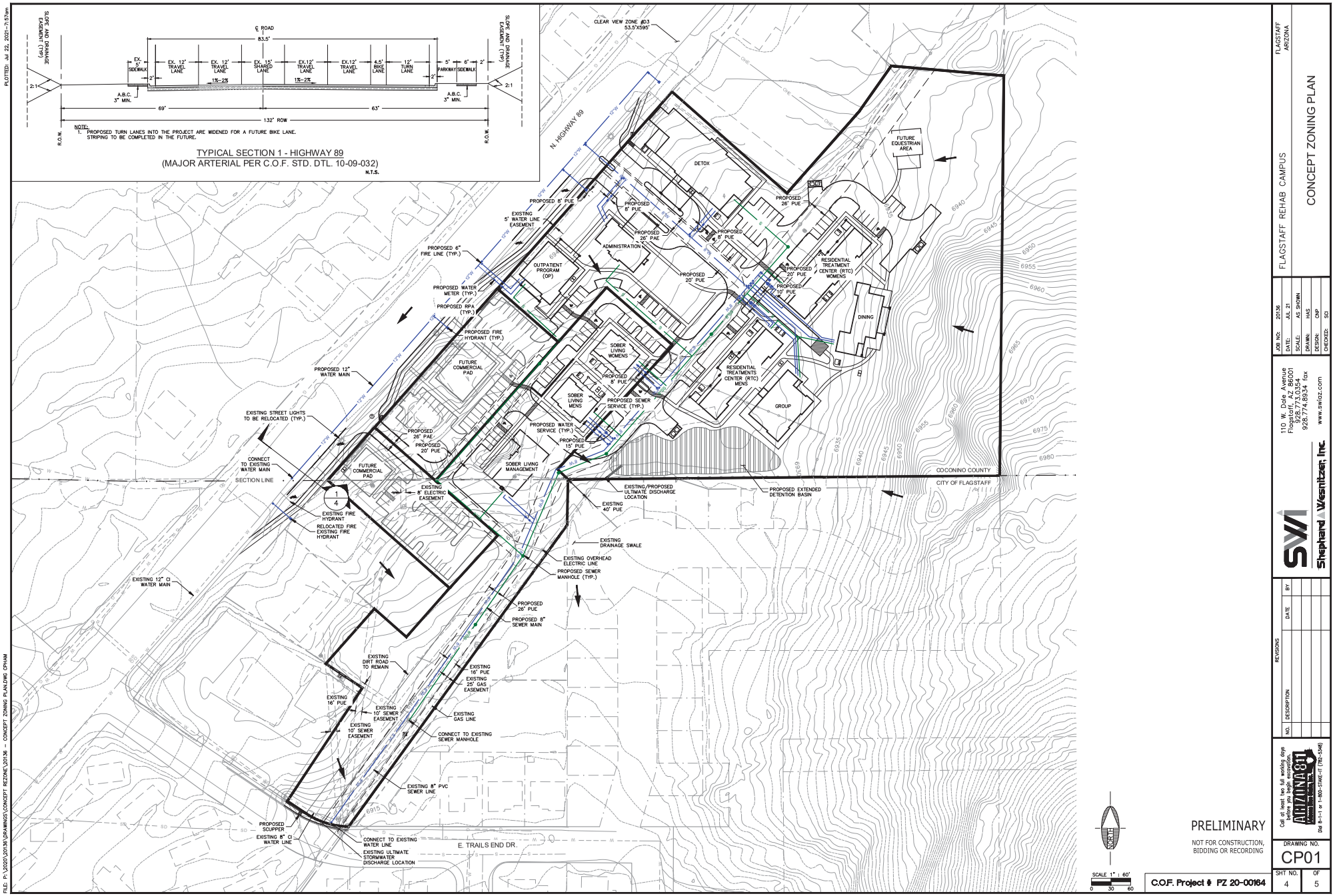
NO.	DESCRIPTION	DATE	BY
	REVISIONS		

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jul 22, 2021 - 7:57am
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 60'
0 30 60

C.O.F. Project # FZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SO

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

SHT NO. 4 OF 5

PLOTTED: Jul 22, 2021 - 7:57am

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Genevieve Pearthree, Senior Planner
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Public Hearing, Consideration, and Adoption of Ordinance No. 2022-02: An Ordinance of the City Council of the City of Flagstaff, amending the Flagstaff Zoning Map to rezone approximately 1.09 acres of real property generally located at 7000 North Highway 89, a portion of APN 301-50-005G, from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) with a Resource Protection Overlay (RPO) with conditions, providing for severability, authority for clerical corrections, and establishing an effective date. ***(Flagstaff Rehab Campus Concept Zoning Map Amendment: Project Number PZ-20-00164-04).***

STAFF RECOMMENDED ACTION:

At the January 18, 2022 Council Meeting:

1) Hold the Public Hearing
2) Read Ordinance No. 2022-02 by title only for the first time
3) City Clerk reads Ordinance No. 2022-02 by title only (if approved above)

At the February 1, 2022 Council Meeting:

4) Read Ordinance No. 2022-02 by title only for the final time
5) City Clerk reads Ordinance No.2022-02 by title only (if approved above)
6) Adopt Ordinance No. 2022-02

Executive Summary:

Concept Zoning Map Amendment, by Flagland LLC, of approximately 1.09 acres located at 7000 North Highway 89 from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) with a Resource Protection Overlay (RPO). The Planning & Zoning Commission held a public hearing on this request on December 8, 2021. In a 5-0 vote the Commission recommends that the City Council approve this request subject to the conditions as drafted by staff.

Financial Impact:

No financial impacts are anticipated with this request.

Policy Impact:

There are no policy impacts affiliated with this request.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

1. Safe & Healthy Community:
    - Foster a safe, secure, and healthy community
2. Sustainable, Innovative Infrastructure
    - Support the community's social infrastructure needs; assist those partner organizations that provide services the City does not
3. Robust Resilient Economy
    - Grow and strengthen a more robust, diverse, and resilient economy
4. Livable Community
    - Create a welcoming community through partnerships, resilient neighborhoods, and civic engagement
    - Provide amenities and activities that support a healthy lifestyle

Regional Plan

- A complete analysis of the Regional Plan goals and policies can be found in the attached project narrative and Planning & Zoning Commission staff report dated November 23, 2021.

Carbon Neutrality Plan

- DD-2: Create inclusive networks for walking and biking that are continuous, attractive, safe, comprehensive, and convenient for people of all ages.

Has There Been Previous Council Decision on This:

On January 4, 2022, and January 18, 2022, the City Council held public hearings to consider and adopt Ordinance No. 2022-01 to annex 10.05 acres of land, located at 7000 North Highway 89 and further described as Coconino County Assessor's Parcel Number 301-50-005G, into the corporate limits of the City of Flagstaff, and establish city zoning for said land as Highway Commercial (HC) with a Resource Protection Overlay (RPO). The Planning & Zoning Commission in a public hearing on December 8, 2021 recommended 5-0 to forward the Concept Zoning Map Amendment request to the City Council with a recommendation of approval with conditions. The 1.09-acre section of parcel 301-50-005G that is the subject of this rezoning request is part of the larger 10.05-acre parcel subject to the concurrent annexation request.

Options and Alternatives:

1) Approve the Concept Zoning Map Amendment with the conditions as presented by Staff and as recommended by the Planning and Zoning Commission.
2) Approve the Concept Zoning Map Amendment with additional conditions, deleted conditions, or modified conditions.
3) Deny the Concept Zoning Map Amendment for non-compliance with the Regional Plan, the Zoning Code, and/or Arizona Revised Statutes.

The Planning and Zoning Commission voted 5-0 to forward the Concept Zoning Map Amendment request with a recommendation of approval with the following conditions:

1. The subject property shall be developed in substantial conformance with the Concept Plan, Natural Resource Protection Plan, and project narrative including but not limited to the proposed density, intensity, and general layout of the site, deemed “Complete with Conditions” by the Inter-Division Staff (IDS) on March 16, 2021.
2. The proposed Equestrian Recreational Facility will be an accessory use to the primary Custodial Care Use, shown in the Concept Plan as a mental behavioral health and substance abuse treatment campus.
3. The proposed development shall obtain a Conditional Use Permit for the Equestrian Recreational Facility, as required by the Zoning Code, as a condition of Site Plan approval.

4. The proposed development shall meet all requirements for the keeping of horses as stated in City Code Section 6-03: Animal Keeping.
5. The proposed development shall meet all other requirements of the Zoning Code and other City codes, ordinances, and regulations.
6. In the event the property is rezoned, and the developer fails to obtain final Civil Plan approval within two years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the property to revert to the former classification of Highway Commercial (HC) with a Resource Protection Overlay (RPO) in accordance with A.R.S. § 9-462.01

Background/History:

The applicant, Flagland LLC, requests a Concept Zoning Map Amendment to rezone an approximately 1.09-acre section of a larger 10.05-acre parcel from Highway Commercial (HC) zoning to the Rural Residential (RR) zoning. This parcel is subject to a concurrent Annexation request (PZ-20-00164-03). Flagland LLC proposes to develop a mental behavioral health and substance abuse treatment campus and set aside two areas for future commercial development (conceptually shown as restaurant/café uses).

The purpose of the Concept Zoning Map Amendment is to allow the development of an equine therapy facility, which will be an accessory use to the larger campus and will be located on the northeastern portion of the site. Large livestock are not currently allowed in the HC zone per City Code Section 6-03-001-0003: Keeping of Livestock, but they are allowed in the RR zone, subject to specific rules and restrictions. Further, RR zoning permits an Equestrian Recreational Facility use with a Conditional Use Permit (CUP), subject to approval by the Planning and Zoning Commission. The facility will consist of an 1,800 square foot stable with a 700 square foot patio, and associated pasture/paddock area.

An applicant requesting an amendment to the Zoning Map may elect to pursue either a “Direct to Ordinance with a Site Plan” or “Authorization to Rezone with a Concept Zoning Plan” per Section 10-20.50.040.D of the Zoning Code. The Direct to Ordinance with a Site Plan process requires the applicant to submit fully developed site plans with all supporting information required for Site Plan review concurrently with the Zoning Map amendment application. Once the Zoning Map amendment is approved by the Council, then the applicant can proceed directly to the construction plan and building permit review. The Authorization to Rezone with a Concept Zoning Plan process allows the applicant to prepare a concept zoning plan and pursue Site Plan application after Council approves the Zoning Map Amendment.

A Concept Zoning Plan should consist of a plan with proposed use(s), vicinity maps, context map, concept phasing, housing types if applicable and a proposed circulation map. This means that staff has not reviewed building heights, development standards, landscape plans, outdoor lighting plans, signage plans, or architectural design standards for this project in a detailed and cohesive manner. These reviews will only take place after the Zoning Map Amendment is approved.

Community Benefits and Considerations:

Community benefits and considerations related to this request are addressed in more detail in the attached Planning & Zoning Commission Staff Report, dated November 23, 2021.

Community Involvement:

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for a Concept Zoning Map Amendment. In accordance with City Code, a notice of the public hearing was provided by placing an ad in the Arizona Daily Sun, posting at least one sign on the property, and mailing a notice to all property owners within 600 feet of the site (exceeding the 300-foot minimum notification area), and to the City's "Registry of Persons and Groups." All notifications were completed at least 15 days prior to the first scheduled public hearing. A copy of the publication notice, pictures of the postings, a mailing list, and a copy of the mailing notice are included in the attached Public Participation Plan.

The Planning and Zoning Commission held a public hearing on this application on December 8, 2021. The Commission recommended approval of the Concept Zoning Map Amendment by a unanimous vote (5-members present). No public comments were received.

The applicant held a virtual neighborhood meeting on June 30, 2021 via Zoom as part of the Neighborhood Meeting public notification process required for Concept Zoning Map Amendments. During the meeting the applicant provided background information about the project and answered questions posed by meeting attendees through the meeting chat or verbally. The applicant created a Record of Proceedings, which was provided to meeting attendees via hard copy mail and email in accordance with city code (and is included as part of the Public Participation Plan). Staff was subsequently contacted by three community members who requested additional information about the development.

Attachments:

City Council Presentation
Ord. 2022-02
Exhibit A - Legal Description
Legal Ad
Vicinity Map
Zoning Vicinity Map
Concept Plan, Concept Plat, & Concept Zoning Map Amendment
Concept Building Materials, Elevations, Floor Plans, Civic Space
Project Narrative and Regional Plan Analysis
Public Participation Plan
NRPP for RR section
P&Z Staff Report



Flagstaff Rehab Campus Concept Zoning Map Amendment Request

Ordinance No. 2022-02

City Council | January 18, 2022

Genevieve Pearthree | Senior Planner

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Rezoning Request Overview

- **Request:** Rezone approximately 1.09 acres of larger 10.05-acre parcel at 7000 North Highway 89
- **Requested Zoning**: Rural Residential (RR) with a Resource Protection Overlay (RPO)
- **Previous Zoning:** Highway Commercial (HC) with a RPO
  - 10.05-acre parcel must first be annexed into the City of Flagstaff corporate limits and be designated with Highway Commercial (HC) zoning and a RPO (Ordinance 2022-01)
- **Purpose:** Allow an equine (horse) therapy facility
  - RR zone allows Equestrian Recreational Facility with a Conditional Use Permit (future submittal)
  - Police Code (Animal Regulations) allow large livestock (including horses) in RR zone
  - Accessory use to the primary use: 174-bed mental behavioral health and substance abuse treatment campus

Project Location

7000 N. Highway 89

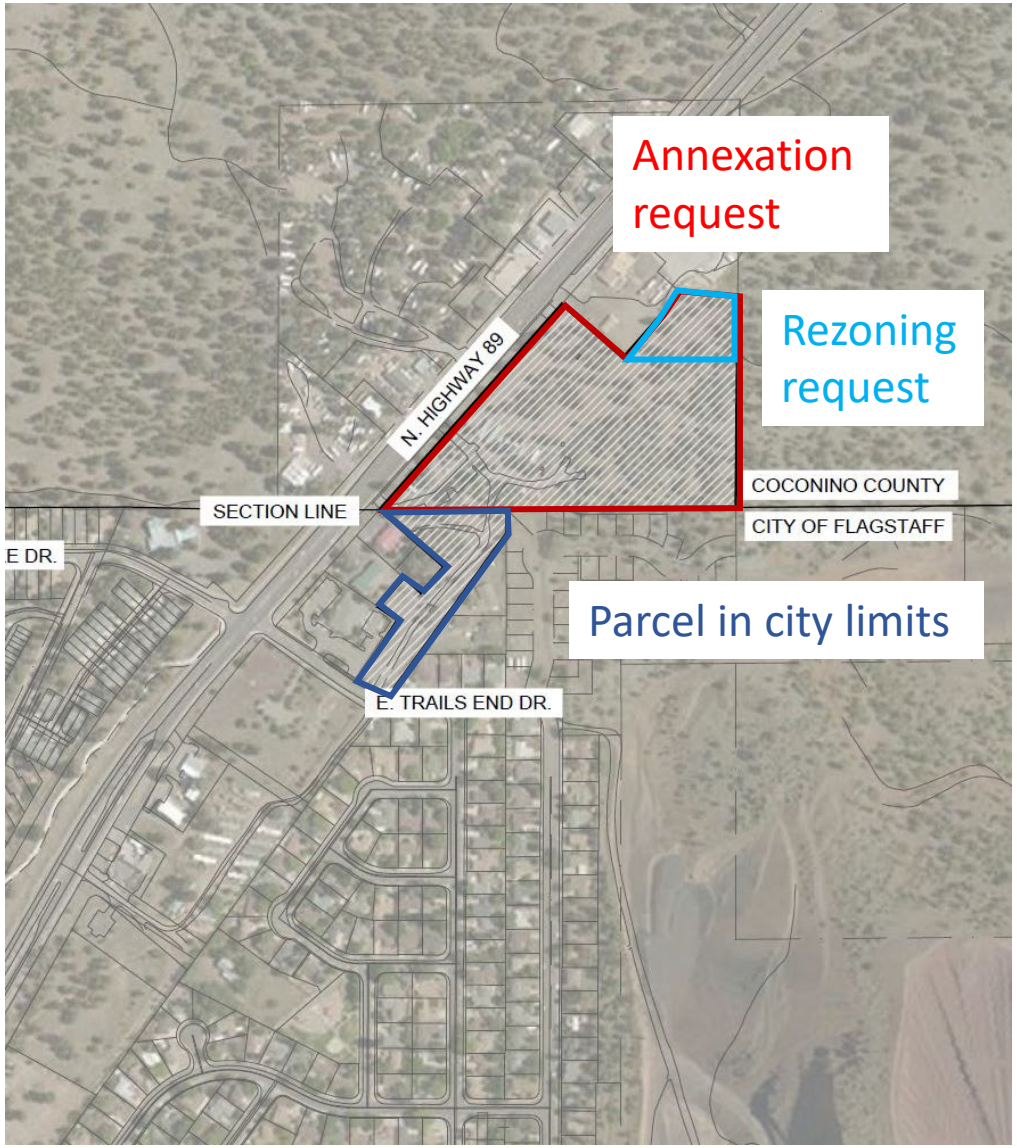


Types of Zoning Map Amendments

- Direct to Ordinance with a Site Plan
  - Requires applicant to submit fully developed site plans with all supporting information required for a Site Plan review
  - Once a Zoning Map Amendment is approved by Council, the project can proceed directly to construction plan review
- Concept Zoning Map Amendment
  - Process allows a Concept Plan (applicant pursues Site Plan approval after rezoning)
  - Staff has not reviewed building heights, landscape plans, outdoor lighting plans, signage or architectural design standards

Development Overview

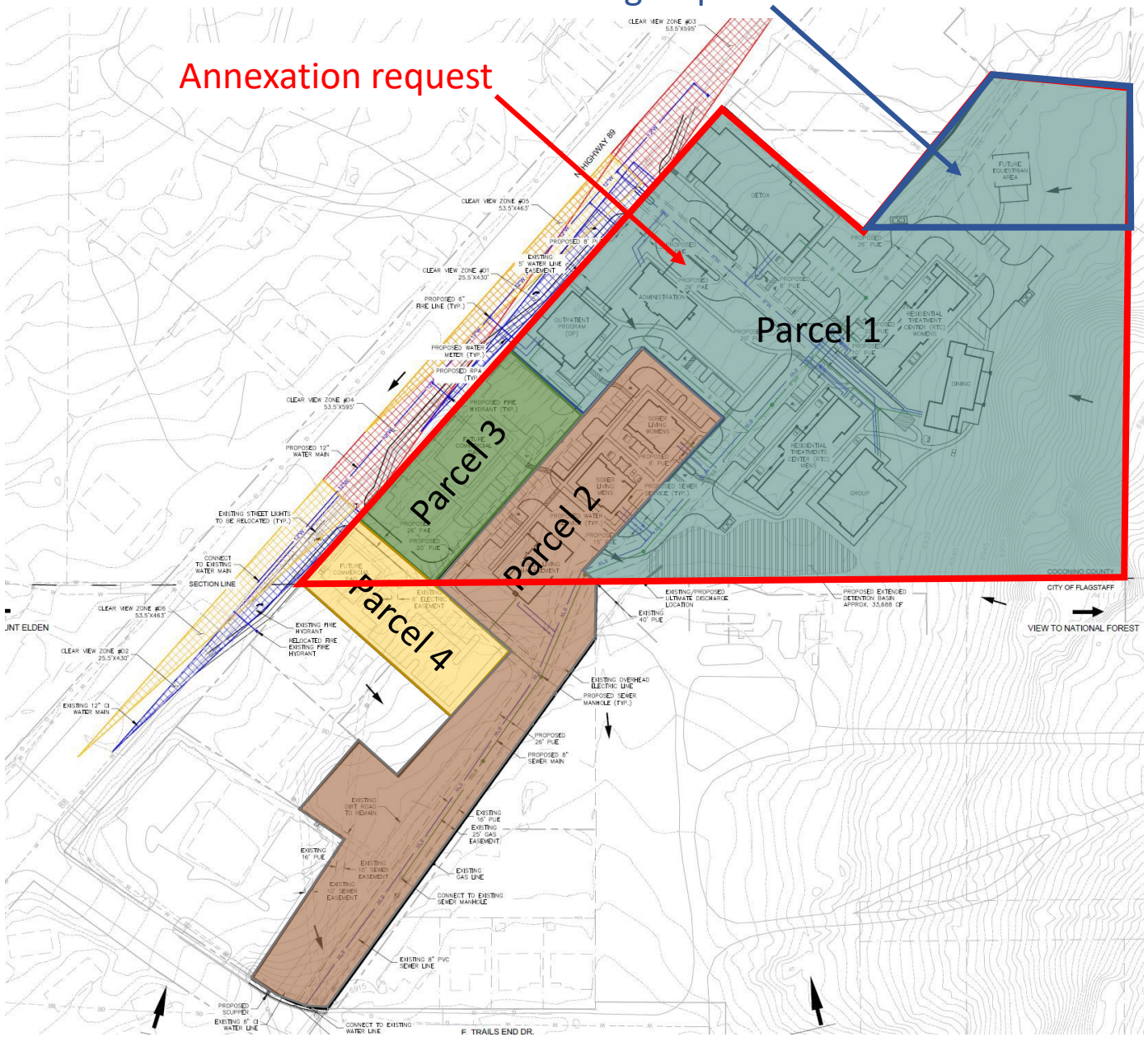
- Site is 12.20 acres total
  - Developer will combine 10.05-acre parcel with 2.15-acre vacant parcel to the south (in city limits)
  - Developer will subdivide site into 4 parcels
- 174-bed mental behavioral health and substance abuse treatment campus
  - Parcel 1: Detox & Residential Treatment Center (includes equine therapy facility—focus of rezoning request)
  - Parcel 2: Sober Living Facility
- Parcels 3 & 4: 2 Commercial pads (future development)



Concept Plat

"Complete with Conditions" by IDS staff on May 19, 2021

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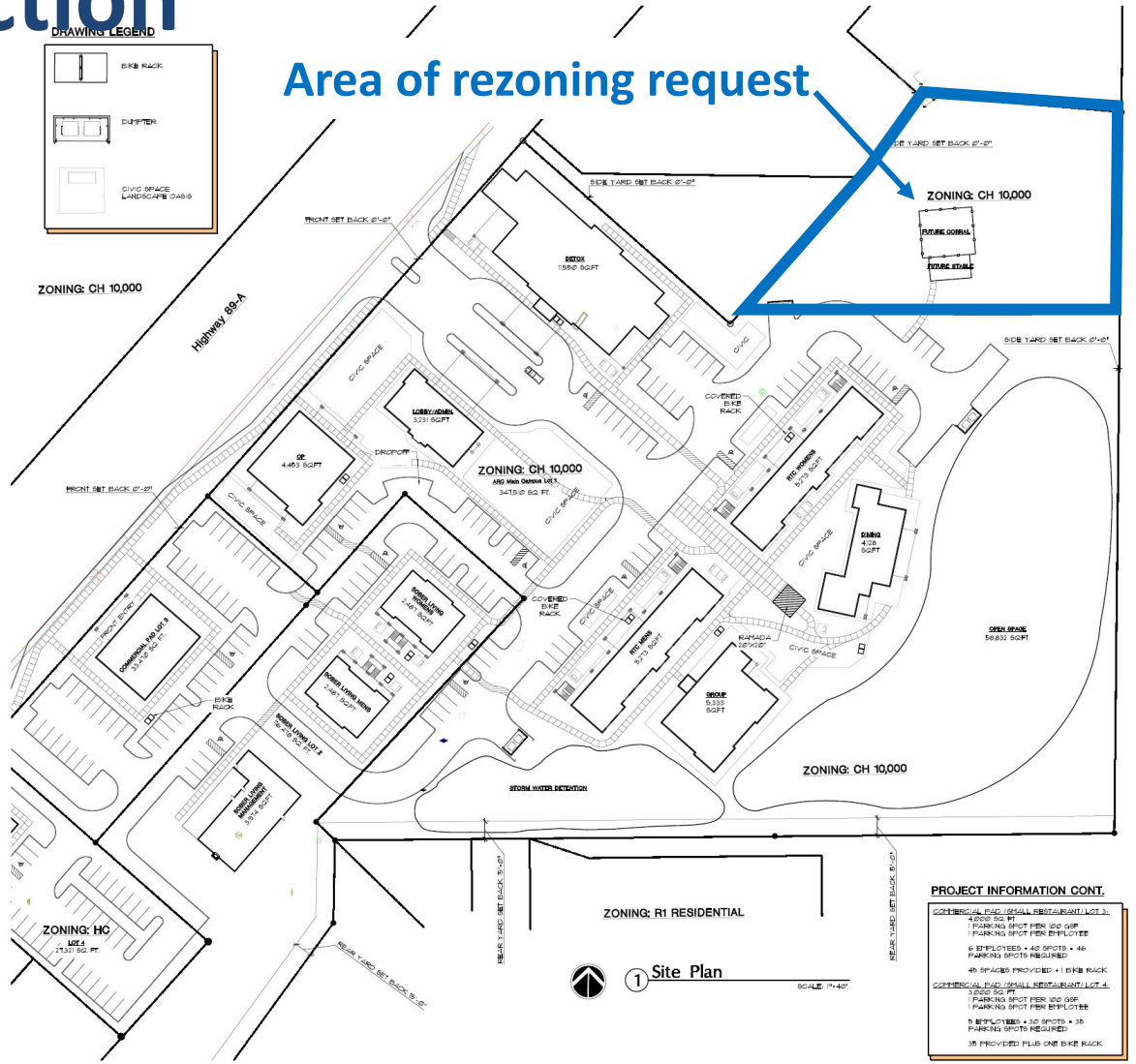


Concept Plan

Rural Residential (RR) Zone Section

- Allows Equestrian Recreational Facility with Conditional Use Permit (future submittal) granted by P&Z
- Proposed 1,800 sq. ft. stable, 700 sq. ft. patio, pasture/paddock area

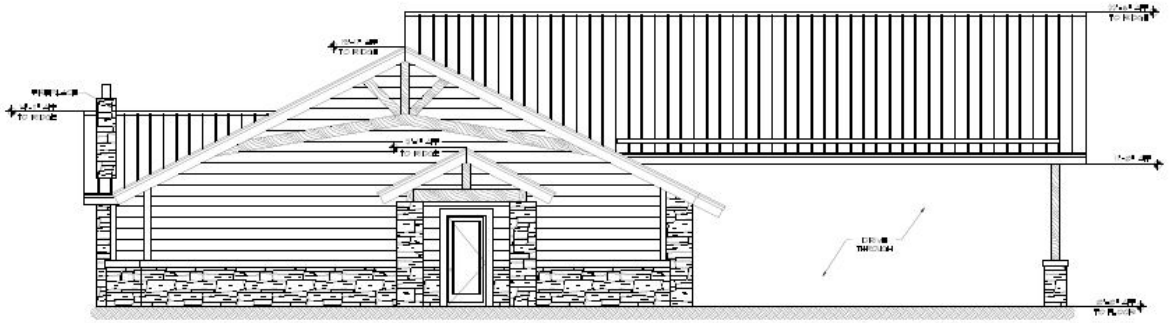
- *"Complete with Conditions" by IDS staff on March 16, 2021 (informal approval)*
- *Site Plan review (future submittal) will provide formal approval*



Proposed Building Elevations & Materials

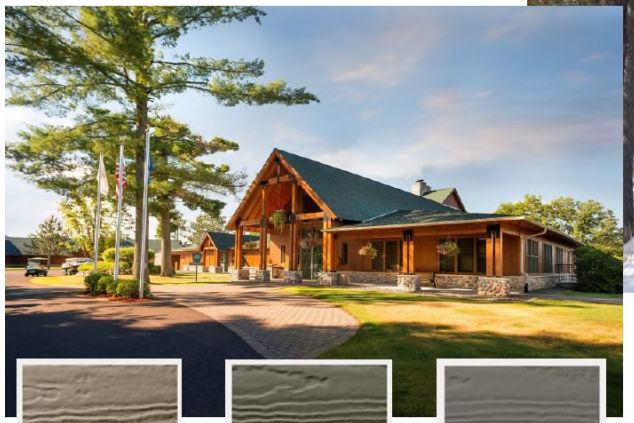


1 SOUTH ELEVATION



2 WEST ELEVATION

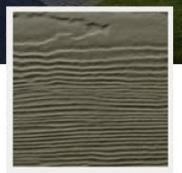
Flagstaff Location



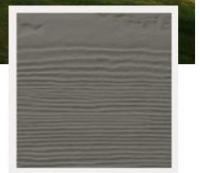




Khaki Brown ›



Timber Bark ›



Aged Pewter ›



Ledgestone Series

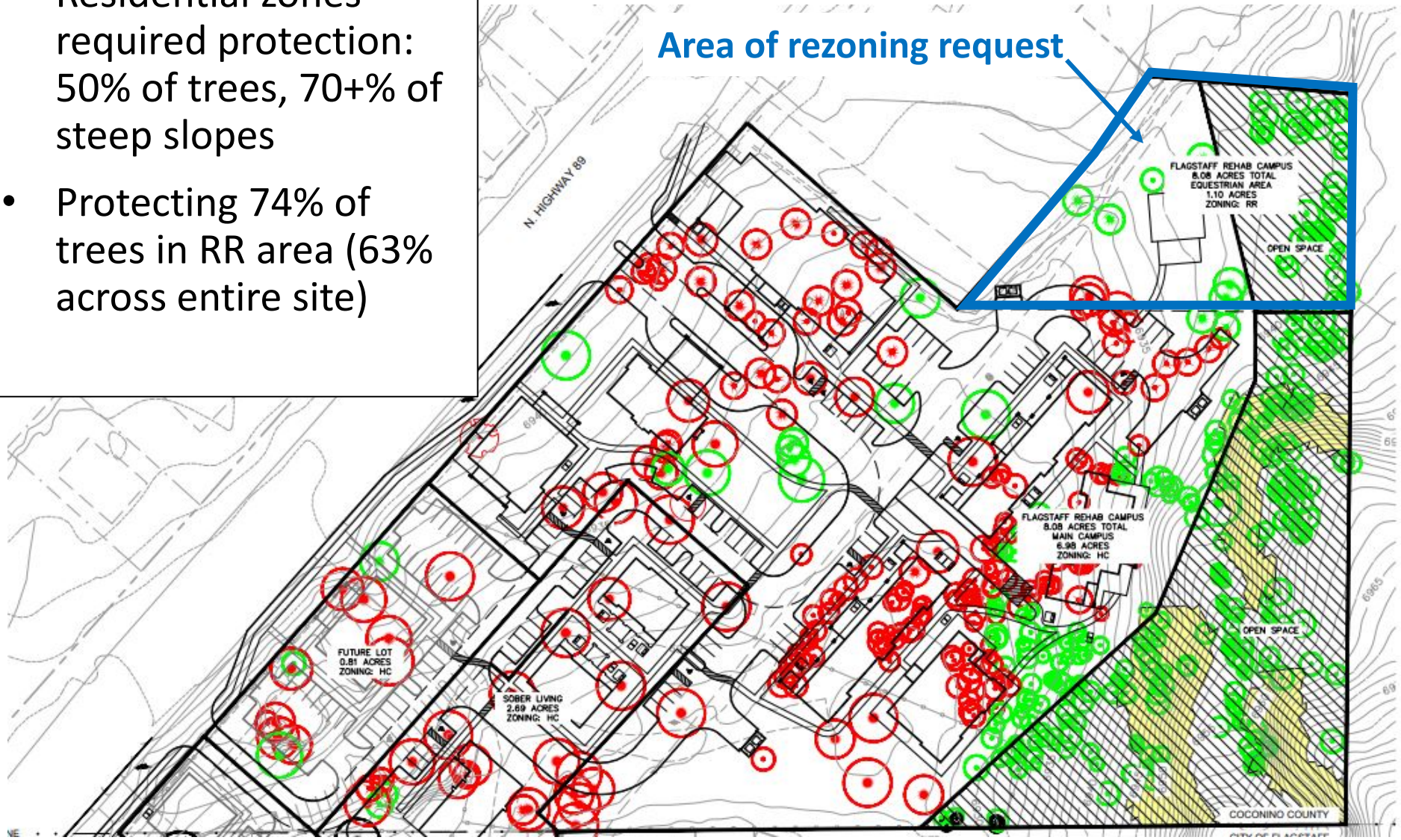


Stone Combinations

For reference only. Development layout, building elevations, etc., will be formally approved with Site Plan (future submittal)

Concept Natural Resource Protection Plan

- Residential zones required protection: 50% of trees, 70+% of steep slopes
- Protecting 74% of trees in RR area (63% across entire site)



PRESERVED TREES

DISTURBED TREES

EXISTING SLOPE 17–24.99%

DISTURBED SLOPE 17–24.99%

NOTES:

1. PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
2. EXISTING SLOPES ON THE SITE DO NOT EXCEED 24.99%.
3. EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
4. PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10-50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

STEEP SLOPE RESOURCES	
	COMMERCIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	**152**

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	303,841
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	45,576
REQUIRED OPEN SPACE (SF)	45,576
PROVIDED OPEN SPACE (SF)	74,832
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,630
1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110. 2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.	

Public Systems Analysis

Same as analysis for concurrent Annexation request

- Traffic improvements:
  - 2 new driveways and right turn lanes off Highway 89
  - New sidewalk, parkway, curb, gutter along Highway 89
- Water/Sewer improvements:
  - Required to build all on-site infrastructure
  - Extend existing 12-inch water main along Highway 89
  - Extend 8-inch sewer line across entire property
- Stormwater improvements:
  - Build new LID basin to capture and meter out stormwater

Citizen Participation

- Neighborhood meeting: June 30, 2021
  - Public Participation Report attached
- Planning and Zoning Commission: December 8, 2021
  - Voted 5-0 for recommendation of approval with conditions
- City Council Public Hearing: January 4, 2022
- City Council Ordinance 1st Read: January 18, 2022
- City Council Ordinance 2nd Read: February 1, 2022

Zoning Map Amendment Findings

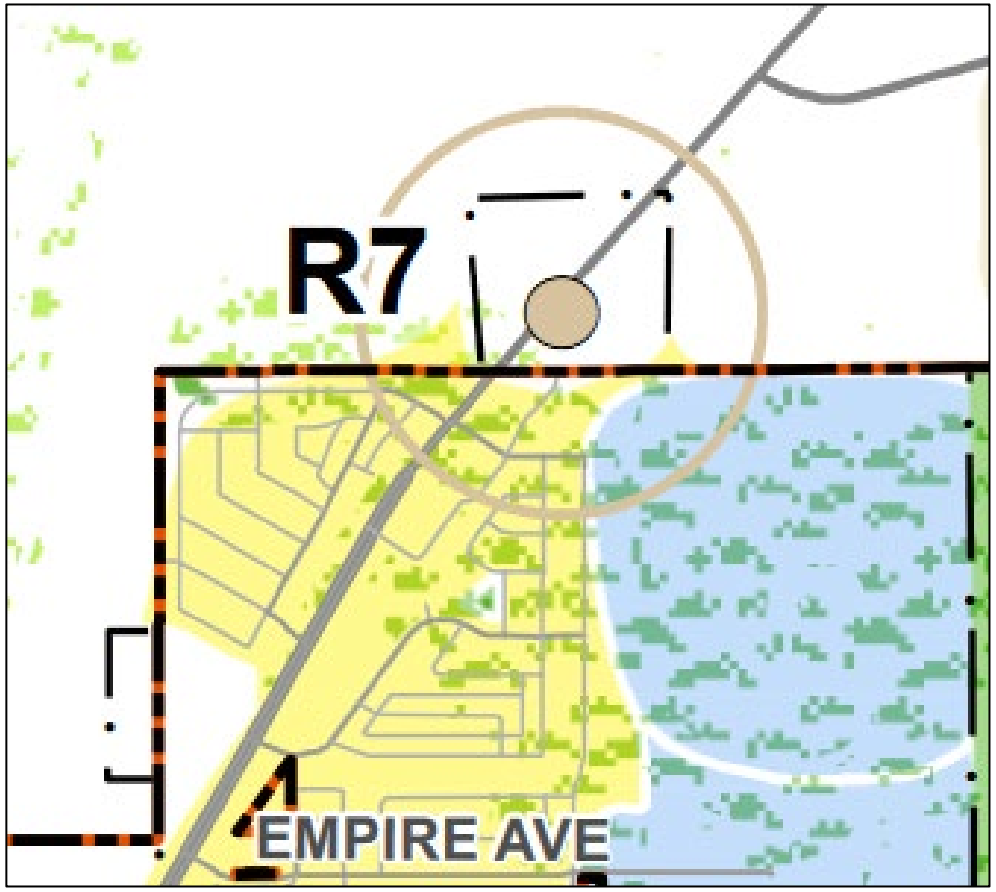
Finding #1

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans

Finding for Approval #1

Flagstaff Regional Plan 2030

- The overall building type and land use proposal meet the intent of the Future Growth Illustration for this area (Area in White; Future Rural Activity Center)
- In Urban Growth Boundary
- Applicant narrative outlines conformance with Regional Plan (staff did not identify any conflicting goals/policies)



Zoning Map Amendment Findings

Finding #2

The proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff, and will add to the public good as described in the General Plan

- Development will provide a substance abuse treatment campus for Flagstaff and surrounding communities,
- Intent to construct a visually appealing project for people entering the City limits
- Equine therapy program aims to positively contribute to patients' cognitive, physical, emotional, and social well-being, achieve goals set forth by the clinical team, and promote the development of life skills to achieve patients' educational, professional, and personal goals

Zoning Map Amendment Findings

Finding #3

The site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located

Zoning Map Amendment Findings

Finding #3: Adequacy of Site

- The Inter-Division Staff reviewed the application and concluded the that the site was suitable for the proposed development
- The IDS team based its conclusion on the review of all applicable codes and requirements as well as impact analyses for the site

Staff Recommendation

Staff believes the proposed Concept Zoning Map Amendment is in substantial conformance with the required findings

Staff and the Planning & Zoning Commission **recommend the City Council approve an amendment to the Zoning Map** for 1.09 acres from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a Resource Protection Overlay (RPO), **subject to the following conditions:**

1. The subject property shall be developed in substantial conformance with the Concept Plan, Natural Resource Protection Plan, and project narrative including but not limited to the proposed density, intensity, and general layout of the site, given a "Complete with Conditions" by the Inter-Division Staff (IDS) on March 16, 2021
2. The proposed Equestrian Recreational Facility will be an accessory use to the primary Custodial Care Use, shown in the Concept Plan as a 174-bed mental behavioral health and substance abuse treatment campus

Staff Recommendation

3. The proposed development shall obtain a Conditional Use Permit for the Equestrian Recreational Facility, as required by the Zoning Code, as a condition of Site Plan approval
4. The proposed development shall meet all requirements in City Code section 6-03: Animal Keeping for the keeping of horses
5. The proposed development shall meet all other requirements of the Zoning Code and other City codes, ordinances, and regulations
6. In the event the property is rezoned, and the developer fails to obtain final Civil Plan approval within two years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the property to revert to the former classification of Highway Commercial (HC) with a Resource Protection Overlay (RPO) in accordance with A.R.S. § 9-462.01



Questions or Comments?

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ORDINANCE NO. 2022-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF ZONING MAP TO REZONE APPROXIMATELY 1.09 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 7000 NORTH HIGHWAY 89, A PORTION OF APN 301-50-005G FROM THE HIGHWAY COMMERCIAL (HC) ZONE WITH A RESOURCE PROTECTION OVERLAY (RPO) TO THE RURAL RESIDENTIAL (RR) ZONE WITH A RESOURCE PROTECTION OVERLAY (RPO) WITH CONDITIONS; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, Flagland, LLC ("the Applicant"), has applied for a Concept Zoning Map Amendment to rezone approximately 1.09 acres of real property located within the City of Flagstaff, a legal description of which is provided in "Exhibit A" attached hereto and incorporated by this reference ("the Property"), from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a Resource Protection Overlay (RPO) for purposes of developing an equestrian recreational facility with a maximum of four horses; and

WHEREAS, the Applicant conducted a neighborhood meeting on June 30, 2021 to discuss the proposed Zoning Map Amendment with the surrounding community, as required by Section 10-20.50.040 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the proposed Concept Zoning Map Amendment application, following proper notice and a hearing on December 8, 2021, and has recommended approval of the requested Zoning Map Amendment application, subject to the Applicant's compliance with certain conditions set forth below; and

WHEREAS, the Council finds that the applicant has complied with all application requirements set forth in Chapter 10-20 of the Flagstaff Zoning Code; and

WHEREAS, Planning and Zoning Commission has recommended approval of the Concept Zoning Map Amendment application, subject to the conditions, and the Council has considered each of the conditions and has found each condition to be appropriate for the Property and necessary for the proposed development; and

WHEREAS, the Council has read and considered the staff reports prepared by the current Planning Division staff and all attachments to those reports, the Applicant's application, the narrative provided by the Applicant, and all statements made by the Applicant and its representatives or agents during the presentation to Council, and the Council finds that the proposed Concept Zoning Map Amendment, subject to the conditions set forth below, meets the findings required by Section 10-20.50.040(F)(1)(a) of the Flagstaff Zoning Code.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS

FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. The amendment requested in the application is consistent with and conforms to the goals of the General Plan.

SECTION 3. The amendment requested in the application will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will add to the public good as described in the General Plan.

SECTION 4. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities to ensure that the amendment requested in the application will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Zoning Map designation for the Property is hereby amended from Highway Commercial (HC) with a Resource Protection Overlay (RPO) to Rural Residential (RR) with a Resource Protection Overlay (RPO) as set forth in Exhibit A, attached hereto and incorporated by reference.

SECTION 6. That the Zoning Map Amendment be further conditioned upon the Applicant's satisfaction of the following conditions:

CONDITIONS:

1. The subject property shall be developed in substantial conformance with the Concept Plan, Natural Resource Protection Plan, and project narrative including but not limited to the proposed density, intensity, and general layout of the site, deemed "Complete with Conditions" by the Inter-Division Staff (IDS) on March 16, 2021.
2. The proposed Equestrian Recreational Facility will be an accessory use to the primary Custodial Care Use, shown in the Concept Plan as a mental behavioral health and substance abuse treatment campus.
3. The proposed development shall obtain a Conditional Use Permit for the Equestrian Recreational Facility, as required by the Zoning Code, as a condition of Site Plan approval.
4. The proposed development shall meet all requirements for the keeping of horses as stated in City Code Section 6-03: Animal Keeping.
5. The proposed development shall meet all other requirements of the Zoning Code and other City codes, ordinances, and regulations.
6. In the event the property is rezoned, and the developer fails to obtain final Civil Plan approval within two years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the property to revert to the former classification of Highway Commercial (HC) with a Resource Protection Overlay (RPO) in accordance with A.R.S. § 9-462.01.

SECTION 7. That this Ordinance shall only take effect if the associated annexation application is approved and the annexation becomes effective.

SECTION 8. That City staff is hereby authorized to take such other and further measures and

actions as are necessary and appropriate to carry out the terms, provisions, and intents of this Ordinance.

SECTION 9. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 10. Effective Date

This Ordinance shall be effective sixty (60) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 1st day of February, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibits:
Legal Description

EXHIBIT 'A'
LEGAL DESCRIPTION
APN: 301-50-005G

A parcel of land as shown on an ALTA/NSPS Land Title Survey prepared by Extreme Measures Land Survey, Inc., dated March 13, 2020, job number 20-10 (herein referred to as R1), located in the southeast quarter of Section 32, Township 22 North, Range 8 East of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at a capped rebar 'RLS 22254' at the southeast corner of said parcel, from which a capped rebar 'RLS 9078' at the northeast corner of said parcel bears North 0°35'29" East, 613.72 feet (Basis of Bearing);

Thence along the east line of said parcel, North 0°35'29" East, 430.07 feet to the **TRUE POINT OF BEGINNING;**

Thence leaving said east line, North 89°24'31" West, 330.99 to a point on the northerly line of said parcel;

Thence along said northerly line, North 41°29'45" East, 166.15 feet;

Thence continuing along said northerly line, North 35°13'32" East, 86.92 feet;

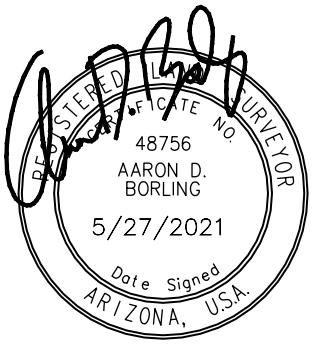
Thence continuing along said northerly line, South 84°57'36" East, 173.32 feet to the northeast corner of said parcel;

Thence along the east line of said parcel, South 00°35'29" West, 183.65 feet to the **TRUE POINT OF BEGINNING.**

Containing 1.09 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

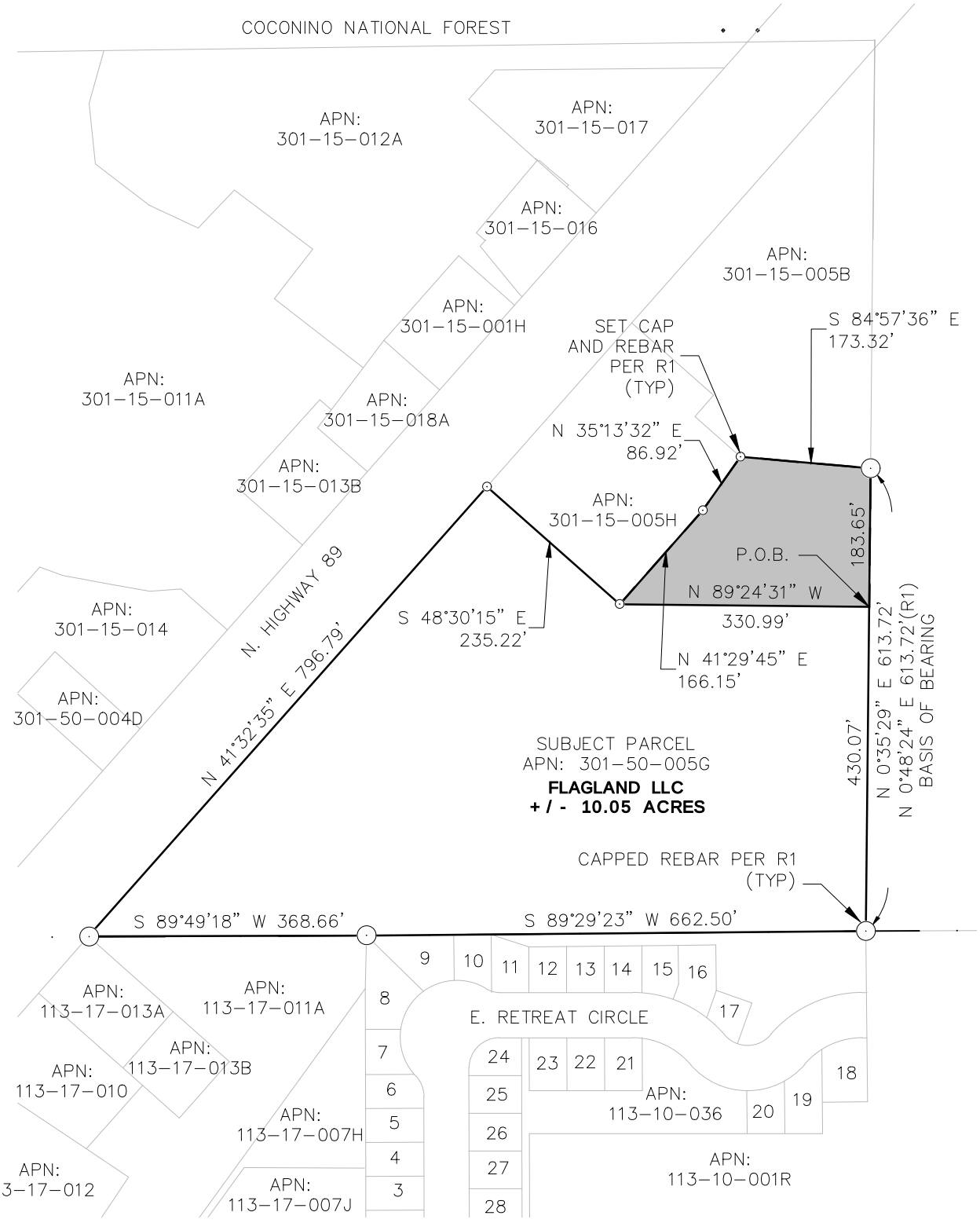
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: May 27, 2021–4:25pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 22 NORTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



Shephard Wesnitzer, Inc.	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 20136 DATE MAY 21 SCALE 1" = 200' DRAWN RPR DESIGN CHECKED ADB	FLAGSTAFF REHAB CAMPUS COCONINO COUNTY ARIZONA LEGAL EXHIBIT	SHEET 2 OF 2

FILE: P:\2020\20136\SURVEY\LEGAL DESCRIPTIONS\20136_REZONE_EX.DWG ABORLING

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, December 8, 2021, at 4:00 p.m., and the Flagstaff City Council will hold Public Hearings on January 4, 2022, January 18, 2022, and February 1, 2022 at 3:00 p.m., to consider the following:

A. Explanation of Matters to be considered:
ANNEXATION: A proposed annexation of approximately 10.06 acres of land to the City of Flagstaff. The annexation is requested to incorporate an existing parcel into the City limit. The parcel is owned by Flagland LLC. The current Coconino County Zoning is CH-10,000 Commercial Heavy Zone. If this annexation is approved, the property will be designated with the Highway Commercial (HC) zone and a Resource Protection Overlay (RPO) to facility the development of a rehabilitation substance treatment campus, sober living units, and two lots for future commercial development. City of Flagstaff case number: PZ-20-00164-03.

CONCEPT ZONING MAP AMENDMENT: A proposed amendment to the Official City of Flagstaff Zoning Map to rezone 1.10 acres of the 10.06-acre parcel from HC zoning with the RPO to Rural Residential (RR) zoning with the RPO for the purpose of constructing a 2,500 square foot equine therapy facility. City of Flagstaff case number: PZ-20-00164-04.

B. How to Participate:
Planning and Zoning Commission meetings are currently being held virtually. For instructions on the virtual meetings visit the following link: https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission.

Contact the Planner listed for maps and information regarding the proposed annexation and rezoning. The City Council hearings for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: https://www.flagstaff.az.gov/328/Meetings

The meetings will continue to be live streamed on the city's website: https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings

PROPOSED ANNEXATION AND REZONING MAP



ADDRESS: **7000 North Highway 89**
APN: 301-50-005G
ACRES: Approximately 10.06 Acres (annexation); 1.10 Acres (rezoning) Coconino County

C. General Description of the Affected Area:
Approximately 10.06 acres (annexation) and 1.10 acres within the 10.06 acres (rezoning) located east of North Highway 89, portion of Coconino County Assessor's Parcel Number 301-50-005G, SE 1/4 of the SW 1/4 of Section 32, T22N R8E, of the G&SRM, City of Flagstaff, Coconino County, Arizona.

FOR FURTHER INFORMATION, CONTACT:

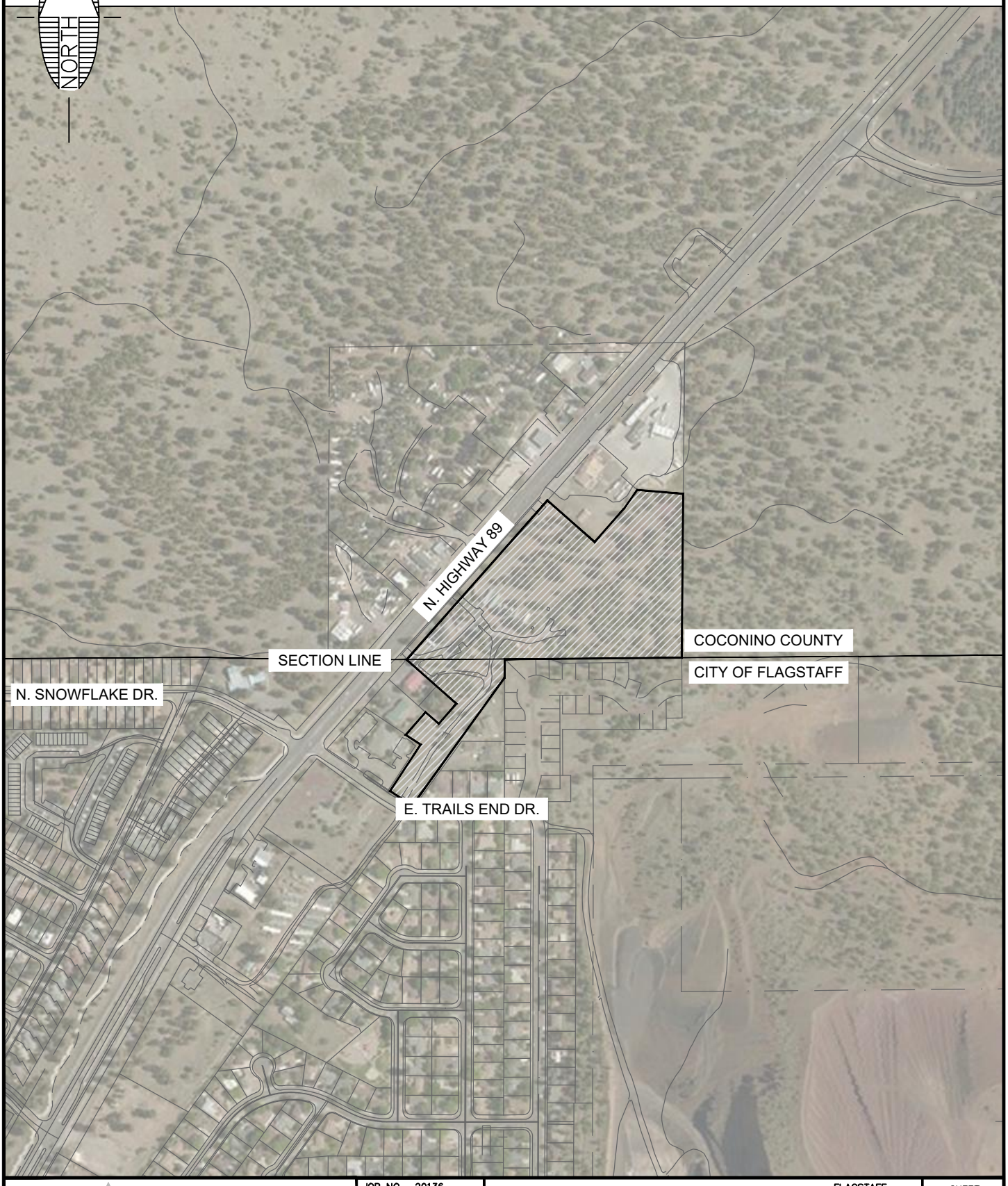
Genevieve Pearthree
Planning & Development Services
211 West Aspen Avenue Flagstaff
Arizona 86001
(928) 213-2603
gpearthree@flagstaffaz.gov

Stephen Irwin
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, Arizona 86001
(928) 773-0354
sirwin@swiaz.com

Publish: November 20, 2021

PLOTTED: Jun 07, 2021–11:05am

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



SWI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

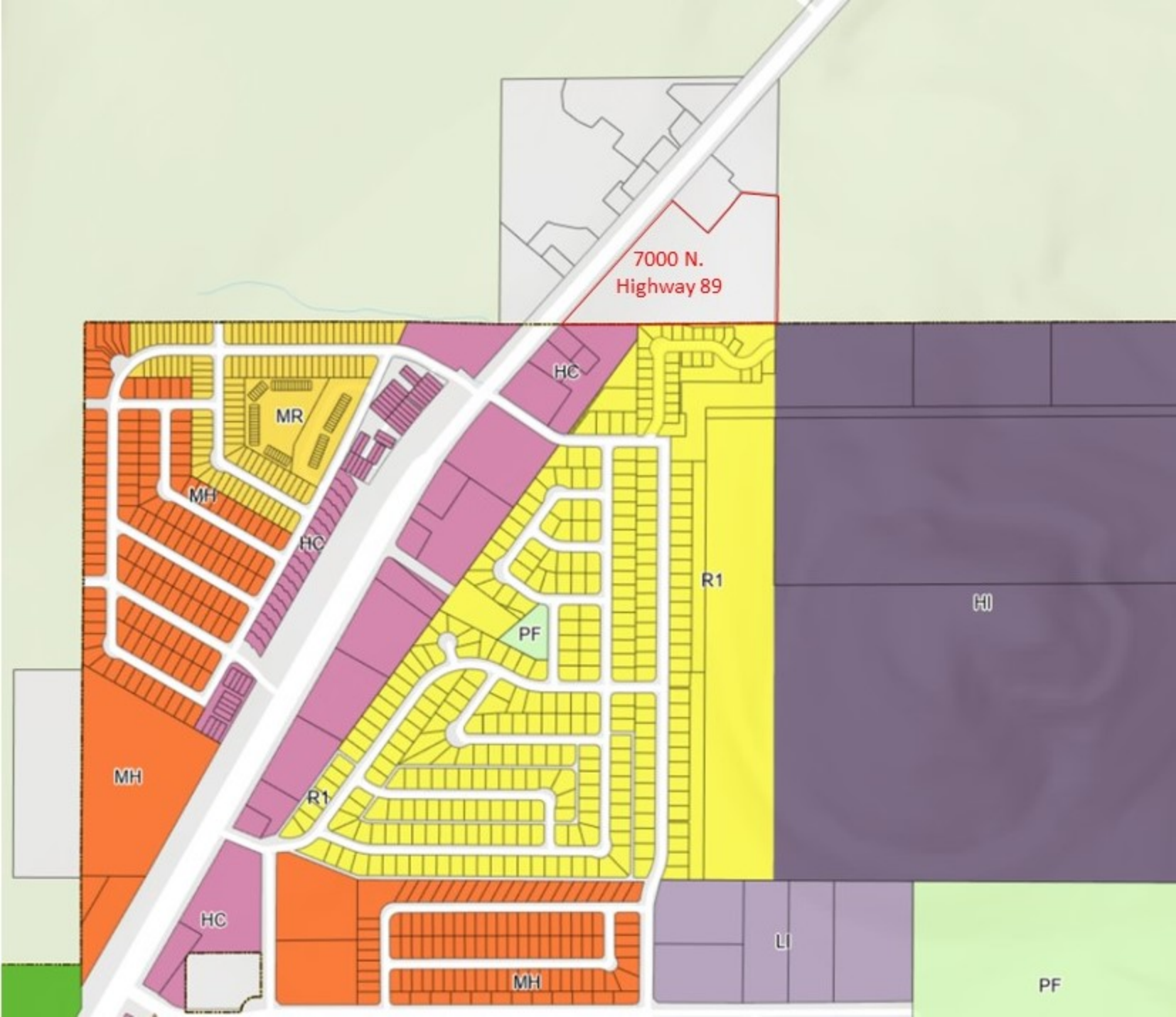
JOB NO.	20136
DATE	JUN 21
SCALE	1"=500'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

FLAGSTAFF REHAB CAMPUS — FLAGSTAFF ARIZONA

VICINITY MAP

SHEET 1 OF 1

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 – VICINITY MAP.DWG CPHAM


7000 N.
Highway 89
HC
MR
MH
HC
R1
HI
PF
MH
R1
HC
MH
LI
PF

PLOTTED: Feb 18, 2021-10:58am

CIVIL CONCEPT PLAN
FOR
SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

CITY CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS AND OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

CITY ENGINEER:

BY: _____ DATE:

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE:

WATER SERVICES DIRECTOR

BY: _____ DATE:

AUTHORIZATION TO CONSTRUCT:

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE:

UNISOURCE ENERGY SERVICES

BY: _____ DATE:

CENTURYLINK

BY: _____ DATE:

ALTICE USA

BY: _____ DATE:

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHYS@APS.COM
PHONE: (928) 773-6446

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

RESOURCE PRESERVATION

APN 113-17-011A DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. APN 301-50-005G DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 6,515 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE-ARC) = 9,115 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE-SOBER LIVING) = 39,059 SF

POST-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 14,815 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE-ARC) = 139,898 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE-SOBER LIVING) = 38,260 SF

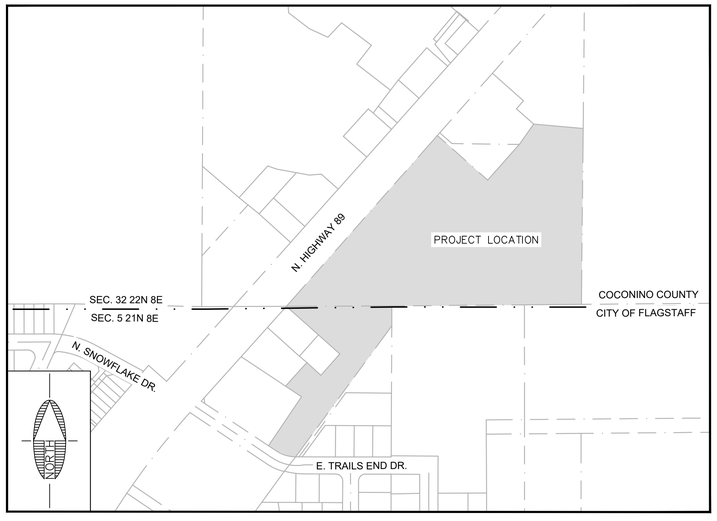
FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE OF PROJECT INFORMATION

TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 16, 2020.

BOUNDARY INFORMATION IS BASED ON AN ALTA PREPARED BY EXTREME MEASURES LAND SURVEY, INC. ON MARCH 13, 2020.



VICINITY MAP
N.T.S.

LEGEND

- LOT LINE
- ROW
- EASEMENT
- 8"SS — GRAVITY SEWER LINE
- 8"W — PUBLIC WATER LINE
- STORM DRAIN PIPE
- LOT BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- GATE VALVE
- DRAINAGE ARROW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EX. LOT LINE
- EX. EASEMENT
- 6945 — EX. INDEX CONTOUR
- 8"W — EX. WATER LINE
- EX. SEWER LINE
- G — EX. GAS
- S — EX. STORM DRAIN
- UGE — EX. UNDERGROUND UTIL.
- OHE — EX. OVERHEAD UTIL.
- SECTION LINE
- EX. ROAD STRIPING
- WV — EX. WATER VALVE
- EX. SIGNAGE
- EX. LIGHT POLE
- 5088778 — EX. ELECTRIC BOX
- EX. DRAINAGE ARROW

PROJECT OWNER/DEVELOPER:

AMERICAS REHAB CAMPUSES
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROPERTY INFORMATION:

ADDRESS: 7000 N. HIGHWAY 89
APNS: 301-50-005G (10.06± ACRES)
113-17-011A (2.15± ACRES)
EXISTING ZONING: HIGHWAY COMMERCIAL & CH-1000

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX		
SHEET NO.	DRAWING NO.	DESCRIPTION
1	CVR	COVER SHEET
2	CP01	BOUNDARY EXHIBIT
3	CP02	OVERVIEW UTILITY AND DRAINAGE PLAN
4	CP03	CONCEPT PLAN
5	NRPP	PRELIMINARY NRPP
–	–	ALTA

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY — FLAGSTAFF ARIZONA

COVER SHEET

JOB NO: 20136
DATE: FEB 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig in Arizona
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CVR

SHT NO. 1 OF 5

FILE: P:\2020\20136\DRAWINGS\CONCEPT PLAN\20136-COVER SHEET.DWG HSCHNZEBELEN

PLOTTED: Feb 18, 2021–10:58am

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

FILE: P:\2020\20136\DRAWINGS\CONCEPT PLAN\20136-BOUNDARY SHEET.DWG HSCHINCOBELEN

FLAGSTAFF
ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

BOUNDARY EXHIBIT

JOB NO:	20136
DATE:	FEB 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

Shephard Wesnitzer, Inc.
SWI
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.swiaz.com

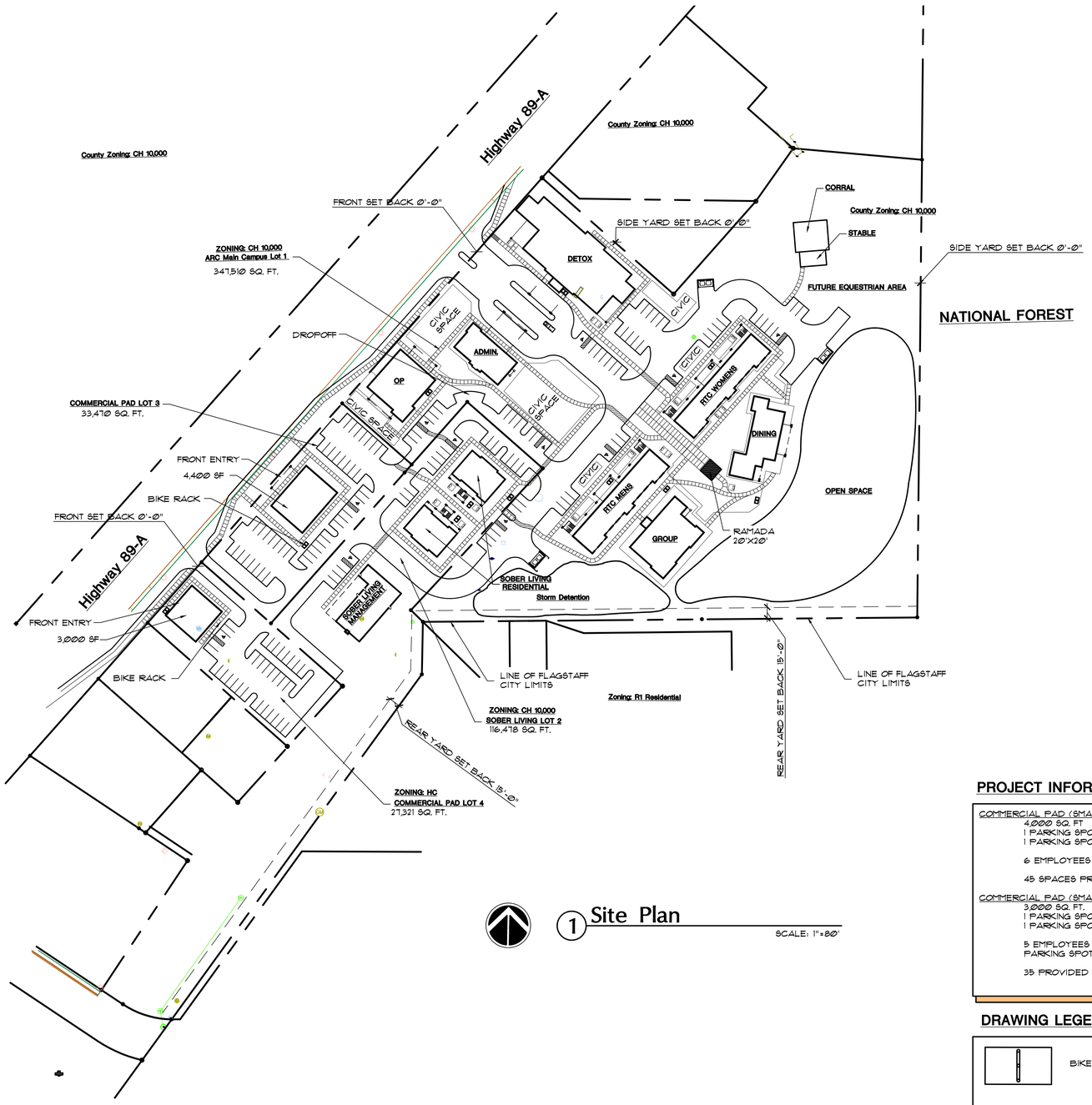
Call at least two full working days before you excavate (602) 263-1100

ARIZONA811 Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

SHT NO. 2 OF 5



1 Site Plan

SCALE: 1"=80'

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-006, 113-17-011A

SIZE AREA: 10.053 & 2.14 ACRES

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
- DETOX:
  - BUILDING - 11,550
  - PATIO - 1,191 (OPEN SPACE)
  - TOTAL = 12,741
- ADMINISTRATION: 3,231
- OP: (OUT PATIENT)
  - BUILDING - 4,453
  - PATIO - 1,627 (OPEN SPACE)
  - TOTAL = 6,080
- RTC MENS: (1ST & 2ND FLOOR) = 10,546
- RTC WOMENS: (1ST & 2ND FLOOR) = 10,546
- GROUP:
  - BUILDING - 5,333
  - PATIO - 3,116 (OPEN SPACE)
  - TOTAL = 8,449
- DINING/KITCHEN:
  - BUILDING - 4,128
  - PATIO - 1,670 (OPEN SPACE)
  - TOTAL = 5,798
- SOBER LIVING MANAGEMENT - 3,974
- SOBER LIVING WOMENS - (1ST & 2ND FLOOR) = 4,974
- SOBER LIVING MENS - (1ST & 2ND FLOOR) = 4,974

ZONING: H-C

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

PARKING:

INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE

- MEN RTC:
  - 40 BEDS = 7 SPACES REQUIRED
  - 3 STAFF = 3 SPACES
- WOMENS RTC:
  - 40 BEDS = 7 SPACES REQUIRED
  - 3 STAFF = 3 SPACES
- DINING:
  - 5 STAFF = 5 SPACES
- GROUP:
  - 6 STAFF = 6 SPACES
- OUT PATIENT (OP):
  - 5 STAFF = 5 SPACES
- LOBBY/ADMIN:
  - 6 STAFF = 6 SPACES
- DETOX:
  - 30 BEDS = 5 SPACES REQUIRED
  - 7 STAFF = 7 SPACES
- HOUSE KEEPING/MAINTENANCE:
  - 8 STAFF = 8 SPACES REQUIRED
- SOBER LIVING MANAGEMENT:
  - 3 STAFF = 3 SPACES
- SOBER LIVING WOMENS:
  - 32 BEDS = 5 SPACES REQUIRED
  - 2 STAFF = 2 SPACES
- SOBER LIVING MENS:
  - 32 BEDS = 5 SPACES REQUIRED
  - 2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 17 SPACES
TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
OVERALL TOTAL PARKING PROVIDED: 83 SPACES

83 X .05 = 4 BIKE RACKS REQUIRED
9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:
   - MAIN CAMPUS LOT 1 = 350,256 SQ. FT.
   - SOBER LIVING LOT 2 = 116,478 SQ FT.
2. FAR FOR HC MAX 3.0
   - CAMPUS TOTAL BUILDING S.F. = 48,189
   - FAR = 48,189 / 437,909 = 0.11
3. HC SETBACKS:
   - FRONT SET BACK - 0'-0" MIN
   - SIDE SET BACK - 0'-0" MIN,
   - REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN
4. OPEN SPACE
   - CAMPUS OVERALL SQ. FOOTAGE = 353,356
   - 15% REQUIRED OPEN SPACE = 53,003 SQ. FT
   - PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE =74,832

BUILDING FORM:
- HEIGHT 2 STORIES
- OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
- ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):

MAIN CAMPUS SITE SQ. FT. = 350,256
350,256 X .05 = 17,513 REQUIRED, 18,000 PLUS SQ FT PROVIDED

SOBER LIVING CAMPUS SITE SQ. FT = 116,478
116,478 X .05 = 5,824 REQUIRED, 6,000 SQ. FT PROVIDED

PROJECT INFORMATION CONT.

COMMERCIAL PAD (SMALL RESTAURANT) LOT 3:
- 4,000 SQ. FT
- 1 PARKING SPOT PER 100 GSF
- 1 PARKING SPOT PER EMPLOYEE

6 EMPLOYEES + 40 SPOTS = 46 REQ.

45 SPACES PROVIDED + 1 BIKE RACK

COMMERCIAL PAD (SMALL RESTAURANT) LOT 4:
- 3,000 SQ. FT.
- 1 PARKING SPOT PER 100 GSF
- 1 PARKING SPOT PER EMPLOYEE

5 EMPLOYEES + 30 SPOTS = 35 PARKING SPOTS REQUIRED

35 PROVIDED PLUS ONE BIKE RACK

DRAWING LEGEND

- BIKE RACK
- DUMPTER
- CIVIC SPACE LANDSCAPE OASIS

pb architecture consultation development
16 east route 66 suite 202
flagstaff, arizona 86001
(928) 774-2444
email:PDBarchitect@aol.com
paul d. bushemanville architect

Substance Abuse/Mental Health Facility
Highway 89-A
Flagstaff, AZ

PRELIMINARY NOT FOR CONSTRUCTION

Revisions	By

Drawn: LJ, JM

Date: February 17, 2021

Job No:

SHEET
A-SITE

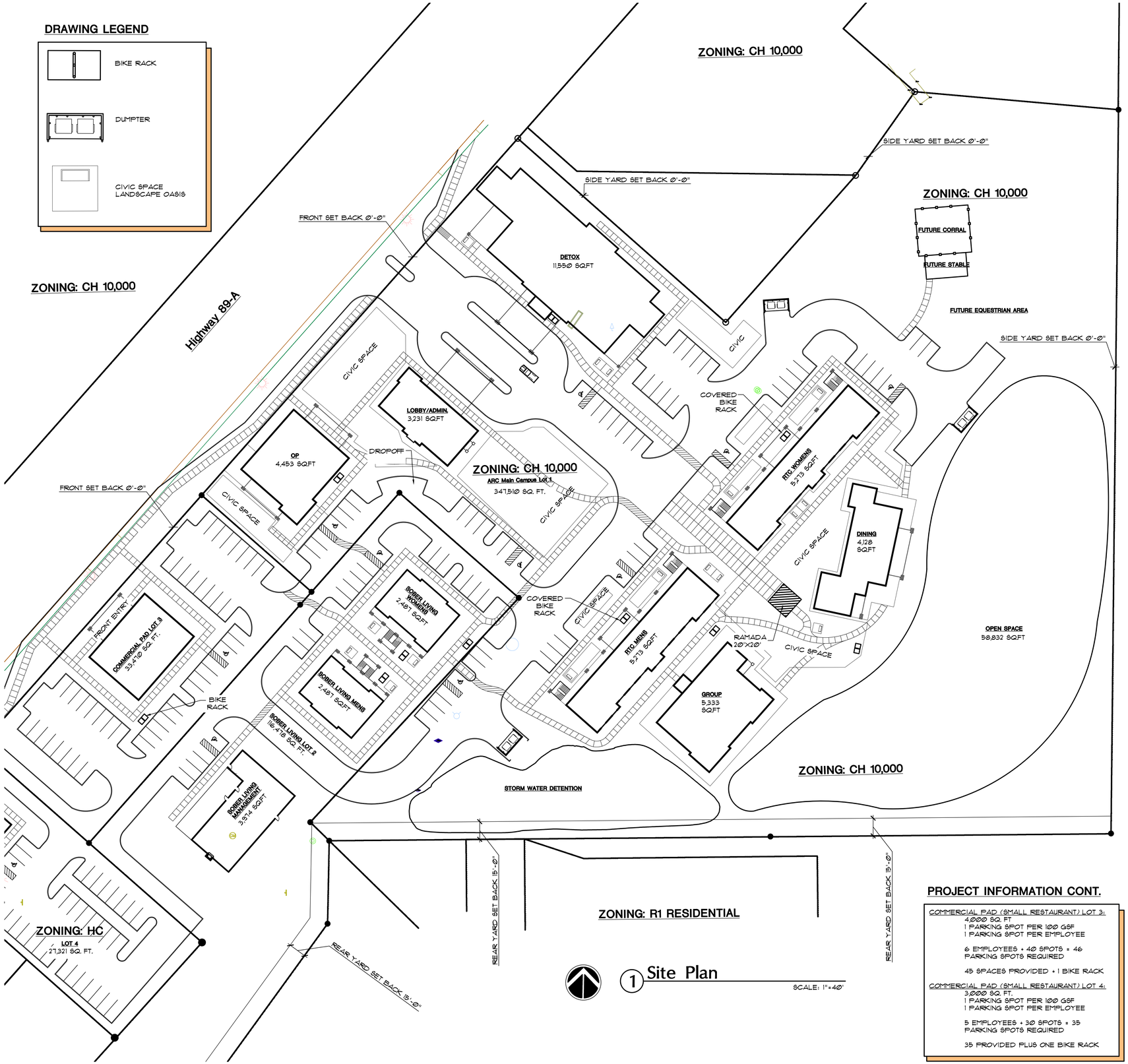
SITE PLAN
SCALE: 1"=80'

DRAWING LEGEND

BIKE RACK

DUMPTER

CIVIC SPACE
LANDSCAPE OASIS



1 Site Plan

SCALE: 1"=40'

PROJECT INFORMATION CONT.

COMMERCIAL PAD (SMALL RESTAURANT) LOT 3:
4,000 SQ. FT
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1 PARKING SPOT PER EMPLOYEE

6 EMPLOYEES + 40 SPOTS = 46
PARKING SPOTS REQUIRED

45 SPACES PROVIDED + 1 BIKE RACK

COMMERCIAL PAD (SMALL RESTAURANT) LOT 4:
3,000 SQ. FT.
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE

5 EMPLOYEES + 30 SPOTS = 35
PARKING SPOTS REQUIRED

35 PROVIDED PLUS ONE BIKE RACK

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-006, 113-17-011A

SIZE AREA: 10.053 ± 2.14 ACRES

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
DETOX:
BUILDING - 11,550
PATIO - 1,191 (OPEN SPACE)
TOTAL = 12,741

ADMINISTRATION: 3,231

OP: (OUT PATIENT)
BUILDING - 4,453
PATIO - 1,627 (OPEN SPACE)
TOTAL = 6,080

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RTC WOMENS: (1ST & 2ND FLOOR) = 10,546

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PATIO - 3,116 (OPEN SPACE)
TOTAL = 8,449

DINING/KITCHEN:
BUILDING - 4,128
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SOBER LIVING MENS - (1ST & 2ND FLOOR) = 4,974

ZONING: H-C

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

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3 STAFF = 3 SPACES

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40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

DINING:
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GROUP:
6 STAFF = 6 SPACES

OUT PATIENT (OP):
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LOBBY/ADMIN:
6 STAFF = 6 SPACES

DETOX:
30 BEDS = 5 SPACES REQUIRED
7 STAFF = 7 SPACES

HOUSE KEEPING/MAINTENANCE:
8 STAFF = 8 SPACES REQUIRED

SOBER LIVING MANAGEMENT:
3 STAFF = 3 SPACES

SOBER LIVING WOMENS:
32 BEDS = 5 SPACES REQUIRED
2 STAFF = 2 SPACES

SOBER LIVING MENS:
32 BEDS = 5 SPACES REQUIRED
2 STAFF = 2 SPACES

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2. FAR FOR HC MAX 3.0

CAMPUS TOTAL BUILDING S.F. = 48,189
FAR = 48,189 / 437,309 = 0.11

3. HC SETBACKS:
FRONT SET BACK - 0'-0" MIN
SIDE SET BACK - 0'-0" MIN.
REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

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116,478 X .05 = 5,824 REQUIRED, 6,000 SQ. FT PROVIDED

pb architecture consultation development
16 east route 66 suite 202
flagstaff, az 86001
tel: 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Substance Abuse/Mental Health Facility
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ, JM

Date: February 17, 2021

Job No:

SHEET
A-SITE

SITE PLAN
SCALE: 1"=40'

PLOTTED: May 13, 2021–8:48am

CONCEPTUAL PLAT
FOR
SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7144 E. STETSON, C–200
SCOTTSDALE, AZ 85251
(602)–882–7451

PROPERTY SURVEYOR:

SHEPHARD–WESNITZER, INC.
AARON BORLING
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773–0354

PROJECT ENGINEER:

SHEPHARD–WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773–0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX		
SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	CP01	CONCEPTUAL PLAT (1)
3	CP02	OVERALL UTILITY & DRAINAGE PLAN & SITE ANALYSIS
4	CP03	CONCEPTUAL PLAT & PRELIMINARY LANDSCAPE PLAN
5	CP04	LANDSCAPE, PARKING & CLEAR VIEW ZONE TABLES
6	NRPP	NATURAL RESOURCE PROTECTION PLAN

BASIS OF BEARING

NORTH 89–57–48 WEST, 368.66' FROM THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL 301–50–005G OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA. ACCORDING TO AN ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20–10, PREPARED BY ALISA TEMPLETON OF EXTREME MEASURES LAND SURVEY, INC. IN MARCH 2020.

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 301–50–005G ACCORDING TO INSTRUMENT NUMBER 3491557

ASSESSOR'S PARCEL NUMBER 113–17–011A ACCORDING TO INSTRUMENT NUMBER 3238727 OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

IMPERVIOUS AREA SUMMARY

PRE–DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 6,515 SF
PRE–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 1) = 9,634 SF
PRE–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 2, 3, 4) = 38,540 SF

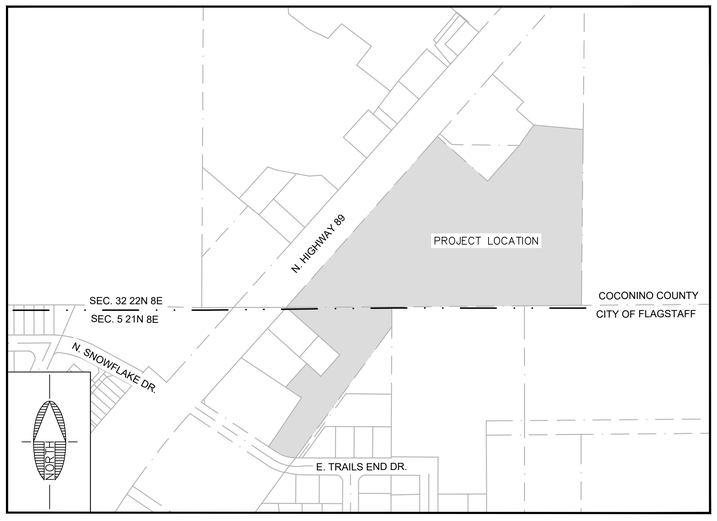
POST–DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 14,815 SF
POST–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 1) = 144,191 SF
POST–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 2, 3, 4) = 38,709 SF

RESOURCE PRESERVATION

APN 113–17–011A DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. APN 301–50–005G DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301–50–005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
N.T.S.

LEGEND

- LOT LINE
- ROW
- EASEMENT
- 8"SS — GRAVITY SEWER LINE
- 8"W — PUBLIC WATER LINE
- STORM DRAIN PIPE
- LOT BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- GATE VALVE
- DRAINAGE ARROW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EX. LOT LINE
- EX. EASEMENT
- 6945 — EX. INDEX CONTOUR
- 8"W — EX. WATER LINE
- EX. SEWER LINE
- G — EX. GAS
- S — EX. STORM DRAIN
- UGE — EX. UNDERGROUND UTIL.
- OHE — EX. OVERHEAD UTIL.
- SECTION LINE
- EX. ROAD STRIPING
- WV — EX. WATER VALVE
- EX. SIGNAGE
- EX. LIGHT POLE
- 5058778 — EX. ELECTRIC BOX
- EX. DRAINAGE ARROW

PROJECT INFORMATION

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NO. 301–50–005G
113–17–011A

1. THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41–90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR 'SUBSTANCE ABUSE & MENTAL HEALTH FACILITY' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
6. TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 16, 2020. BOUNDARY INFORMATION IS BASED ON AN ALTA PREPARED BY EXTREME MEASURES LAND SURVEY, INC. ON MARCH 13, 2020.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHYS@APS.COM
PHONE: (928) 773–6446

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779–4935

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226–2269

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266–0672

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20–00164

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY — FLAGSTAFF ARIZONA

COVER SHEET

JOB NO: 20136
DATE: MAY 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig (Dig Safely)
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8–1–1 or 1–800–STAKE–IT (782–5348)

DRAWING NO.
CVR

SHT NO. 1 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-COVER SHEET.DWG CPHAM

PLOTTED: May 13, 2021–8:48am

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CONCEPTUAL PLAT

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

FLAGSTAFF ARIZONA

LEGEND

- PARCEL BOUNDARY
- R.O.W. LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ZONING SPLIT
- HIGHWAY COMMERCIAL (HC)
- RURAL RESIDENTIAL (RR)

N. HIGHWAY 89

EXISTING 134' R.O.W.

APN 301-50-011A (NOT A PART)

APN 301-50-013B (NOT A PART)

APN 301-50-005H (NOT A PART)

APN 301-50-014 (NOT A PART)

APN 301-50-004D (NOT A PART)

APN 301-50-015 (NOT A PART)

N 41°32'35" E 118.69'

S 48°30'15" E 235.22'

N 41°29'45" E 166.15'

N 35°13'37" E 86.92'

S 84°57'36" E 173.32'

S 0°35'31" W 613.72'

EXISTING ELECTRIC EASEMENT DKT 174 PG 446 EX 18

26' P.U.E. DEDICATED HEREON

ZONING SPLIT

8' P.U.E. DEDICATED HEREON

26' PUBLIC ACCESS EASEMENT DEDICATED HEREON

20' P.U.E. DEDICATED HEREON

10' P.U.E. DEDICATED HEREON

PARCEL NO. 1
8.08 ACRES
ZONING: 1.09 ACRES HC
& 6.99 ACRES RR

285.24'

S 48°39'19" E 124.06'

112.16'

S 48°39'19" E 134.81'

284.36'

PARCEL NO. 3
0.81 ACRES

PARCEL NO. 2
2.69 ACRES

N 41°32'35" E 284.36'

S 41°54'11" W 259.53'

EXISTING 8' ELECTRIC EASEMENT DKT 934 PG 998

EXISTING ELECTRIC EASEMENT DKT 174 PG 446 EX 18

EXISTING 136' R.O.W.

108.49'

124.06'

SECTION LINE

26' PUBLIC ACCESS EASEMENT DEDICATED HEREON

COCONINO COUNTY

CITY OF FLAGSTAFF

S 45°34'47" E 22.48'

S 89°29'23" W 662.50'

EXISTING 35'X50' DRIVEWAY EASEMENT DKT 2038 PG 796 EX 30

PARCEL NO. 4
0.63 ACRES

N 48°39'19" W 127.57'

S 1°08'23" W 70.31'

EXISTING 40' P.U.E. INST. NO. 3818543

N 48°25'36" W 249.82'

APN 113-17-013A (NOT A PART)

109.52'

APN 113-17-013B (NOT A PART)

APN 113-17-010 (NOT A PART)

S 48°25'49" E 65.31'

N 41°28'13" E 100.13'

N 41°34'34" E 112.49'

EXISTING 25' GAS EASEMENT DKT 512 PG 380

APN 113-17-07H (NOT A PART)

TRAILS END RETREAT (NOT A PART)

APN 113-10-001R (NOT A PART)

N 56°19'49" W 67.44'

EXISTING 16' P.U.E. 2170/27

APN 113-17-012 (NOT A PART)

EXISTING 10' SEWER EASEMENT DKT 479 PG 186 EX 20

N 35°55'43" E 571.40'

APN 113-17-07J (NOT A PART)

EXISTING 10' SEWER EASEMENT DKT 479 PG 186 EX 20

N 33°34'56" E 208.29'

EXISTING 16' P.U.E. 2170/27

APN 113-17-07D (NOT A PART)

N 56°21'56" W 34.94'

L=68.83, R=120.00
Δ=32°51'50"

APN 113-17-014 (NOT A PART)

E. TRAILS END DR.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

JOB NO:	20136
DATE:	MAY 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

NO.	DESCRIPTION	DATE	BY

REVISIONS

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

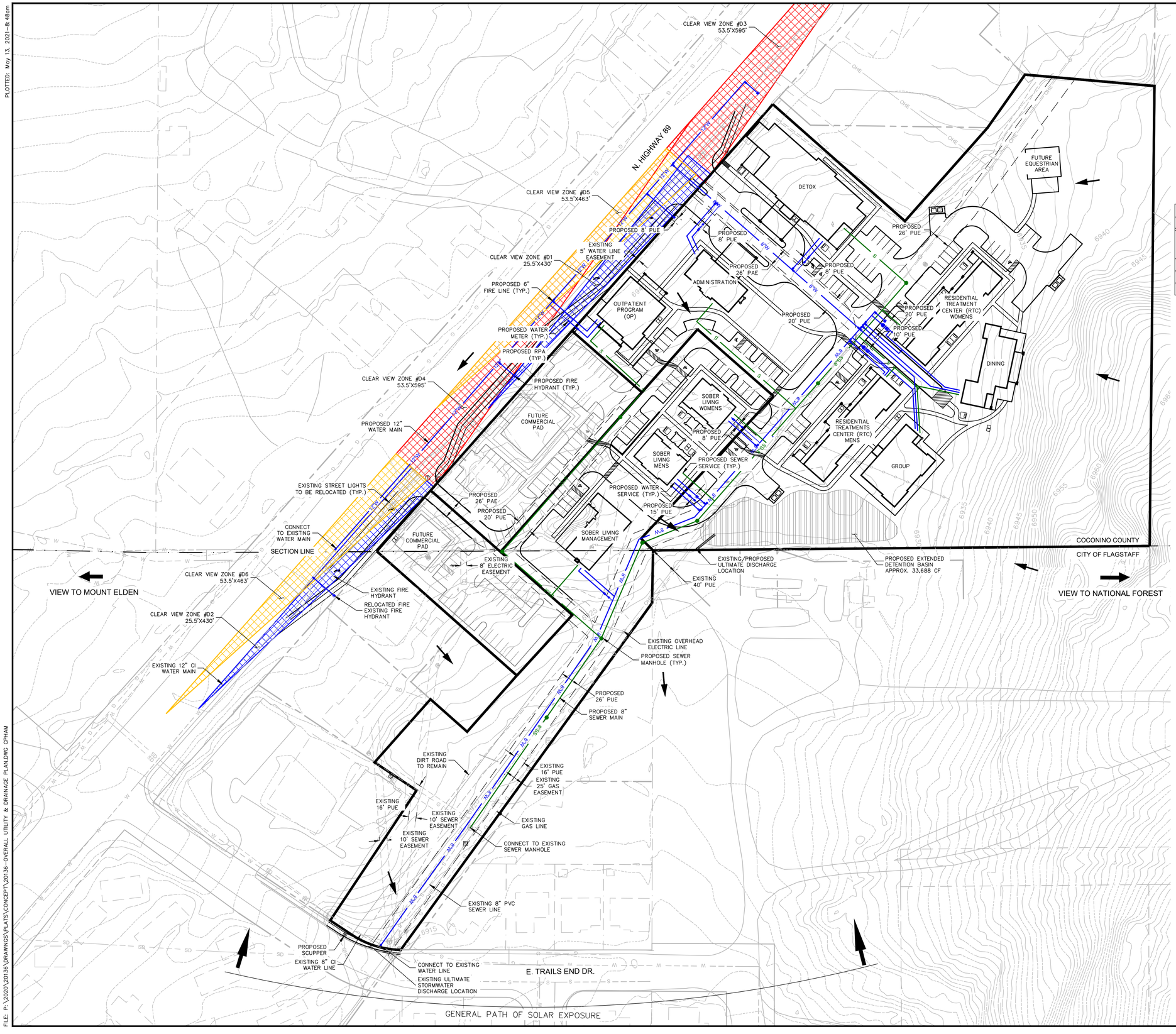
SWI Shephard Wesnitzer, Inc.

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. CP01

SHT NO. 2 OF 6

PLOTTED: May 13, 2021 - 8:48am



SITE ANALYSIS:

A. EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. SITE SLOPES DO NOT EXCEED 24.99%.
B. SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.
C. EXISTING VEGETATION IS PONDEROSA PINE TREES AS SHOWN
D. VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE THE RESIDENTIAL COMMUNITY OF MOUNT ELDEN TO THE WEST AND THE RESIDENTIAL COMMUNITY OF NATIONAL FOREST TO THE EAST. THE SITE IS ACCESSIBLE AND VIEWABLE FROM NORTH HIGHWAY 89.
E. CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE. THE SITE EXPERIENCES A LOT OF EXPOSURE. PRECIPITATION NATURALLY RUNS TO THE SOUTHEAST SIDE OF THE SITE. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL, IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
G. THERE ARE NO EXISTING SWALES & STREAM CORRIDORS FOR THIS PROJECT.
H. THE PROJECT IS SURROUNDED BY NATIONAL FOREST TO THE EAST, A RV PARK ACROSS HIGHWAY 89 TO THE WEST, A RESIDENTIAL COMMUNITY TO THE SOUTH AND A CAFE AND GAS STATION TO THE NORTH.

Impervious Area & LID Analysis					
				LID Required Depth (ft)	0.0833
Basin ID	Basin Area (sf)	Existing Impervious Area (sf)	Proposed Impervious Area (sf)	Net Impervious Area (sf)	Required LID Volume (sf)
A1	380,661	9,634	144,191	134,557	11,213
B1	155,022	38,540	38,079	-461	-38
C1	25,540	6,515	14,815	8,300	692

NOTES:

1. SHARED PARKING AGREEMENTS AND CROSS ACCESS EASEMENTS ARE NEEDED FOR THIS PROJECT AND WILL BE PROVIDED WITH FUTURE SUBMITTALS.
2. CLEAR VIEW ZONE CALCULATIONS ARE SHOWN ON SHEET CP04.
3. THE REQUIRED DETENTION/LID FOR PARCEL NO. 4 WILL BE DETERMINED ONCE THE PARCEL DEVELOPS.

SCALE 1" : 60'
0 30 60

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
FLAGSTAFF ARIZONA

OVERALL UTILITY & DRAINAGE PLAN & SITE ANALYSIS

JOB NO: 20136
DATE: MAY 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.SWGZ.com
Shephard ▲ Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP02

SHT NO. 3 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-OVERALL UTILITY & DRAINAGE PLAN.DWG CPHAM

PLOTTED: May 13, 2021–8:48am

NOTES:

1. LANDSCAPE AND PARKING CALCULATIONS ARE SHOWN ON SHEET CP04.

EXISTING SIDEWALK
PROPOSED DRIVEWAY
N. HIGHWAY 89
6' PROPOSED SIDEWALK (TYP.)
5' PROPOSED PARKWAY (TYP.)
10' LANDSCAPE BUFFER
EXISTING DRIVEWAY
PROPOSED SIDEWALK
PROPOSED DRIVEWAY
15' LANDSCAPE BUFFER
DETOX 11,550 SF
ADMINISTRATION 3,231 SF
OUTPATIENT PROGRAM (OP) 4,453 SF
FUTURE COMMERCIAL PAD 4,000 SF
FUTURE COMMERCIAL PAD 3,000 SF
SOBER LIVING WOMENS 4,974 SF
SOBER LIVING MENS 4,974 SF
SOBER LIVING MANAGER/REC 3,974 SF
RESIDENTIAL TREATMENTS CENTER (RTC) MENS 10,546 SF
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS 10,546 SF
GROUP 5,333 SF
DINING 4,128 SF
FUTURE EQUESTRIAN AREA
PROPOSED DOUBLE TRASH ENCLOSURE (TYP.)
FIRE LANE (TYP.)
PROPOSED FIRE LANE
IMPROVED ACCESS LANE
16 SPACES
13 SPACES
35 SPACES
10 SPACES
8 SPACES
7 SPACES
6 SPACES
5 SPACES
4 SPACES
1 SPACE
24' (TYP.)
26' (TYP.)
18' (TYP.)
9' (TYP.)
11' (TYP.)
8' (TYP.)
R35'
R55'
R28'
COCONINO COUNTY
CITY OF FLAGSTAFF
15' LANDSCAPE BUFFER

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 40'
0 20 40

C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

PRELIMINARY LANDSCAPE PLAN

JOB NO:	20136
DATE:	MAY 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swgz.com

SWI
Shephard Wesnitzer, Inc.

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Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. CP03

SHT NO. 4 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-CONCEPT PLAN.DWG CPHAM

PLOTTED: May 13, 2021 - 8:49am

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 1 & 2		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (WEST- 767 L.F. AND 72 SOUTH - L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	34
SHRUBS	2 PER PROPOSED TREE REQUIRED	67
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	67
EXISTING TREES REMAINING		0
PERIPHERAL BUFFER REQUIREMENT (NORTH - 652 L.F., EAST - 585 L.F., SOUTH - 1307 L.F, AND WEST- 809 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	134
SHRUBS	2 PER PROPOSED TREE REQUIRED	268
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	268
EXISTING TREES REMAINING		71
PARKING LANDSCAPE MEDIAN (11 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	22
SHRUBS	2 PER PROPOSED TREE REQUIRED	44
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	44
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	2,490
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (3274 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	131
SHRUBS	2 PER PROPOSED TREE REQUIRED	262
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	262
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	43
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		321
SHRUBS		642
GROUNDCOVER		642
EXISTING TREES REMAINING		116
LANDSCAPE AREA		2,490

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 3		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (NORTHWEST- 284 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	12
SHRUBS	2 PER PROPOSED TREE REQUIRED	24
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	24
EXISTING TREES REMAINING		1
PARKING LANDSCAPE MEDIAN (6 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	12
SHRUBS	2 PER PROPOSED TREE REQUIRED	24
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	24
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	1,350
EXISTING TREES REMAINING		0
BUILDING FOUNDATION LANDSCAPING (270 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	11
SHRUBS	2 PER PROPOSED TREE REQUIRED	22
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	22
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	1
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		35
SHRUBS		70
GROUNDCOVER		70
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1350

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 4		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (NORTHWEST- 109 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	5
SHRUBS	2 PER PROPOSED TREE REQUIRED	10
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	10
EXISTING TREES REMAINING		0
PARKING LANDSCAPE MEDIAN (5 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	10
SHRUBS	2 PER PROPOSED TREE REQUIRED	20
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	20
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	1,050
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (236 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	9
SHRUBS	2 PER PROPOSED TREE REQUIRED	19
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	19
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	0
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		24
SHRUBS		49
GROUNDCOVER		49
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1050

PARKING TABLE	
PARCEL 1: MAIN CAMPUS	
INSTITUTIONAL RESIDENTIAL:	110 BEDS X 1 SPACE/6 BEDS= 19 SPACES
(MEN RTC, WOMENS RTC, DINING, GROUP,OUT PATIENT, LOBBY/ADMIN, DETOX, HOUSE KEEPING/ MAINTENANCE)	43 EMPLOYEES X 1 SPACE/1 EMPLOYEE= 43 SPACES
	REQUIRED SPACES = 62 SPACES
	ADA SPACES REQUIRED= 4 SPACES
PARCEL 2: SOBER LIVING CAMPUS	
INSTITUTIONAL RESIDENTIAL:	64 BEDS X 1 SPACE/6 BEDS= 11 SPACES
(SOBER LIVING MANAGEMENT, SOBER LIVING WOMENS, SOBER LIVING MENS)	7 EMPLOYEES X 1 SPACE/1 EMPLOYEE= 7 SPACES
	REQUIRED SPACES= 17 SPACES
	ADA SPACES REQUIRED= 1 SPACES
PARCEL 3: SMALL RESTAURANT	
FUTURE RESTAURANT:	4,000 SF X 1 SPACE/100 GSF = 40 SPACES
	6 EMPLOYEES X 1 SPACE/EMPLOYEE = 6 SPACES
	REQUIRED SPACES = 46 SPACES
	46 SPACES X .95 = 44 REQUIRED SPACES
	1 BIKE RACK PROVIDED
PARCEL 4: SMALL RESTAURANT	
FUTURE RESTAURANT:	3,000 SF X 1 SPACE/100 GSF = 30 SPACES
	5 EMPLOYEES X 1 SPACE/EMPLOYEE = 5 SPACES
	REQUIRED SPACES = 35
	1 BIKE RACK PROVIDED
TOTAL CAMPUS SPACES REQUIRED=	79 SPACES PLUS 5 ADA SPACES
TOTAL CAMPUS SPACES PROVIDED=	83 SPACES PLUS 8 ADA SPACES
TOTAL PARKING PROVIDED =	165 SPACES
BIKE RACKS PROVIDED =	9 BIKE RACKS

CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)[1]	TIME GAP tg (unadjusted)[2]	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES[4]	TIME GAP tg(adjusted)[2]	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D2	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D3	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D4	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D5	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360
D6	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360

Notes:

(1)	The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
(2)	The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
(3)	The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47*VMAJOR*tg
(4)	The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
(5)	If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

###
ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

LANDSCAPE, PARKING, & CLEAR VIEW ZONE TABLES

JOB NO: 20136
DATE: MAY 21
SCALE: N/A
DRAWN: HS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

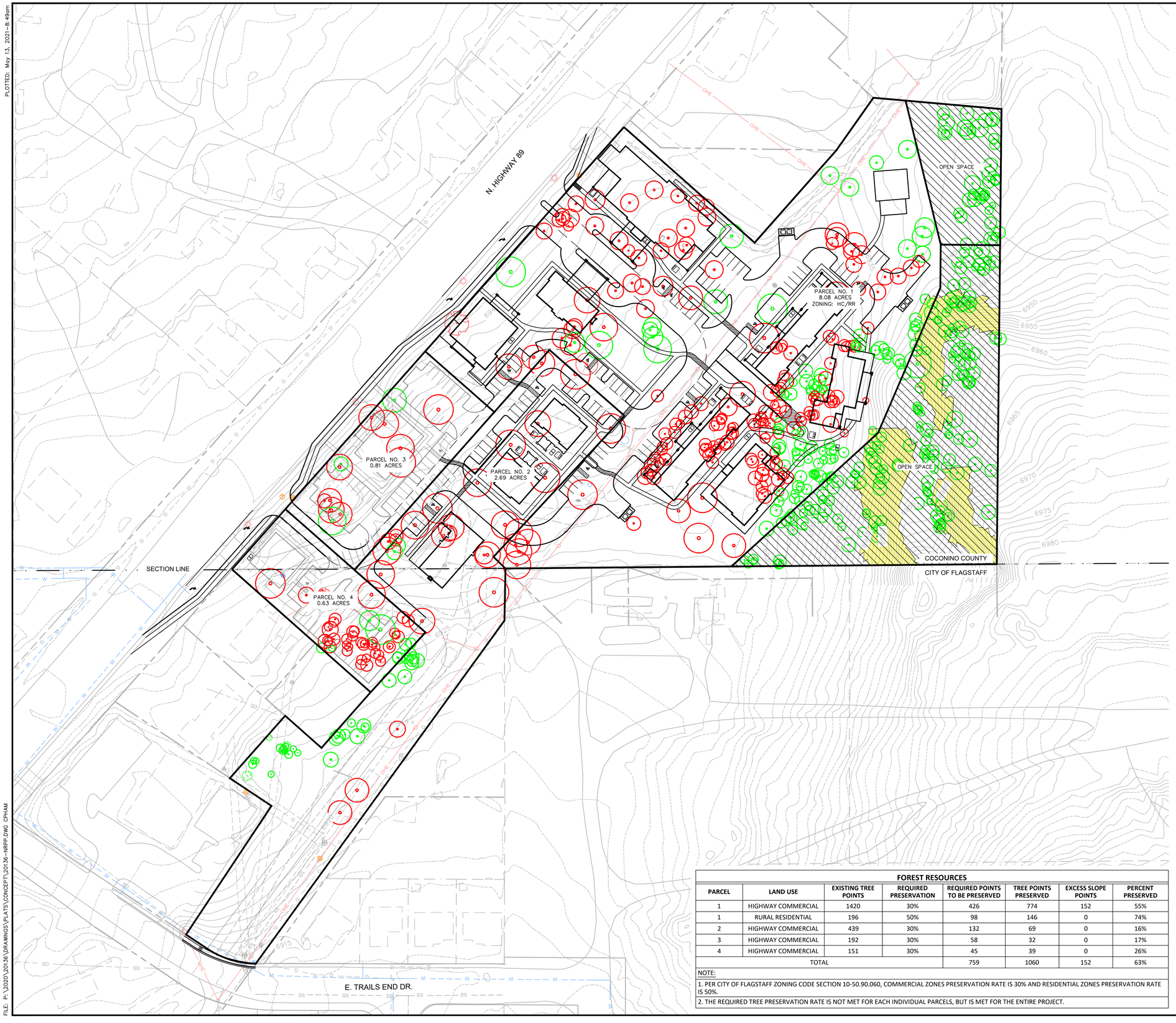
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DRAWING NO.
CP04

SHT NO. 5 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-CONCEPT PLAN.DWG CPHAM

PLOTTED: May 13, 2021–8:49am



LEGEND

- PRESERVED TREES
- DISTURBED TREES
- EXISTING SLOPE 17–24.99%
- DISTURBED SLOPE 17–24.99%

NOTES:

1. PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
2. EXISTING SLOPES ON THE SITE DO NOT EXCEED 24.99%.
3. EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
4. PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10–50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

STEEP SLOPE RESOURCES	
	COMMERCIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	**152**

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	303,841
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	45,576
REQUIRED OPEN SPACE (SF)	45,576
PROVIDED OPEN SPACE (SF)	74,832
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,630
1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110. 2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.	

FOREST RESOURCES

PARCEL	LAND USE	EXISTING TREE POINTS	REQUIRED PRESERVATION	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	EXCESS SLOPE POINTS	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1420	30%	426	774	152	55%
1	RURAL RESIDENTIAL	196	50%	98	146	0	74%
2	HIGHWAY COMMERCIAL	439	30%	132	69	0	16%
3	HIGHWAY COMMERCIAL	192	30%	58	32	0	17%
4	HIGHWAY COMMERCIAL	151	30%	45	39	0	26%
TOTAL				759	1060	152	63%

NOTE:

1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30% AND RESIDENTIAL ZONES PRESERVATION RATE IS 50%.
2. THE REQUIRED TREE PRESERVATION RATE IS NOT MET FOR EACH INDIVIDUAL PARCELS, BUT IS MET FOR THE ENTIRE PROJECT.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

PRELIMINARY NATURAL PROTECTION PLAN

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
FLAGSTAFF ARIZONA

JOB NO: 20136
DATE: MAY 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

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Flagstaff, AZ 86001
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REVISIONS

NO.	DESCRIPTION	DATE	BY

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DRAWING NO.
NRPP

SHT NO. 6 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-NRPP.DWG CPHAM

PLOTTED: Jul 22, 2021-7:56am

CONCEPT ZONING MAP AMENDMENT

FOR

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

RESOURCE PRESERVATION

APN 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DATA:

PROPOSED BUILDING SQUARE FOOTAGE
MAIN CAMPUS:
DETOX (BUILDING & PATIO): (11,550 SF + 1,191 SF) = 12,741 SF TOTAL
ADMINISTRATION: 3,231 SF
OUTPATIENT PROGRAM (BUILDING & PATIO): (4,453 SF + 1,627 SF) = 6,000 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) MENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
GROUP (BUILDING & PATIO): (5,333 SF + 3,116 SF) = 8,449 SF TOTAL
DINING/KITCHEN (BUILDING & PATIO): (4,128 SF + 1,670 SF) = 5,798 SF TOTAL

SOBER LIVING:
MANAGEMENT: 3,974 SF
MENS (1ST & 2ND FLOOR): 4,974 SF TOTAL
WOMENS (1ST & 2ND FLOOR): 4,974 SF TOTAL

EQUESTRIAN AREA (STABLE & PATIO): (1,800 SF + 700 SF) = 2,500 SF TOTAL

FLOOR AREA RATIO
FLOOR AREA RATIO (FAR) FOR HC: 3.0 MAX
PROPOSED MAIN CAMPUS FAR: 39,241 SF/303,838 SF = 0.13
PROPOSED SOBER LIVING FAR: 8,948 SF/116,842 SF = 0.08
PROPOSED FUTURE LOT 1 FAR: 4,000 SF/35,277 SF = 0.11
PROPOSED FUTURE LOT 2 FAR: 3,000 SF/27,328 SF = 0.11

LOT COVERAGE
LOT COVERAGE FOR RR: 20% MAX
PROPOSED EQUESTRIAN AREA LOT COVERAGE (INCLUDING PATIO): 2,500 SF/ 47,697 SF = 5.24%

BUILDING CONSTRUCTION TYPE
V-B (1 HOUR, SPRINKLED)

BUILDING HEIGHT
BUILDING HEIGHT FOR HC: 60' MAX
BUILDING HEIGHT FOR RR: 35' MAX
PROPOSED BUILDING HEIGHT FOR DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN: 2 STORIES
ALL OTHER BUILDING HEIGHT: SINGLE STORY

PARKING
MAIN CAMPUS:
INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE
RTC MENS: (40/6 BEDS * 1) + (3 STAFF * 1) = 10 SPACES
RTC WOMENS: (40/6 BEDS * 1) + (3 EMPLOYEES * 1) = 10 SPACES
DINING/KITCHEN: (5 EMPLOYEES * 1) = 5 SPACES
GROUP: (6 EMPLOYEES * 1) = 6 SPACES
OUTPATIENT PROGRAM: (5 EMPLOYEES * 1) = 5 SPACES
ADMINISTRATION: (6 EMPLOYEES * 1) = 6 SPACES
DETOX: (30/6 BEDS * 1) + (7 STAFF * 1) = 12 SPACES
HOUSE KEEPING/MAINTENANCE: (8 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 62 SPACES
ADA PARKING REQUIRED: 4 SPACES

SOBER LIVING:
MANAGEMENT: (3 EMPLOYEES * 1) = 3 SPACES
MENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
WOMENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 19 SPACES
ADA PARKING REQUIRED: 1 SPACES

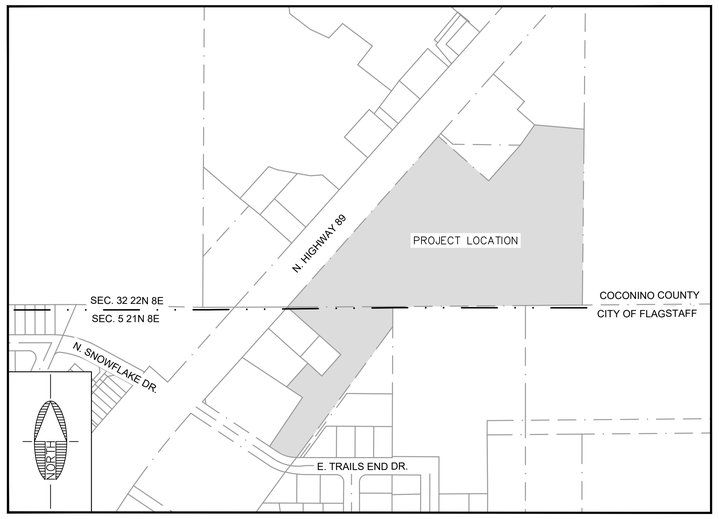
TOTAL MAIN CAMPUS & SOBER LIVING PARKING REQUIRED: 86 SPACES (INCLUDING 5 ADA SPACES)
TOTAL BIKE PARKING REQUIRED: 86 SPACES & 5% = 5 SPACES
TOTAL BIKE PARKING PROVIDED: 9 BIKE RACKS (INCLUDING 3 COVERED)
PARKING REDUCTION: 86 SPACES * 5% = 4.3 SPACES REDUCED
TOTAL MAIN CAMPUS & SOBER LIVING PARKING PROVIDED: 83 SPACES (INCLUDING 8 ADA SPACES)

REQUIRED PARKING FOR FUTURE LOT 1 (4,000 SF):
RESTAURANT: 1 SPACE PER 100 GSF, PLUS 1 SPACE PER EMPLOYEE
TOTAL PARKING REQUIRED: (4,000/100 GSF * 1) + (6 EMPLOYEES * 1) = 46 SPACES
TOTAL BIKE PARKING PROVIDED: 1 BIKE RACK
PARKING REDUCTION: 46 SPACES * 5% = 2.25 SPACES REDUCED
TOTAL PARKING PROVIDED: 45 SPACES (INCLUDING 1 ADA SPACE)

PROPOSED PARKING FOR FUTURE LOT 2 (3,000 SF):
RESTAURANT: 1 SPACE PER 100 GSF, PLUS 1 SPACE PER EMPLOYEE
TOTAL PARKING REQUIRED: (3,000/100 GSF * 1) + (5 EMPLOYEES * 1) = 35 SPACES
TOTAL PARKING PROVIDED: 35 SPACES (INCLUDING 1 ADA SPACE)
TOTAL BIKE PARKING PROVIDED: 1 BIKE RACK

OPEN SPACE
TOTAL OPEN SPACE REQUIRED FOR HC: 45,576 SF
TOTAL OPEN SPACE PROVIDED FOR HC: 74,832 SF

TOTAL OPEN SPACE REQUIRED FOR RR: 7,155 SF
TOTAL OPEN SPACE PROVIDED FOR RR: 19,630 SF



VICINITY MAP
N.T.S.

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROPERTY DATA:

FLAGSTAFF REHAB CAMPUS
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NO.
113-17-011A (±2.15 AC) &
301-50-005G (±10.06 AC)

EXISTING ZONING
APN 113-17-011A: HIGHWAY COMMERCIAL (HC)
APN 301-50-005G: CH-10,000

PROPOSED ZONING
APN 301-50-005G: HIGHWAY COMMERCIAL (HC) & RURAL RESIDENTIAL (RR)

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX

SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	CM01	CONTEXT ANALYSIS MAP
3	SM01	SITE ANALYSIS MAP
4	CP01	CONCEPT ZONING PLAN
5	NRPP	NATURAL RESOURCE PROTECTION PLAN

LEGEND

LOT LINE
ROW
EASEMENT
8"SS — GRAVITY SEWER LINE
8"W — PUBLIC WATER LINE
STORM DRAIN PIPE
LOT BOUNDARY
FIRE HYDRANT
W — WATER METER
S — SEWER MANHOLE
GATE VALVE
DRAINAGE ARROW
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE

EX. LOT LINE
EX. EASEMENT
6945 — EX. INDEX CONTOUR
8"W — EX. WATER LINE
EX. SEWER LINE
G — EX. GAS
S — EX. STORM DRAIN
UGE — EX. UNDERGROUND UTIL.
OHE — EX. OVERHEAD UTIL.
SECTION LINE
EX. ROAD STRIPING
WV — EX. WATER VALVE
EX. SIGNAGE
EX. LIGHT POLE
SCE87478 — EX. ELECTRIC BOX
EX. DRAINAGE ARROW

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA

FLAGSTAFF REHAB CAMPUS

COVER SHEET

JOB NO: 20136
DATE: JUL 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

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DRAWING NO.
CVR

SHT NO. 1 OF 5

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PLOTTED: Jul 22, 2021-7:57am



LEGEND

PROPERTY TO BE REZONED

EXISTING PROPERTY LINE

CITY LIMITS

CITY OF FLAGSTAFF ZONING

R1	SINGLE-FAMILY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
MH	MANUFACTURED HOUSING
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
PF	PUBLIC FACILITY
"CITY"	CITY OF FLAGSTAFF

COCONINO COUNTY ZONING

AR-5	AGRICULTURAL RESIDENTIAL (5 AC)
AR-2 1/2	AGRICULTURAL RESIDENTIAL (2.5 AC)
CH-10,000	COMMERCIAL HEAVY
"COUNTY"	COCONINO COUNTY

SCALE 1" : 150'
0 75 150

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO:	20136
DATE:	JUL 21
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	CNP
CHECKED:	SCI

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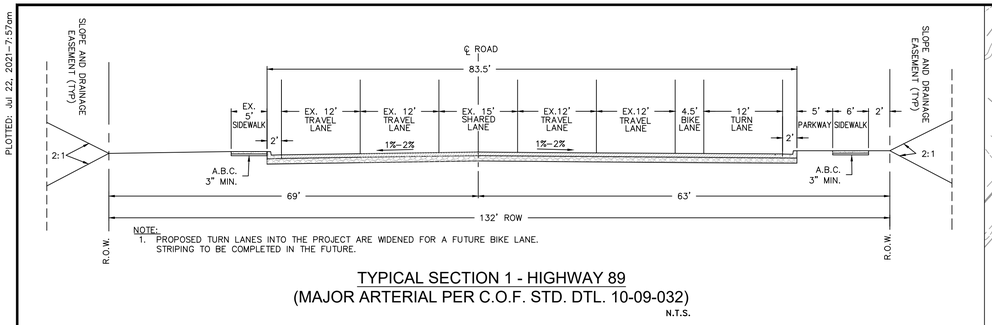
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DRAWING NO.
CM01

SHT NO. 2 OF 5

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



TYPICAL SECTION 1 - HIGHWAY 89
(MAJOR ARTERIAL PER C.O.F. STD. DTL. 10-09-032)
N.T.S.

CLEAR VIEW ZONE #D3
53.5'X595'

N. HIGHWAY 89

DETOX

FUTURE EQUESTRIAN AREA

PROPOSED 26' PUE

PROPOSED 8' PUE

PROPOSED 8' PUE

EXISTING 5' WATER LINE EASEMENT

PROPOSED 8' PUE

PROPOSED 26' PAE

ADMINISTRATION

PROPOSED 6" FIRE LINE (TYP.)

OUTPATIENT PROGRAM (OP)

PROPOSED 20' PUE

PROPOSED 20' PUE

PROPOSED 10' PUE

RESIDENTIAL TREATMENT CENTER (RTC) WOMENS

DINING

PROPOSED WATER METER (TYP.)

PROPOSED RPA (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

SOBER LIVING WOMENS

FUTURE COMMERCIAL PAD

PROPOSED 12" WATER MAIN

PROPOSED 8' PUE

RESIDENTIAL TREATMENTS CENTER (RTC) MENS

SOBER LIVING MENS

PROPOSED SEWER SERVICE (TYP.)

GROUP

EXISTING STREET LIGHTS TO BE RELOCATED (TYP.)

PROPOSED WATER SERVICE (TYP.)

PROPOSED 26' PAE

PROPOSED 20' PUE

PROPOSED 15' PUE

CONNECT TO EXISTING WATER MAIN

SECTION LINE

FUTURE COMMERCIAL PAD

SOBER LIVING MANAGEMENT

COCONINO COUNTY

CITY OF FLAGSTAFF

EXISTING 8' ELECTRIC EASEMENT

EXISTING/PROPOSED ULTIMATE DISCHARGE LOCATION

PROPOSED EXTENDED DETENTION BASIN

EXISTING 40' PUE

EXISTING FIRE HYDRANT

RELOCATED FIRE EXISTING FIRE HYDRANT

EXISTING DRAINAGE SWALE

EXISTING OVERHEAD ELECTRIC LINE

PROPOSED SEWER MANHOLE (TYP.)

EXISTING 12" CI WATER MAIN

PROPOSED 26' PUE

PROPOSED 8" SEWER MAIN

EXISTING DIRT ROAD TO REMAIN

EXISTING 16' PUE

EXISTING 25' GAS EASEMENT

EXISTING 16' PUE

EXISTING 10' SEWER EASEMENT

EXISTING GAS LINE

EXISTING 10' SEWER EASEMENT

CONNECT TO EXISTING SEWER MANHOLE

EXISTING 8" PVC SEWER LINE

PROPOSED SCUPPER

EXISTING 8" CI WATER LINE

CONNECT TO EXISTING WATER LINE

EXISTING ULTIMATE STORMWATER DISCHARGE LOCATION

E. TRAILS END DR.

SCALE 1" : 60'
0 30 60

PRELIMINARY

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C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO:	20136
DATE:	JUL 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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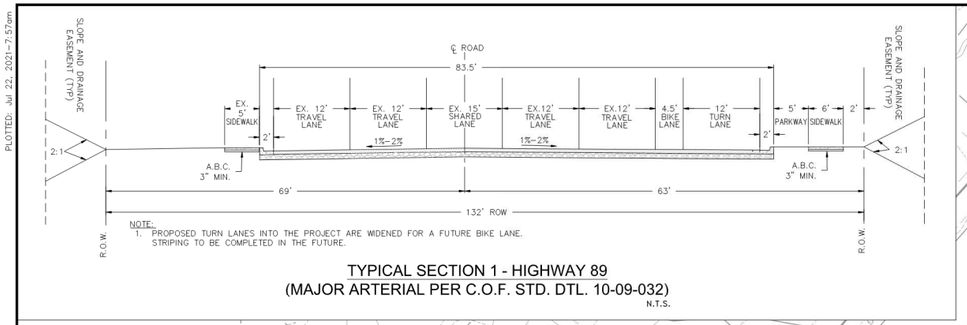
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DRAWING NO.
CP01

SHT NO. 4 OF 5

PLOTTED: Jul 22, 2021-7:57am

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TYPICAL SECTION 1 - HIGHWAY 89
(MAJOR ARTERIAL PER C.O.F. STD. DTL. 10-09-032)
N.T.S.

Sewer line extension to neighbor to the north.

N. HIGHWAY 89
CLEAR VIEW ZONE #03 53.5'X595'
FUTURE EQUESTRIAN AREA
DETOX
PROPOSED 26' PUE
PROPOSED 8' PUE
EXISTING 5' WATER LINE EASEMENT
PROPOSED 26' PAE
ADMINISTRATION
PROPOSED 6" FIRE LINE (TYP.)
OUTPATIENT PROGRAM (OP)
PROPOSED 20' PUE
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS
PROPOSED 10' PUE
PROPOSED WATER METER (TYP.)
PROPOSED RPA (TYP.)
DINING
PROPOSED FIRE HYDRANT (TYP.)
SOBER LIVING WOMENS
FUTURE COMMERCIAL PAD
RESIDENTIAL TREATMENTS CENTER (RTC) MENS
PROPOSED 12" WATER MAIN
SOBER LIVING MENS
PROPOSED SEWER SERVICE (TYP.)
GROUP
EXISTING STREET LIGHTS TO BE RELOCATED (TYP.)
PROPOSED WATER SERVICE (TYP.)
PROPOSED 15' PUE
CONNECT TO EXISTING WATER MAIN
SECTION LINE
SOBER LIVING MANAGEMENT
COCONINO COUNTY
CITY OF FLAGSTAFF
EXISTING 8' ELECTRIC EASEMENT
EXISTING/PROPOSED ULTIMATE DISCHARGE LOCATION
PROPOSED EXTENDED DETENTION BASIN
EXISTING 40' PUE
EXISTING FIRE HYDRANT
RELOCATED FIRE EXISTING FIRE HYDRANT
EXISTING DRAINAGE SWALE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING 12" CI WATER MAIN
PROPOSED SEWER MANHOLE (TYP.)
PROPOSED 26' PUE
PROPOSED 8" SEWER MAIN
EXISTING DIRT ROAD TO REMAIN
EXISTING 16' PUE
EXISTING 25' GAS EASEMENT
EXISTING 16' PUE
EXISTING 10' SEWER EASEMENT
EXISTING GAS LINE
EXISTING 10' SEWER EASEMENT
CONNECT TO EXISTING SEWER MANHOLE
EXISTING 8" PVC SEWER LINE
PROPOSED SCUPPER
EXISTING 8" CI WATER LINE
CONNECT TO EXISTING WATER LINE
EXISTING ULTIMATE STORMWATER DISCHARGE LOCATION
E. TRAILS END DR.

SCALE 1" = 60'
0 30 60

Exhibit #1

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

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DRAWING NO.
CP01

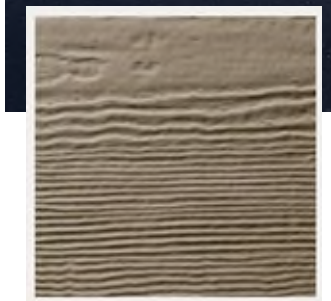
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Flagstaff Location







Khaki Brown ›



Timber Bark ›



Aged Pewter ›



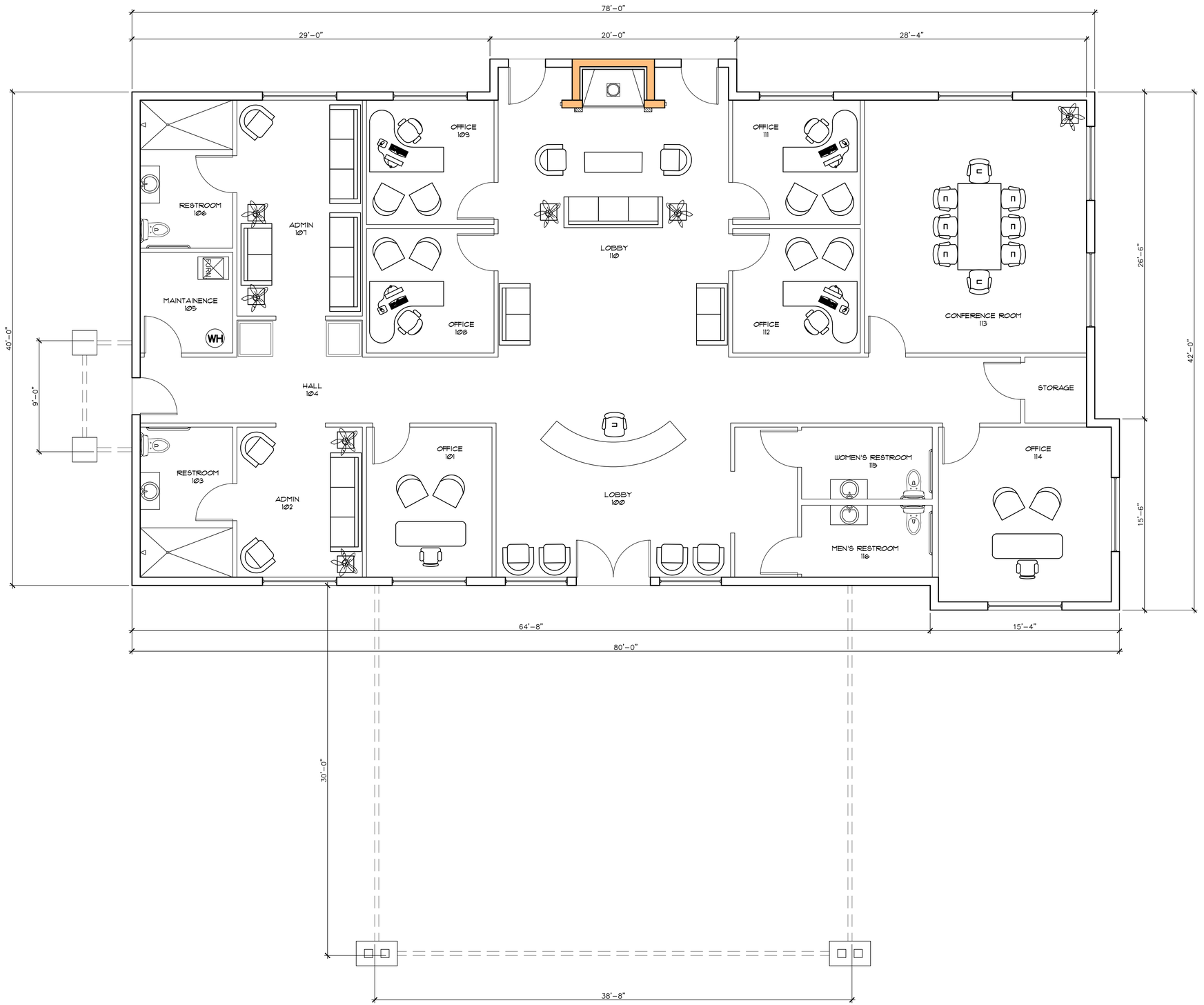
Ledgestone Series

(Click to view all Ledgestone Veneer styles)



Stone Combinations

(Click to view all Stone Combination styles)



1 Admin. Floor Plan

SCALE: 1/4" = 1'-0"

architecture
consultation
development

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.7744
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paul d. bustamante
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Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

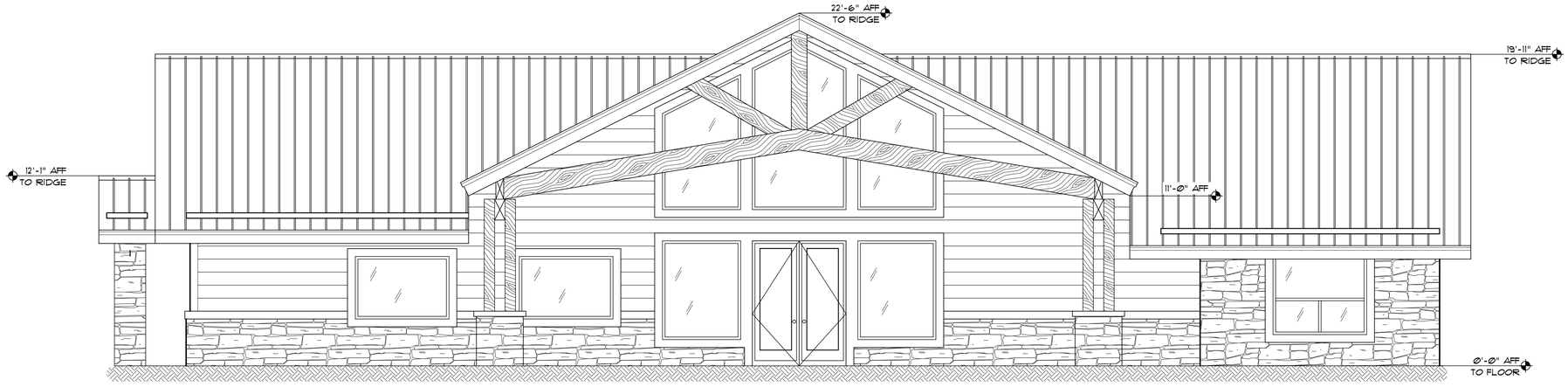
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Job No:

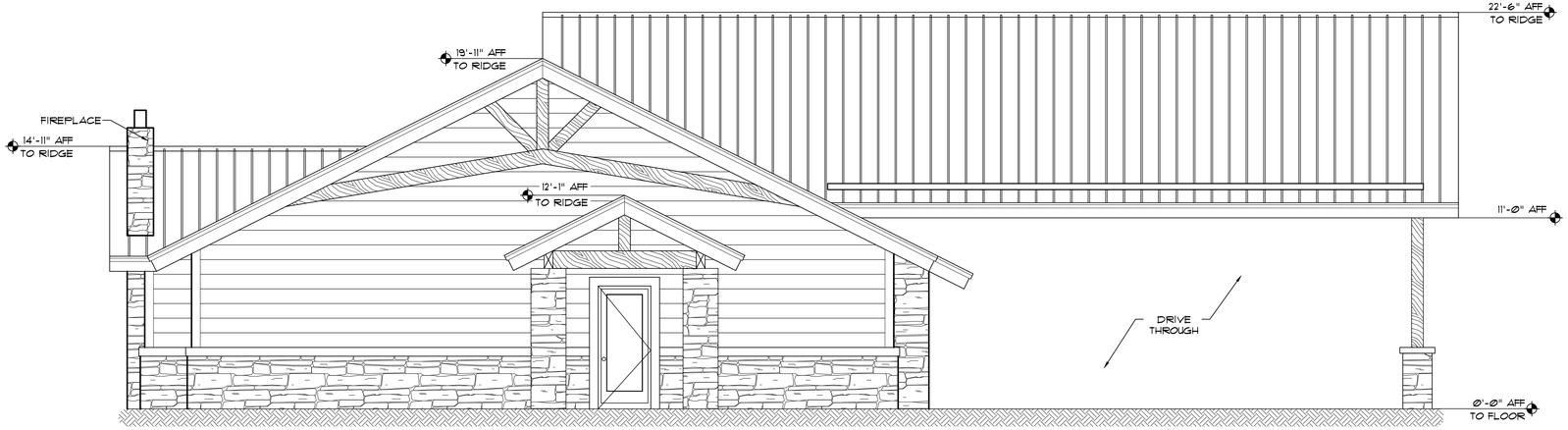
SHEET

A-AD1.0

FLOOR PLAN
ADMIN.
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 WEST ELEVATION
SCALE: 1/4" = 1'-Ø"

16 east route 66 suite 202
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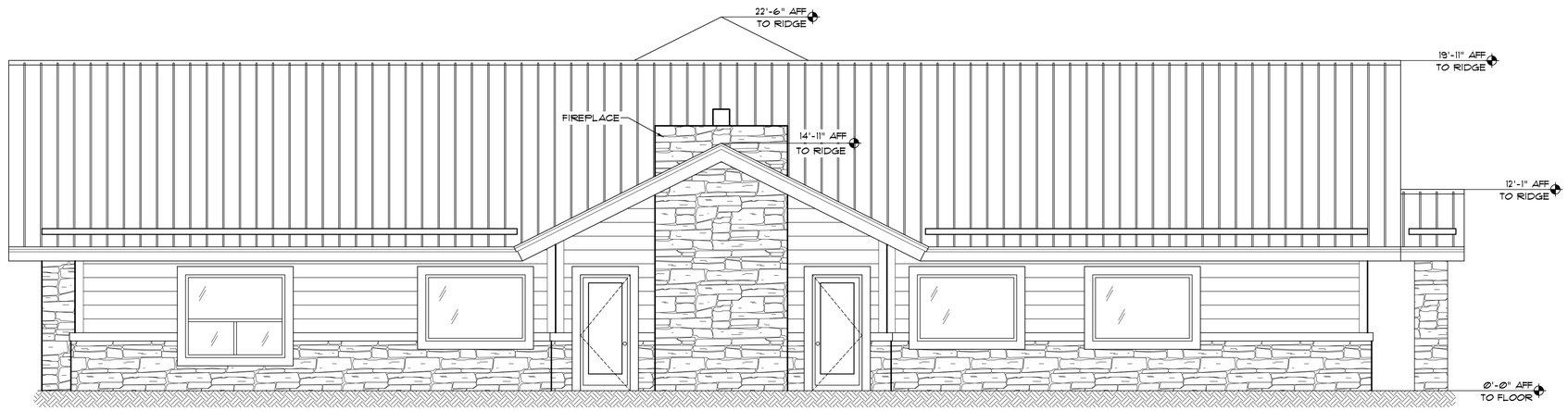
PRELIMINARY
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Revisions	By

Drawn: LJ
Date: January 19, 2021
Job No:

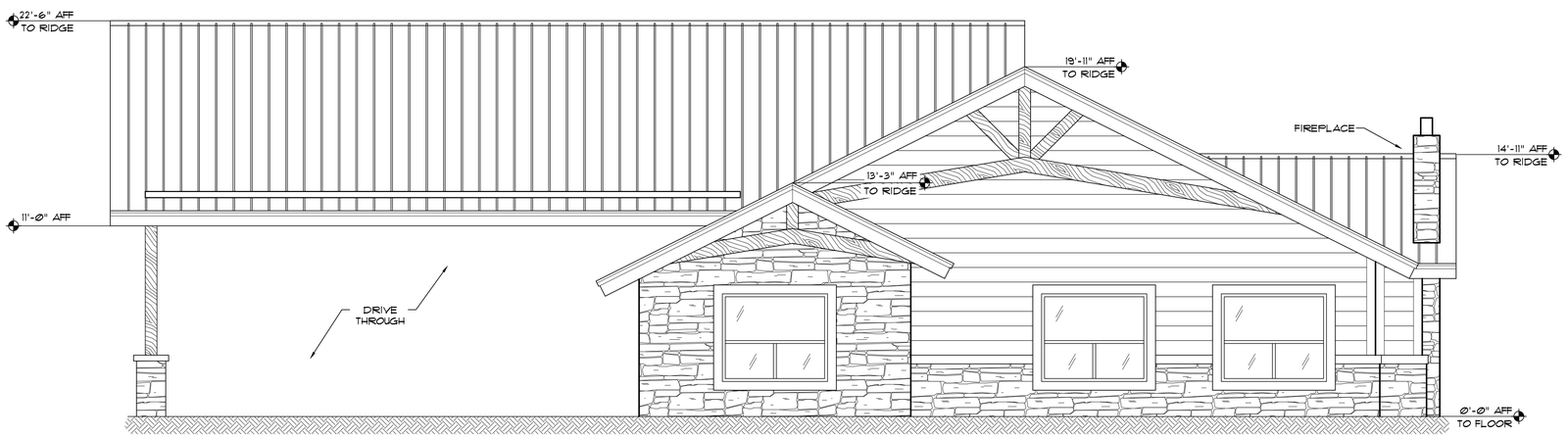
SHEET
A-AD2.0

EXTERIOR ELEVS
ADMIN
SCALE: 1/4" = 1'-Ø"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION

SCALE: 1/4" = 1'-Ø"

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Revisions	By

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Date: January 19, 2021

Job No:

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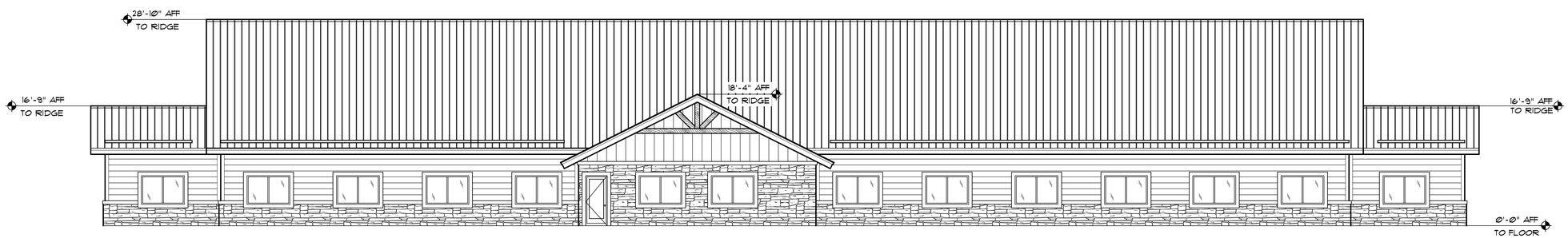
A-AD2.1

EXTERIOR ELEVS
ADMIN.
SCALE: 1/4" = 1'-Ø"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
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Revisions	By

Drawn: LJ

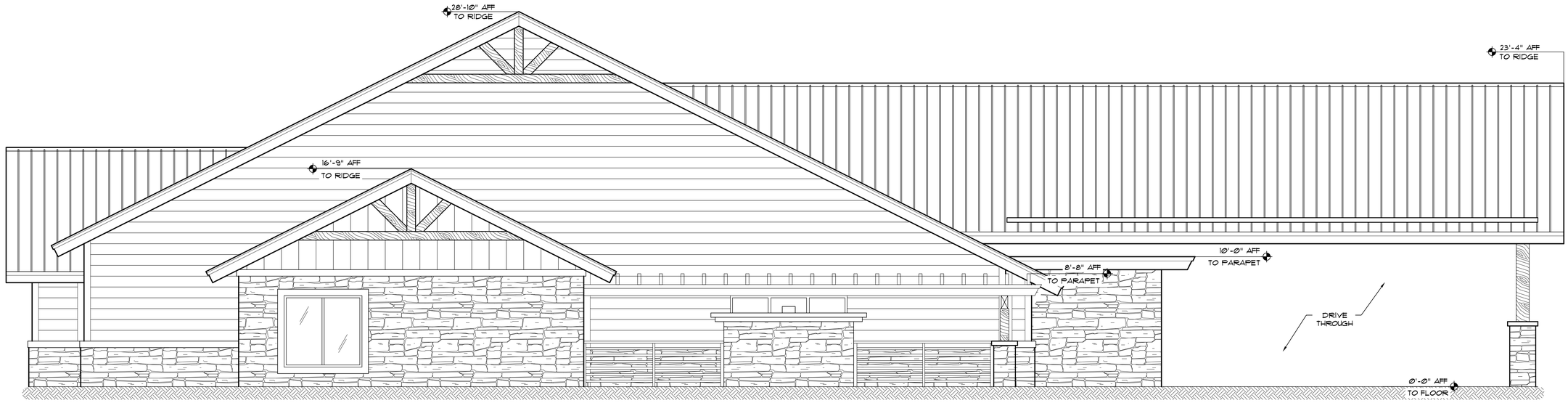
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Job No:

SHEET

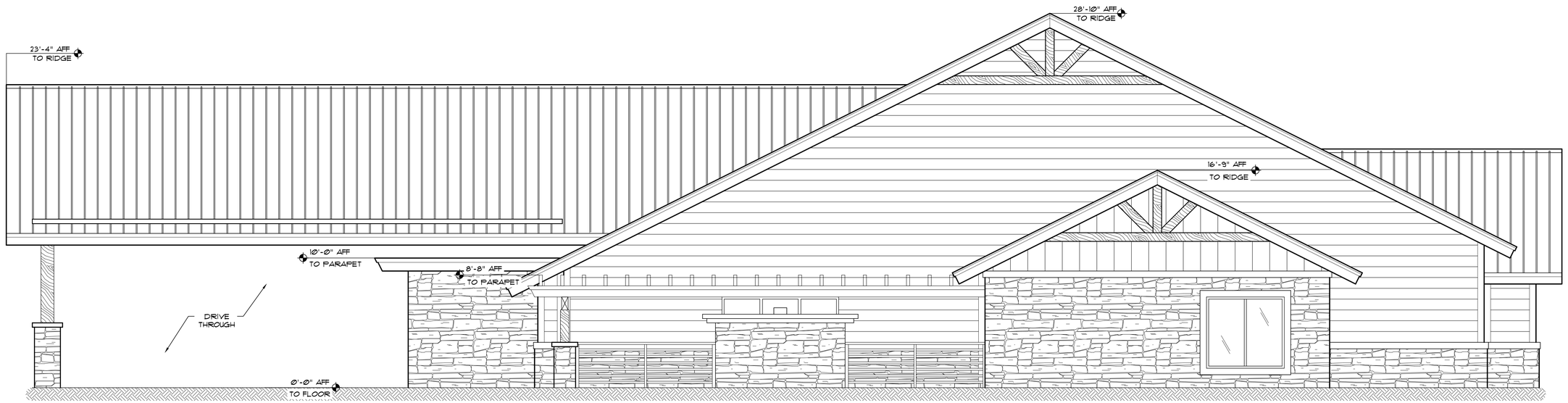
A-DT2.0

EXTERIOR ELEVS
DETOX
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
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Revisions	By

Drawn: LJ

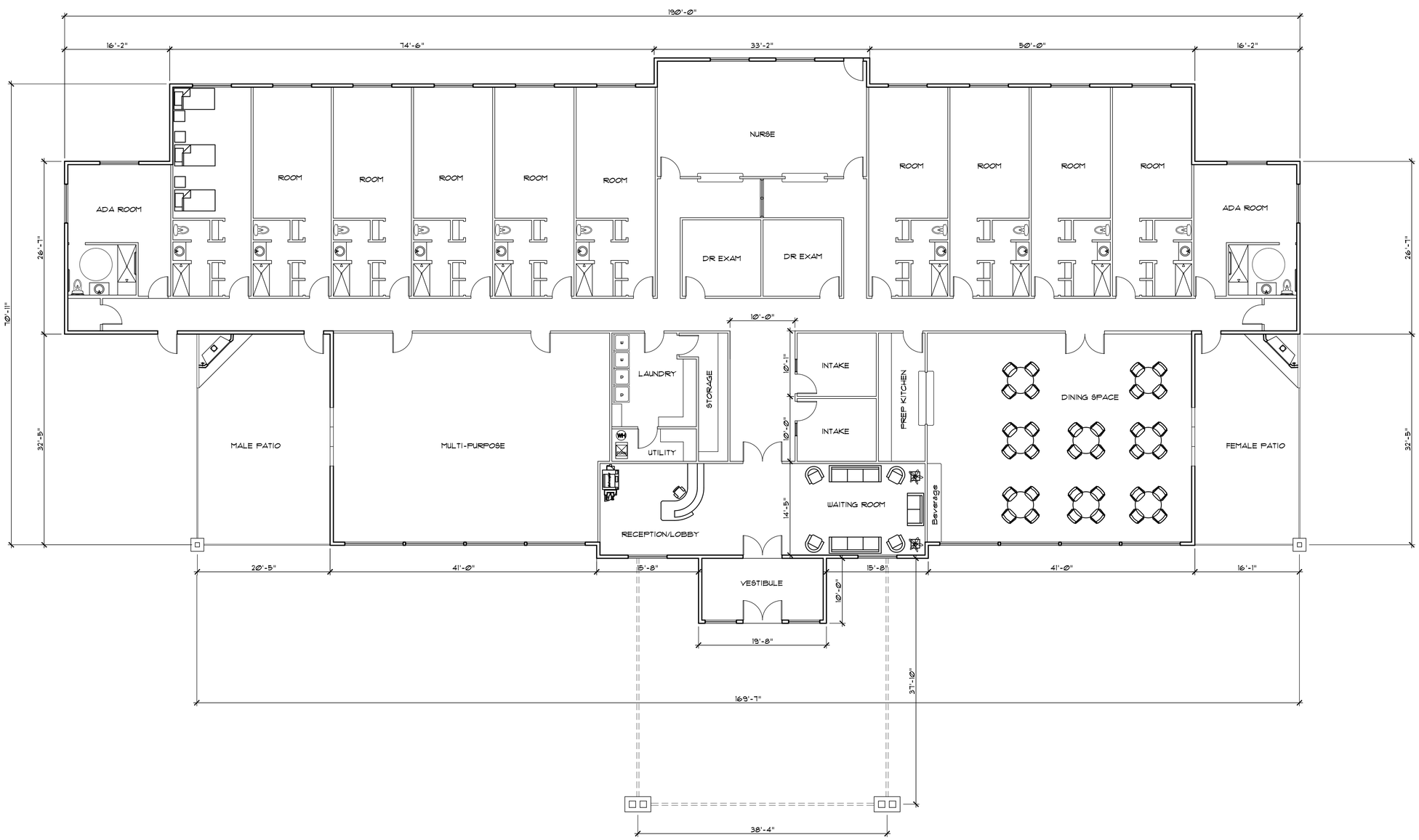
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Job No:

SHEET

A-DT2.1

EXTERIOR ELEVS
DETOX
SCALE: 1/4" = 1'-0"



1 Detox Floor Plan
SCALE: 1/8" = 1'-0"

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Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

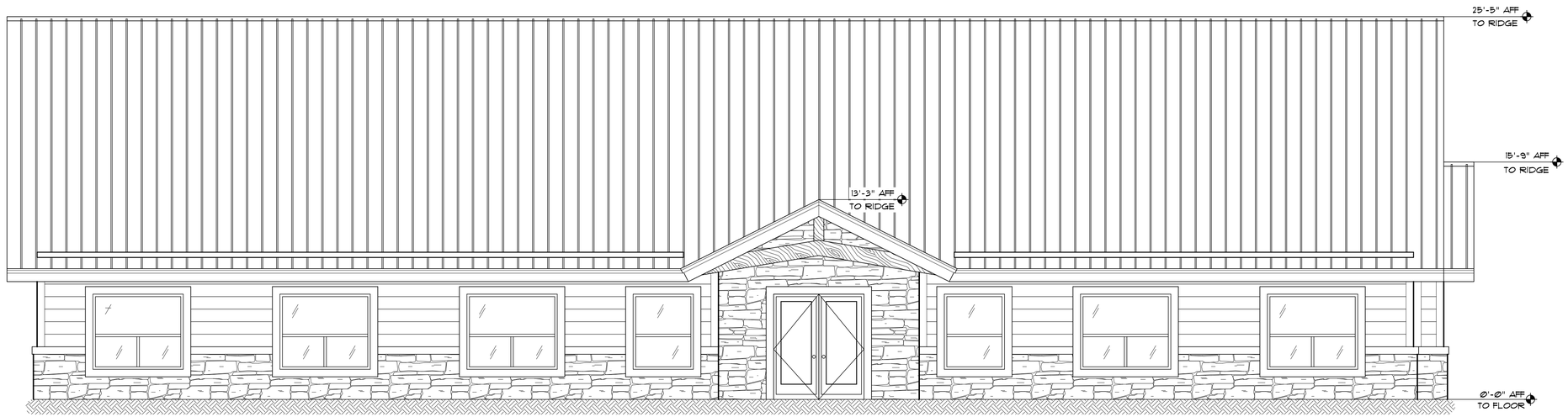
PRELIMINARY
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Revisions	By

Drawn: LJ
Date: January 19, 2021
Job No:

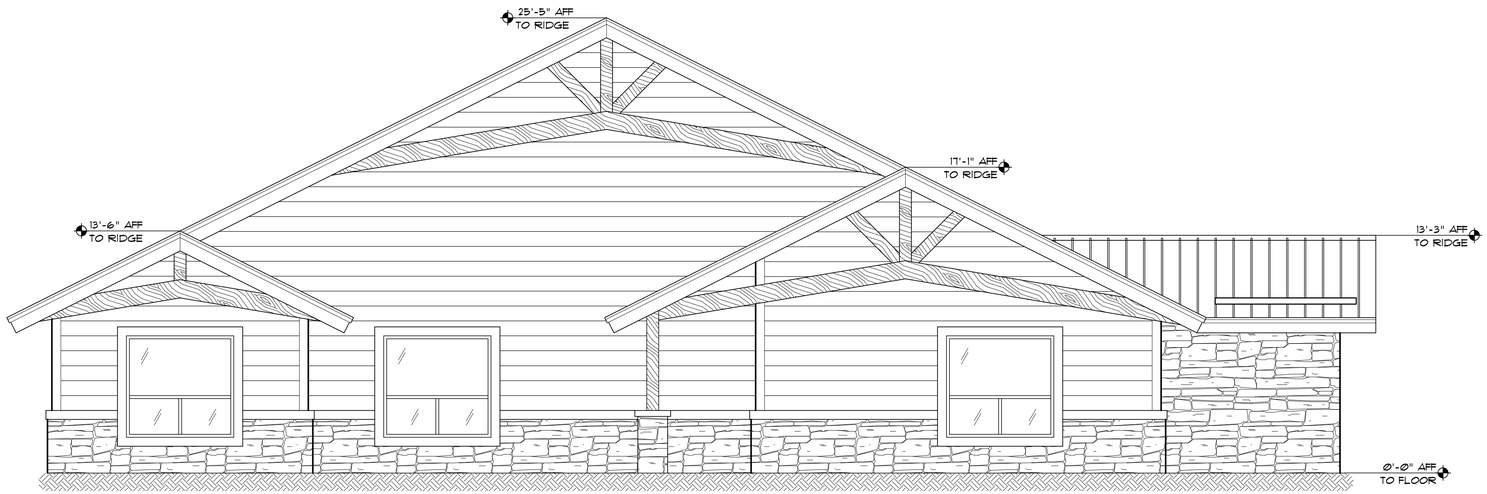
SHEET
A-DT1.0

FLOOR PLAN
DETOX
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"



2 WEST ELEVATION

SCALE: 1/4" = 1'-Ø"

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Health Facility - Group Building
Highway 89-A
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Revisions	By

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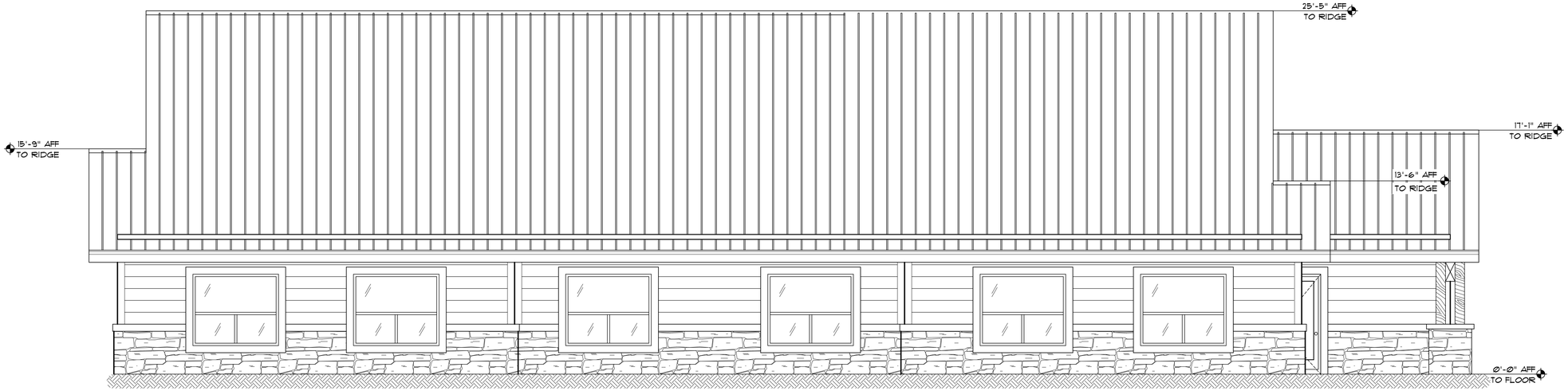
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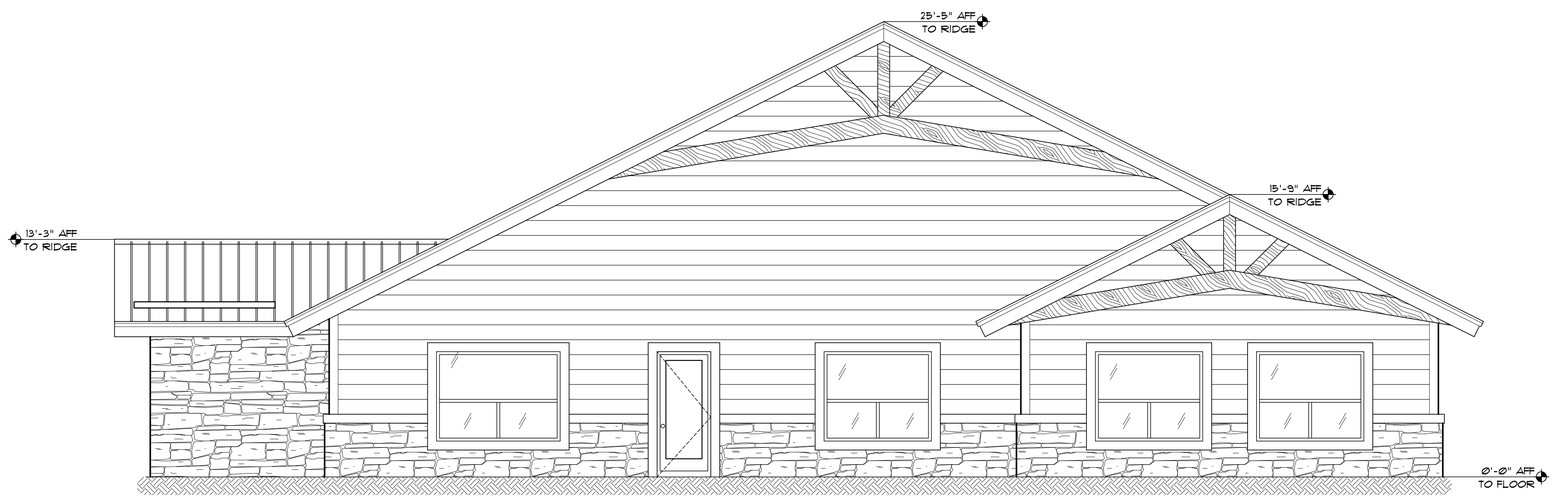
SHEET

A-GR2.0

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-Ø"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

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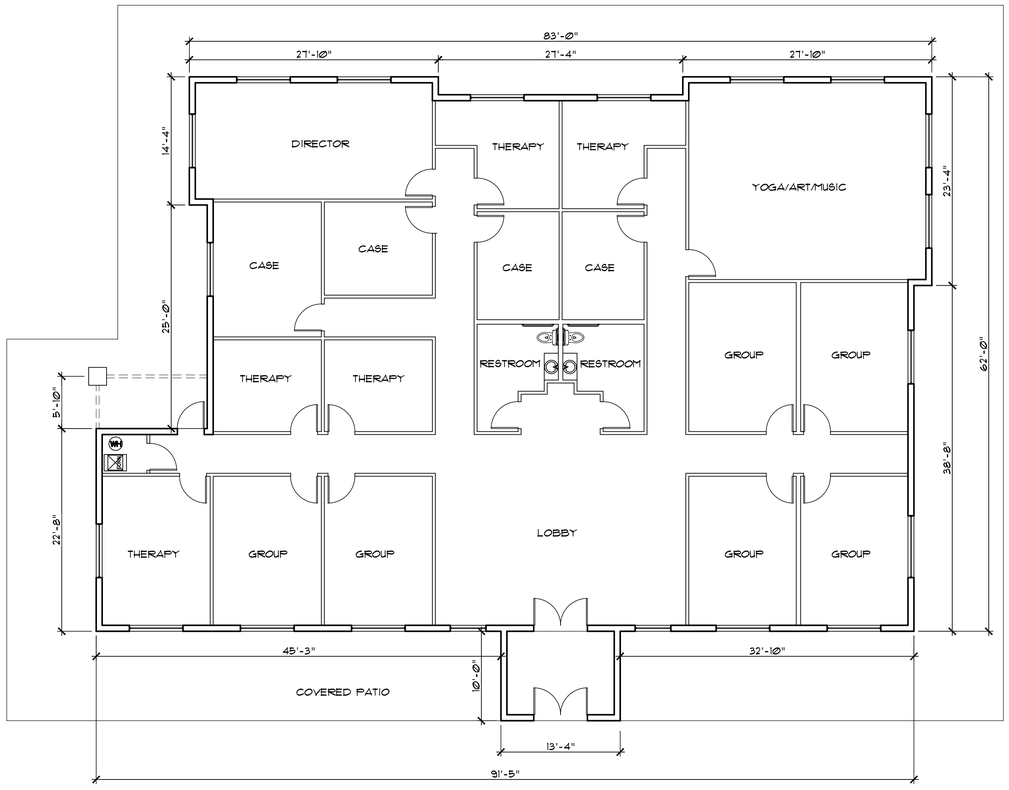
Drawn: LJ

Date: January 19, 2021

Job No:

SHEET
A-GR2.1

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-Ø"



1 Group Floor Plan

SCALE: 1/8" = 1'-Ø"

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Health Facility - Group Building
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A-GR1.0

FLOOR PLAN
Group
SCALE: 1/8" = 1'-Ø"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

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Revisions	By

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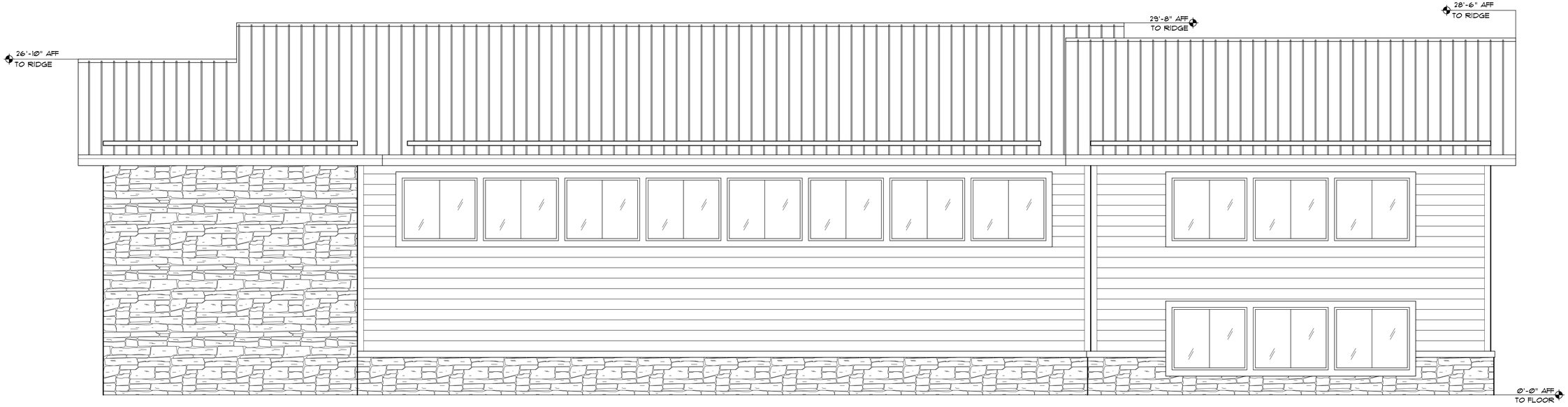
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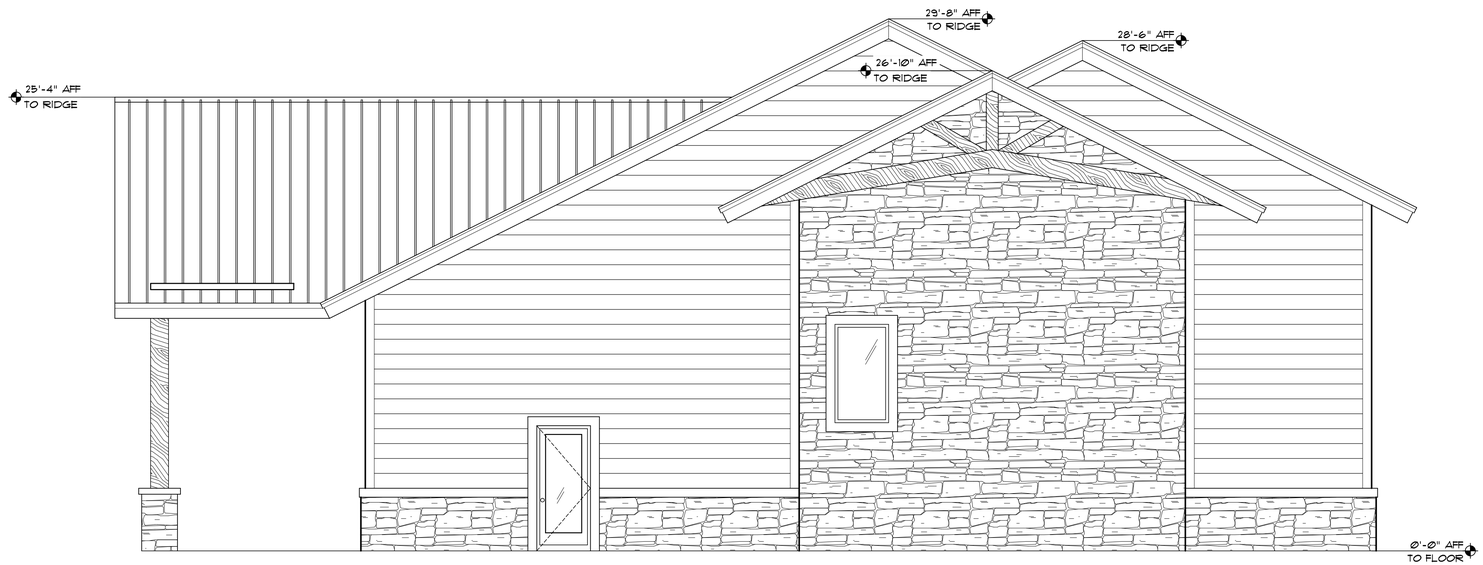
SHEET

A-KD2.0

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

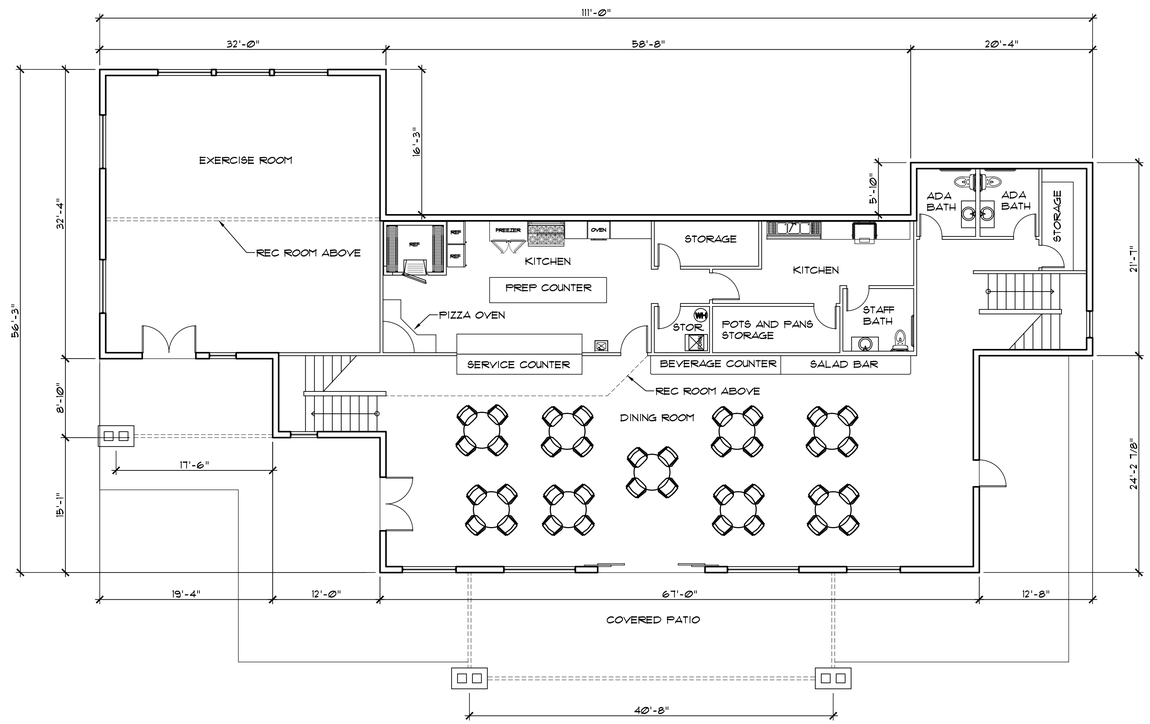
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ
Date: January 19, 2021
Job No:

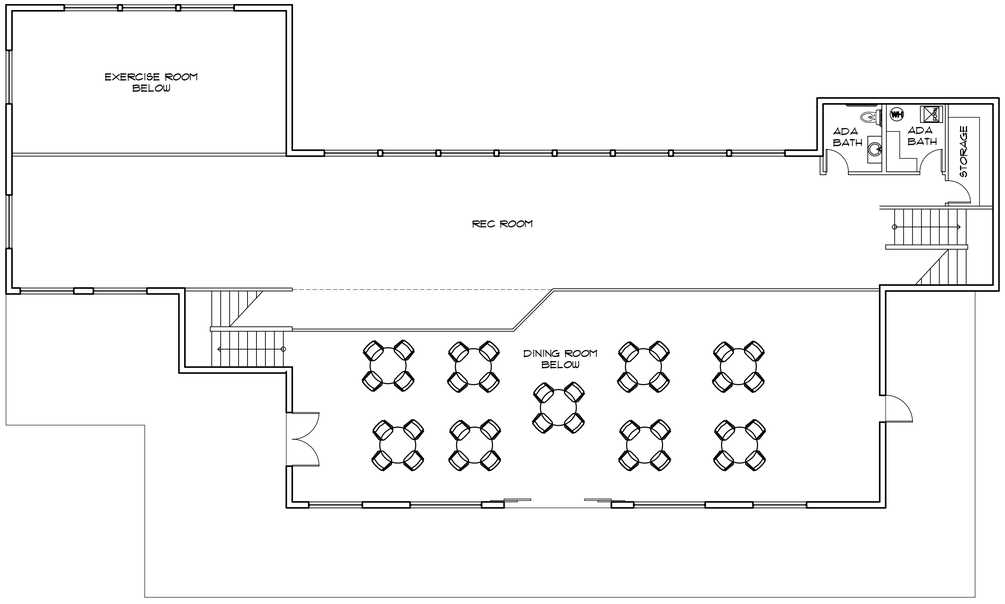
SHEET
A-KD2.1

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 Kitchen/Dining Lower Level Floor Plan

SCALE: 1/8" = 1'-0"



2 Kitchen/Dining Upper Level Floor Plan

SCALE: 1/8" = 1'-0"

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Health Facility - Kitchen/Dining
Highway 89-A
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Drawn: LJ

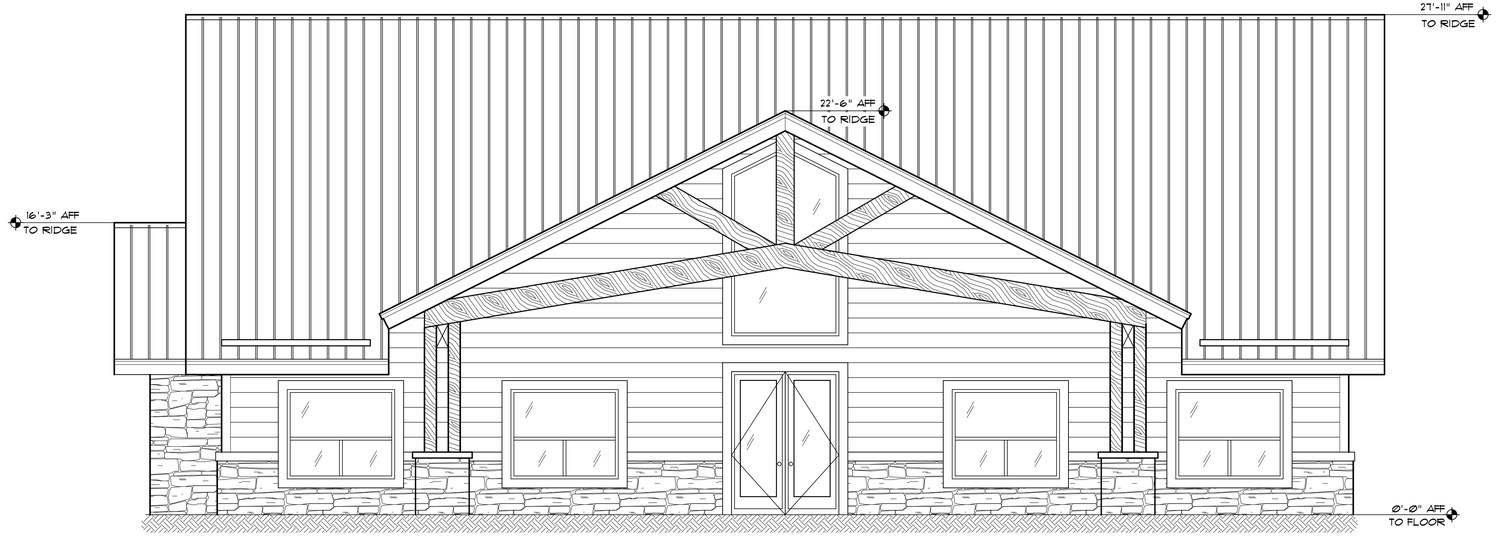
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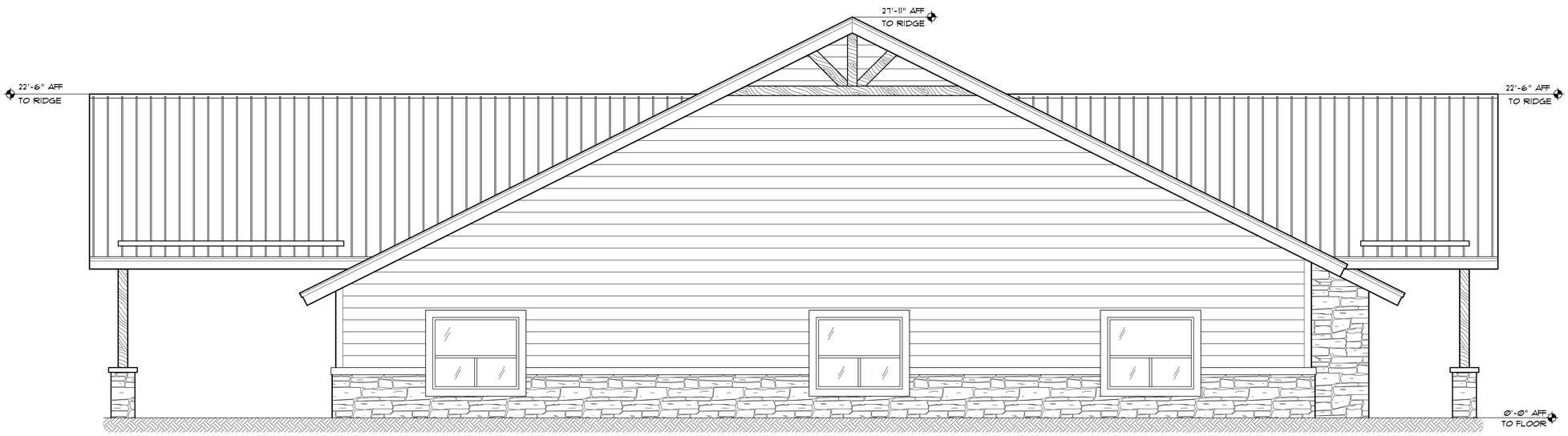
SHEET

A-KD1.0

FLOOR PLANS
KITCHEN/DINING
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

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Revisions	By

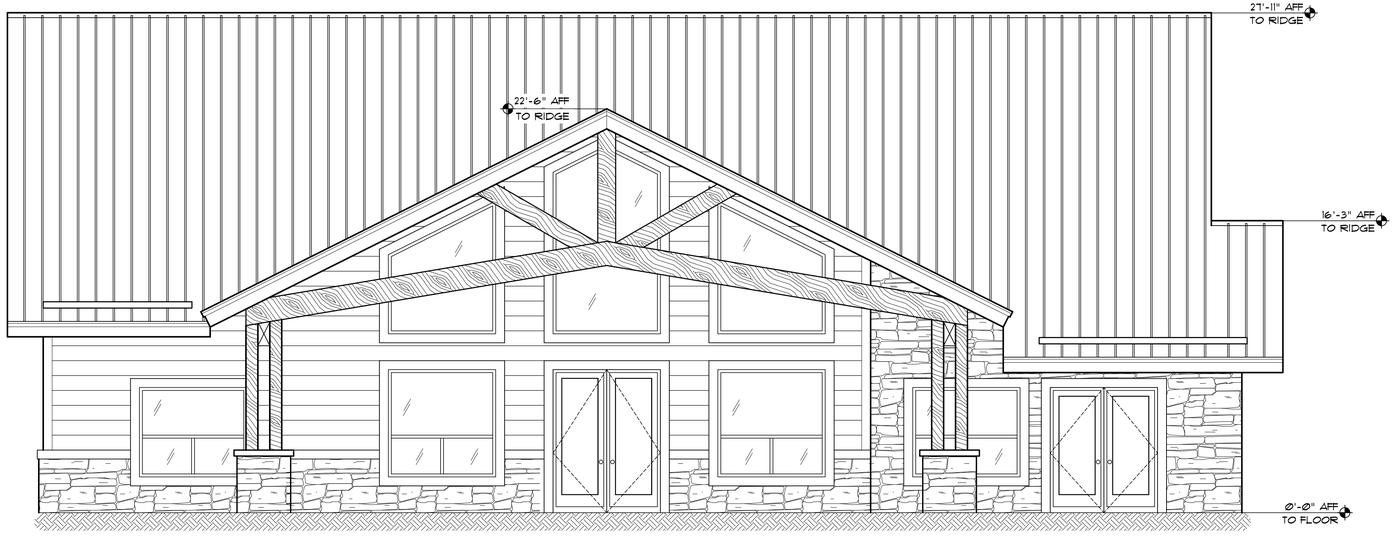
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Date: February 4, 2021

Job No:

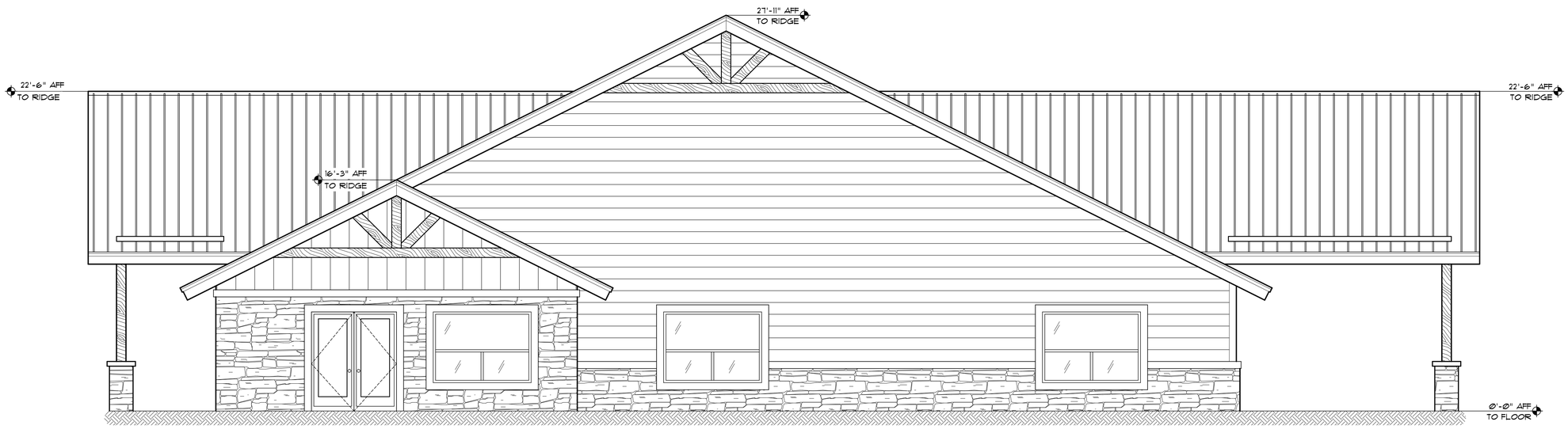
SHEET
A-OP2.0

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION (BACK)

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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Health Facility - OP Building
Highway 89-A
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Revisions	By

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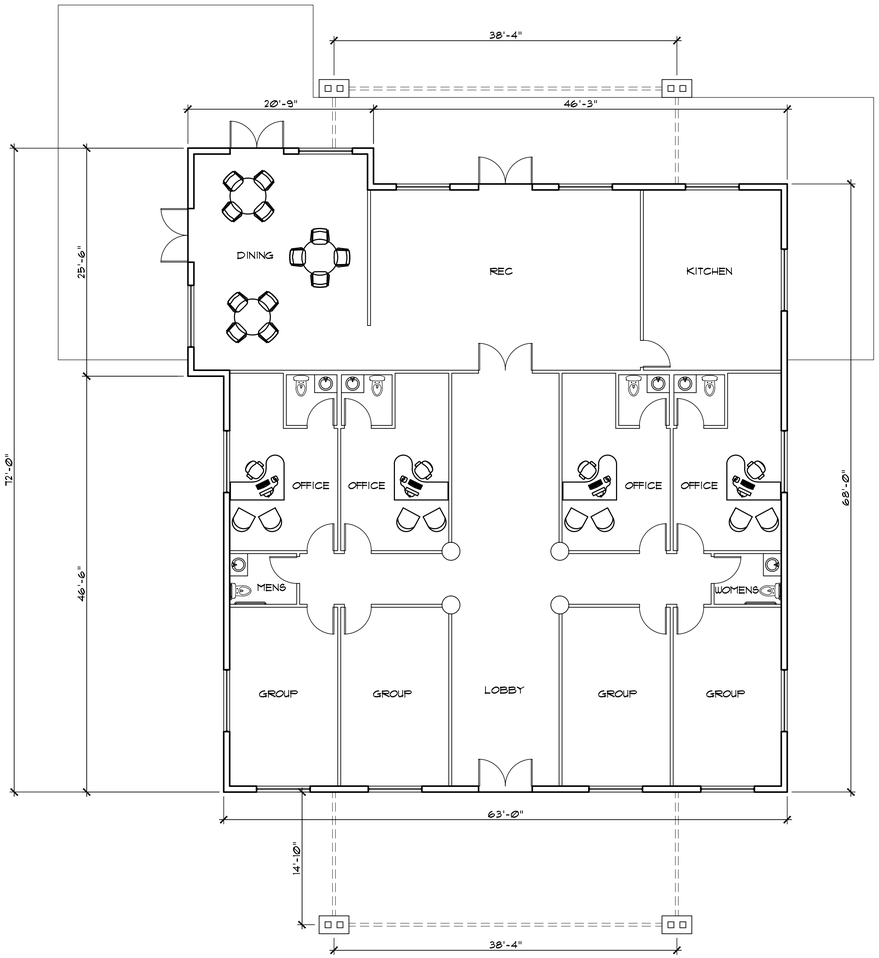
Date: February 3, 2021

Job No:

SHEET

A-OP2.1

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



1 IOP Floor Plan

SCALE: 1/8" = 1'-0"

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Highway 89-A
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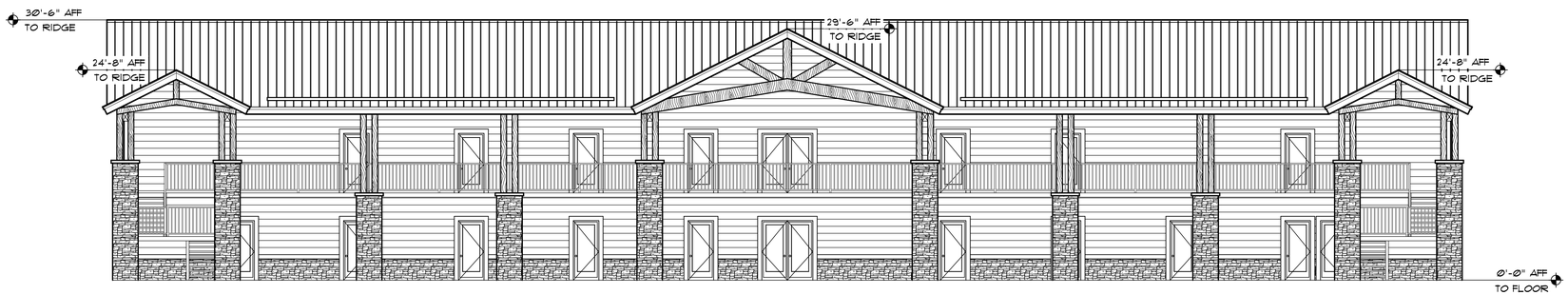
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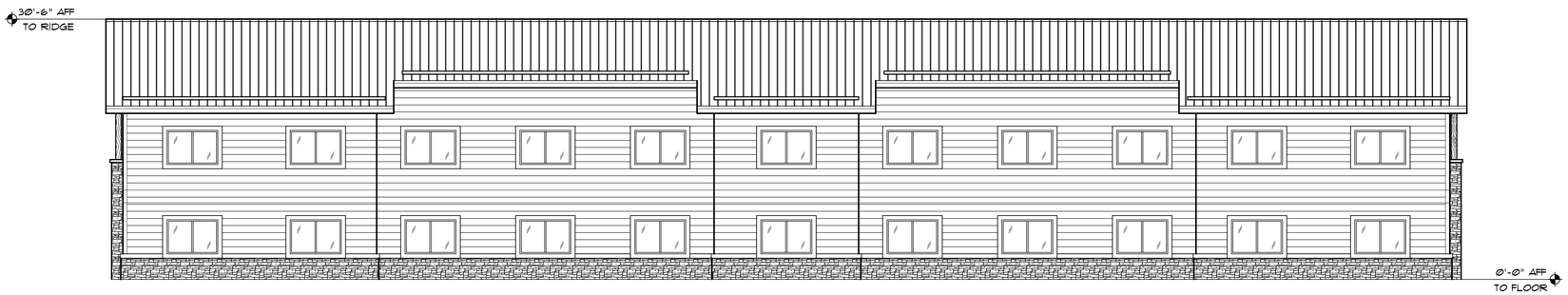
SHEET

A-IOP1.0

FLOOR PLAN
IOP
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

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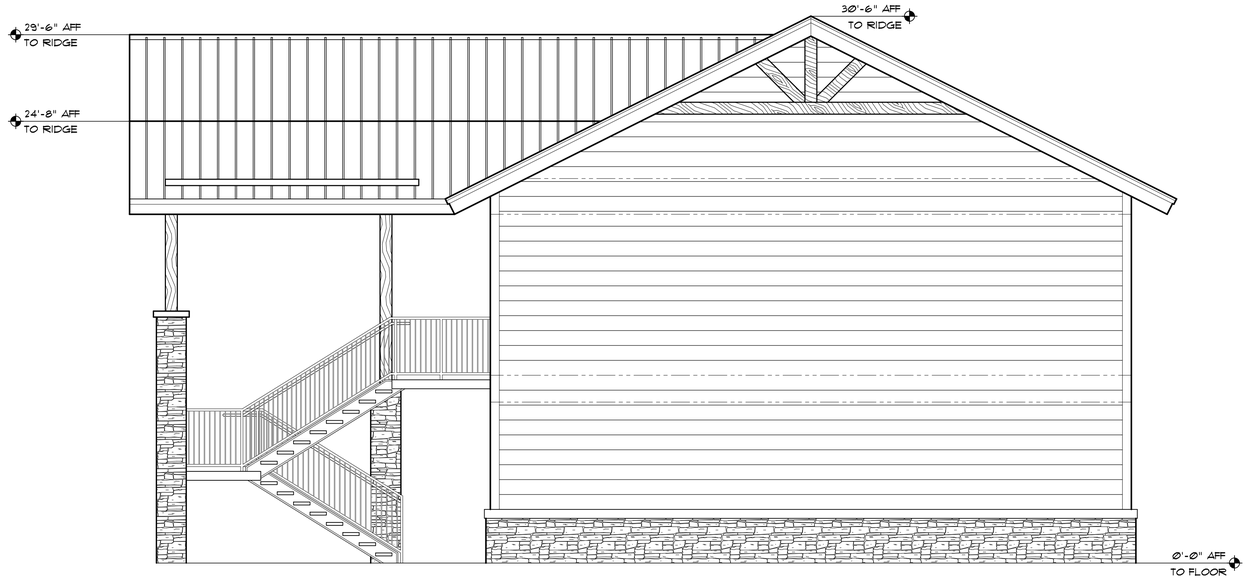
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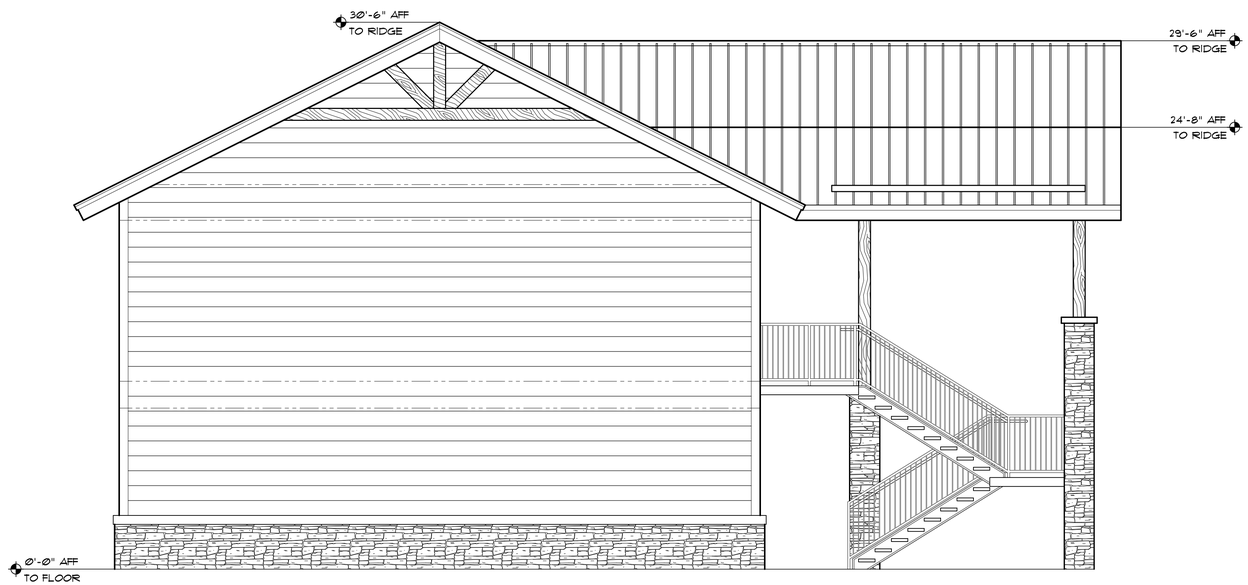
Job No:

SHEET
A-RTC2.0

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

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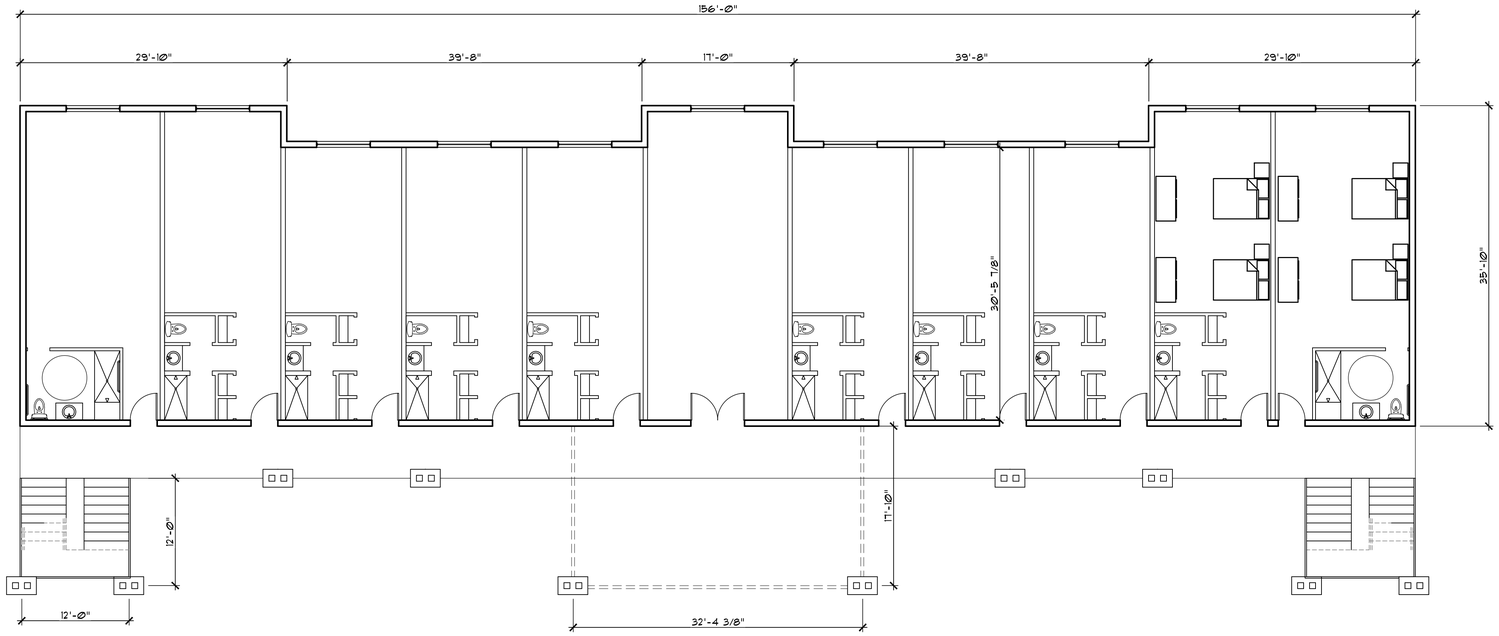
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Job No:

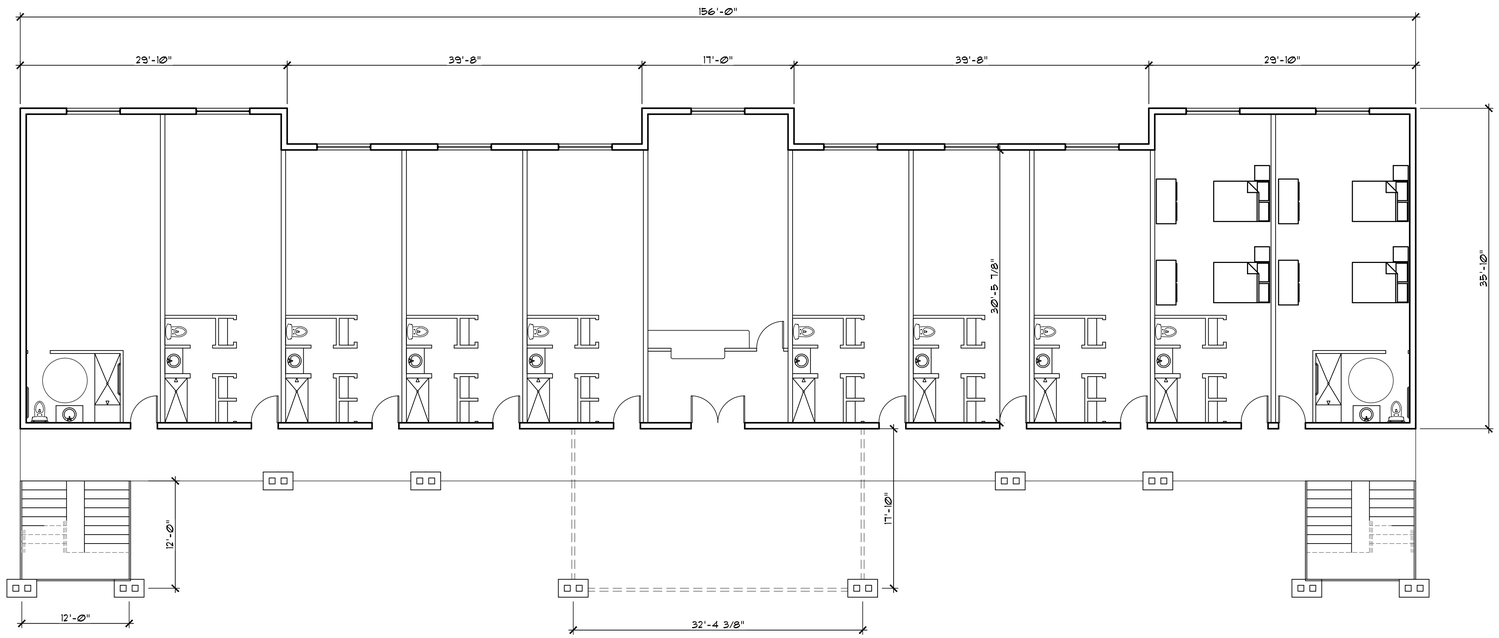
SHEET
RTC2.1

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/4" = 1'-0"



1 RTC Upper Floor Plan

SCALE: 1/8" = 1'-Ø"



2 RTC Lower Floor Plan

SCALE: 1/8" = 1'-Ø"

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Health Facility - RTC Building
Highway 89-A
Flagstaff, AZ

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Revisions	By

Drawn: LJ

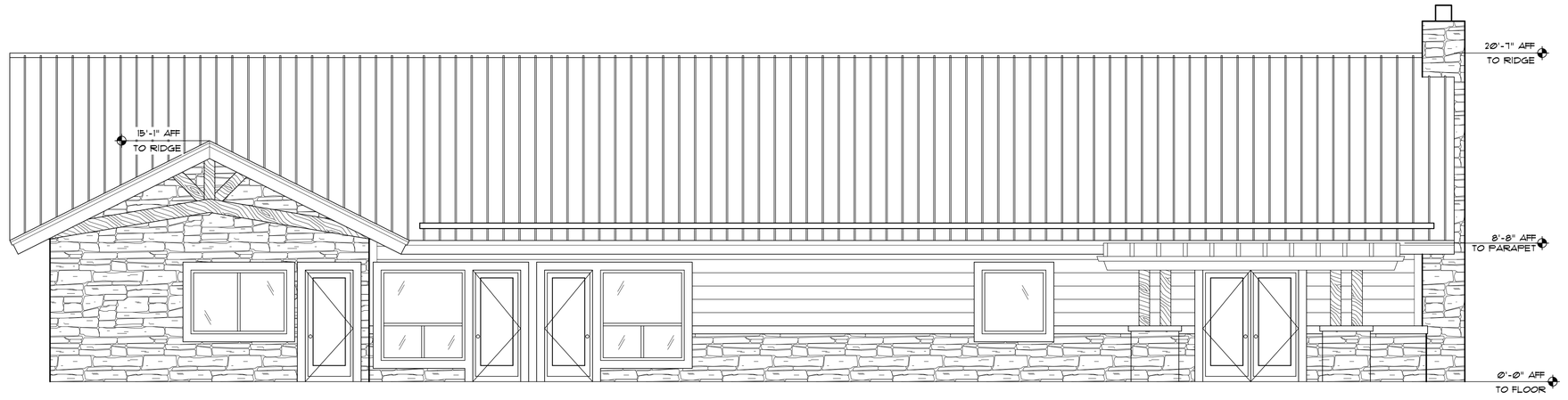
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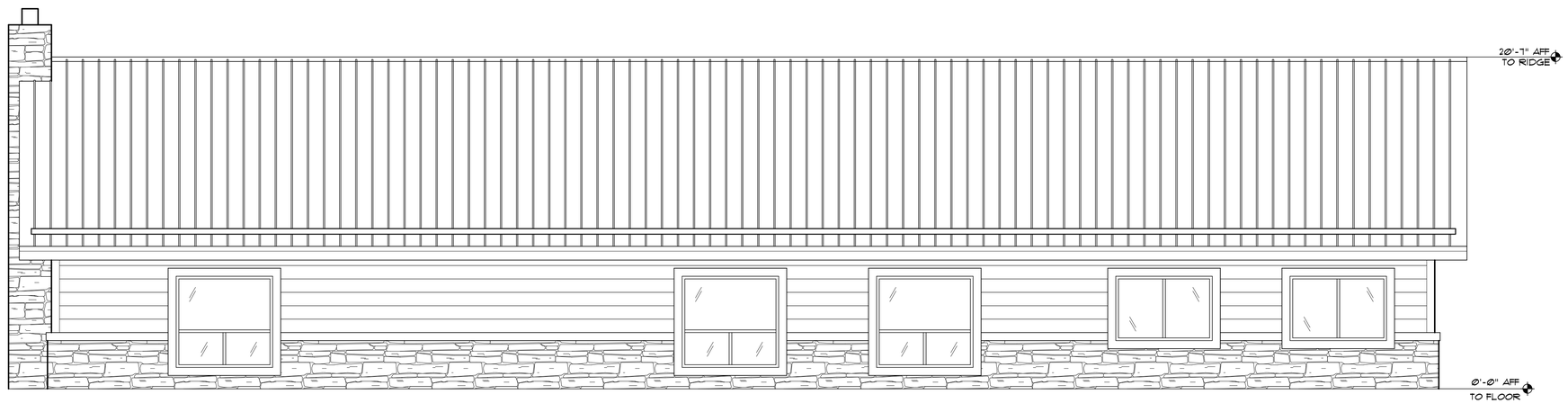
SHEET

A-RTC1.0

FLOOR PLAN
RTC MEN
SCALE: 1/8" = 1'-Ø"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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Sober Living - Management
Highway 89-A
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Revisions	By

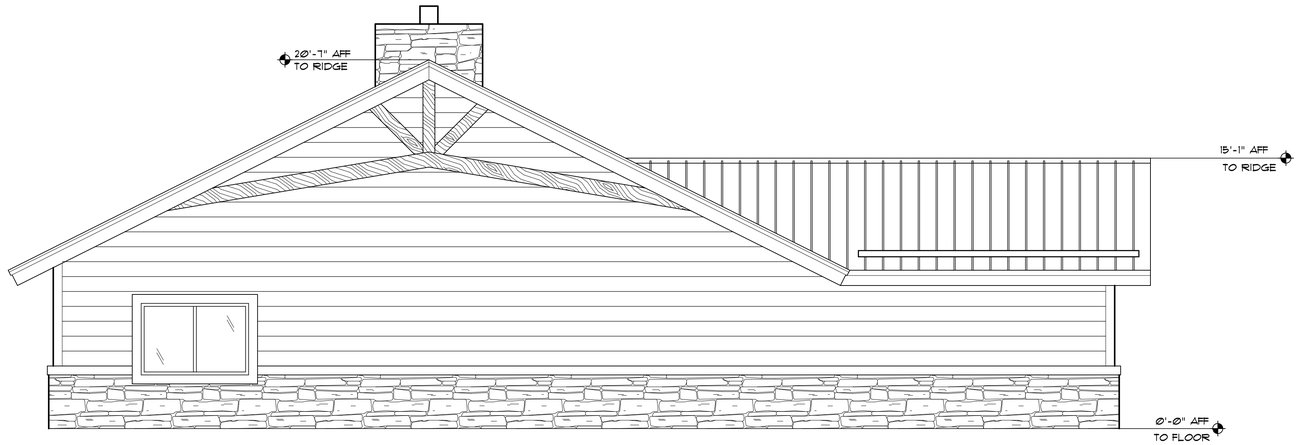
Drawn: LJ

Date: January 21, 2021

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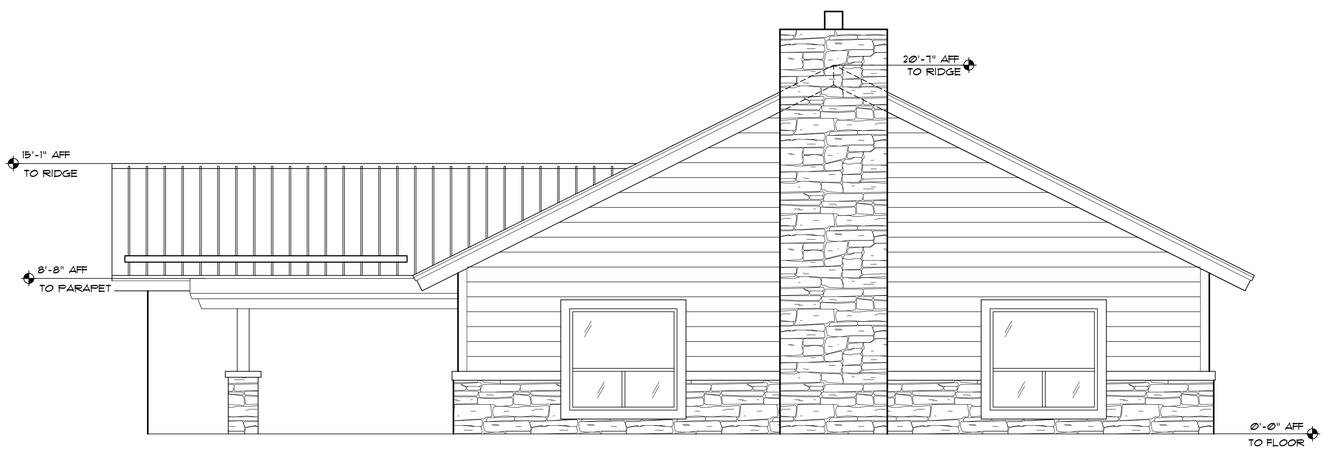
SHEET
A-SM2.0

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

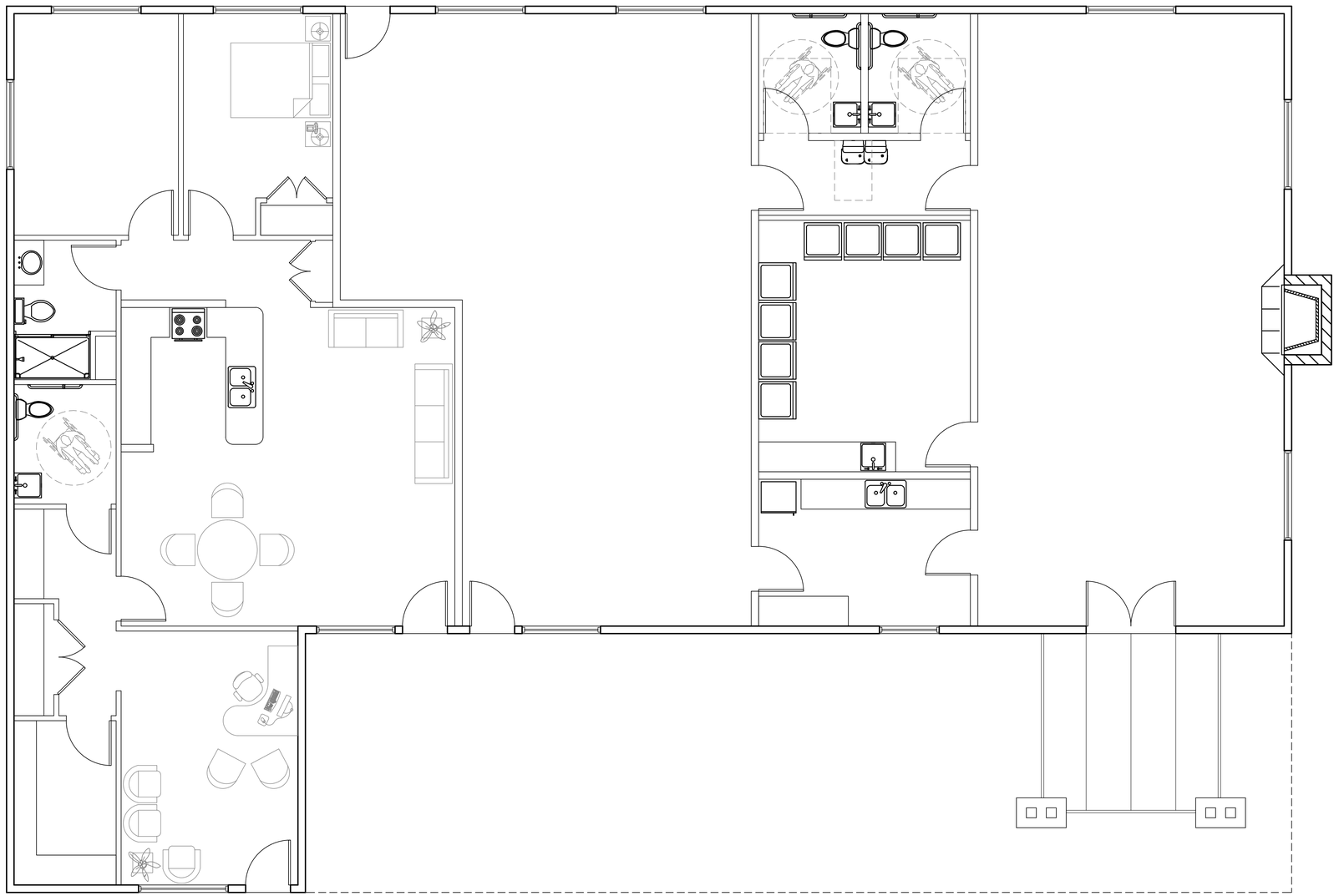
Date: January 19, 2021

Job No:

SHEET

A-SM2.1

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 Sober Living Management/Rec
SCALE: 1/4" = 1'-0"

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Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

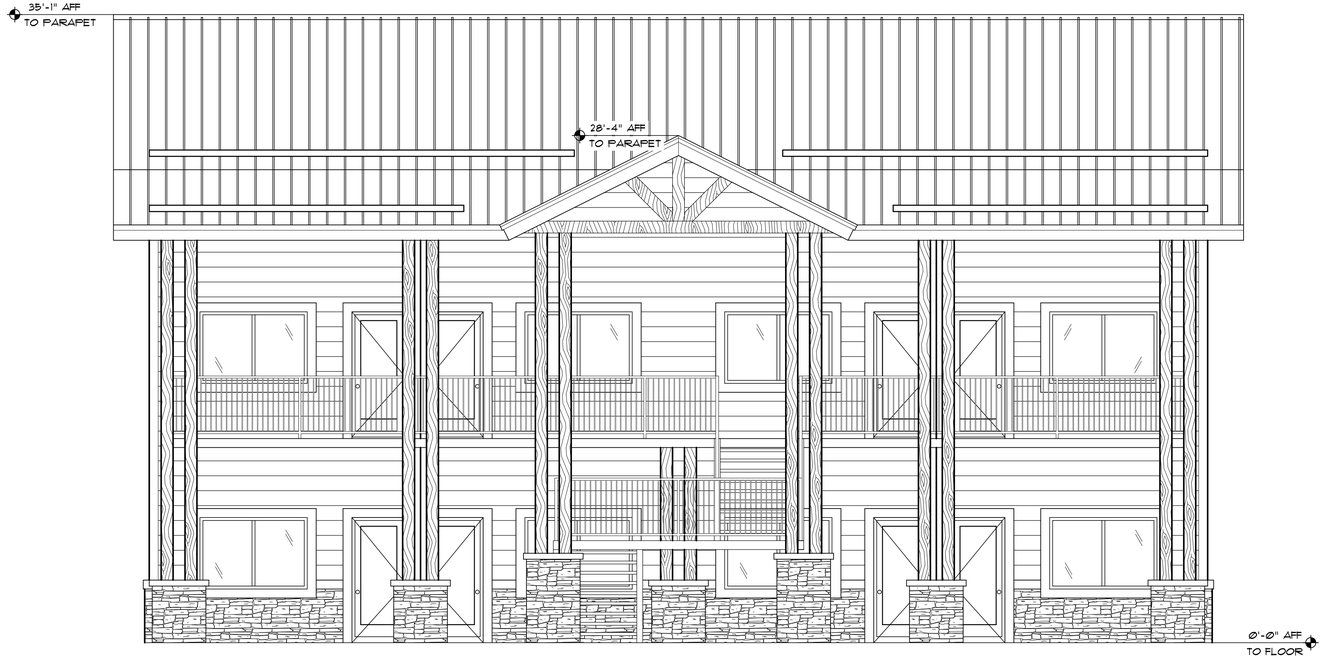
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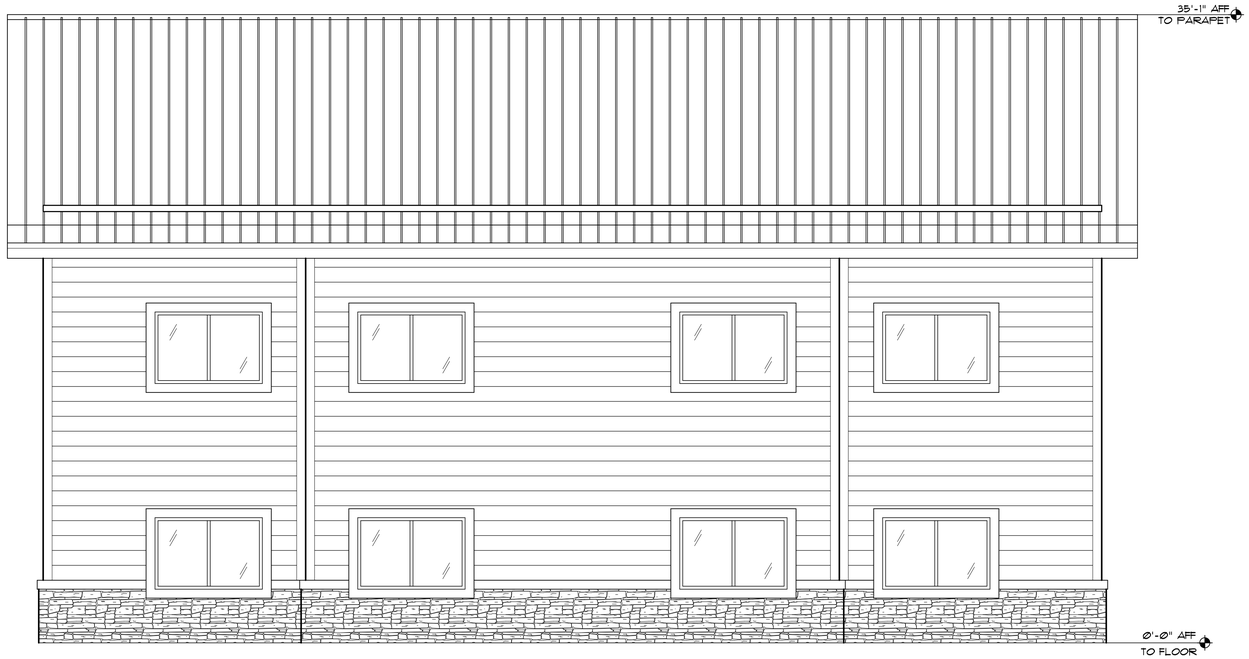
SHEET
A-SM1.0

SOBER LIVING
MANAGEMENT/REC
SCALE:1/4"=1'-0"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

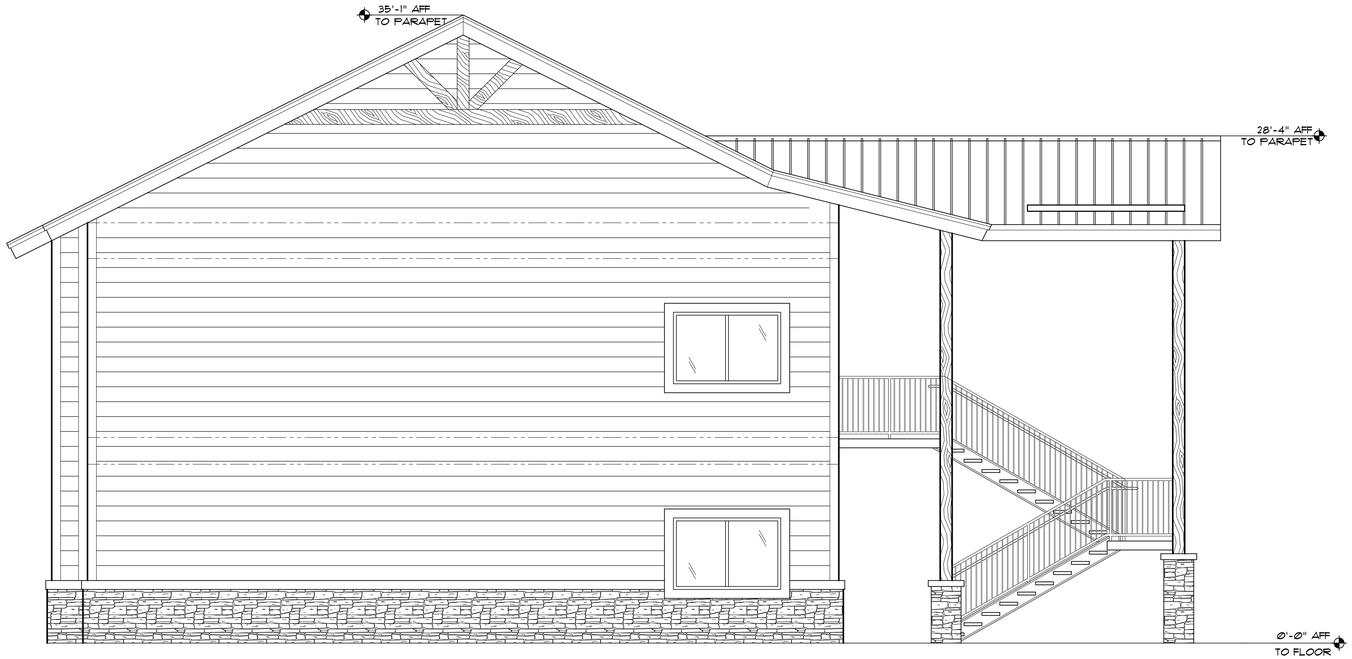
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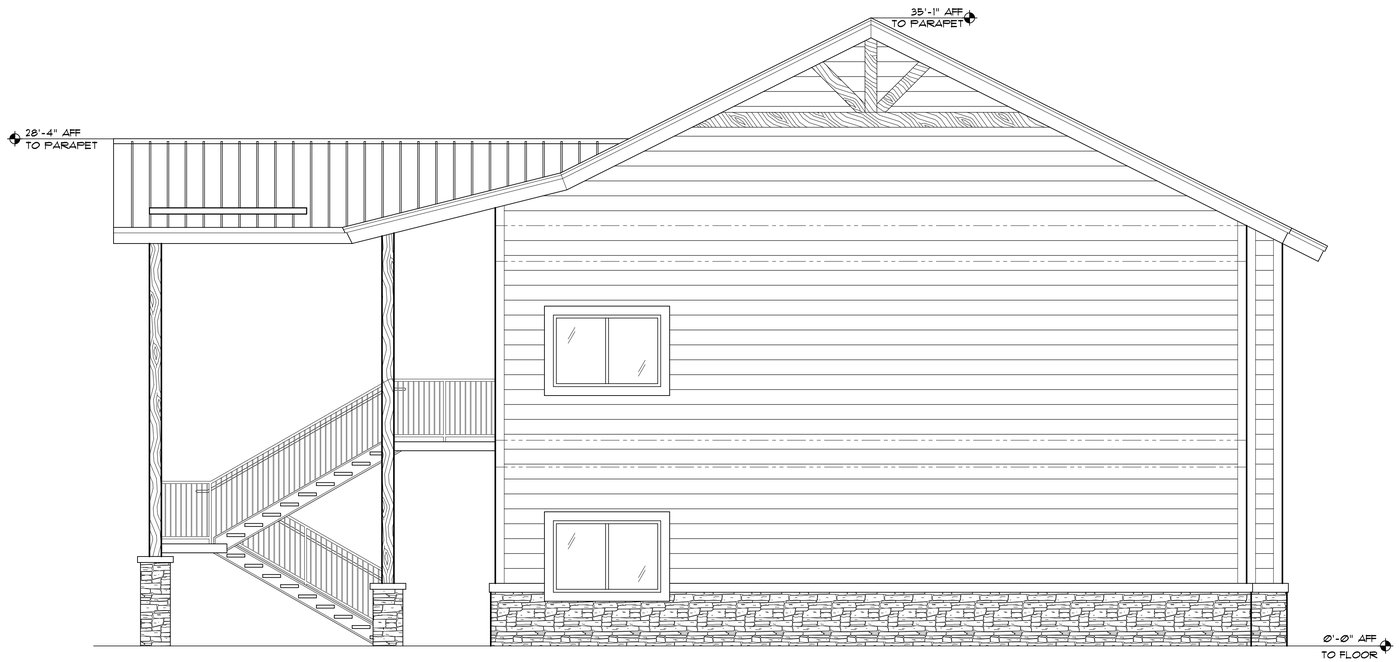
SHEET

A-SLR2.0

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

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Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
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CONSTRUCTION

Revisions	By

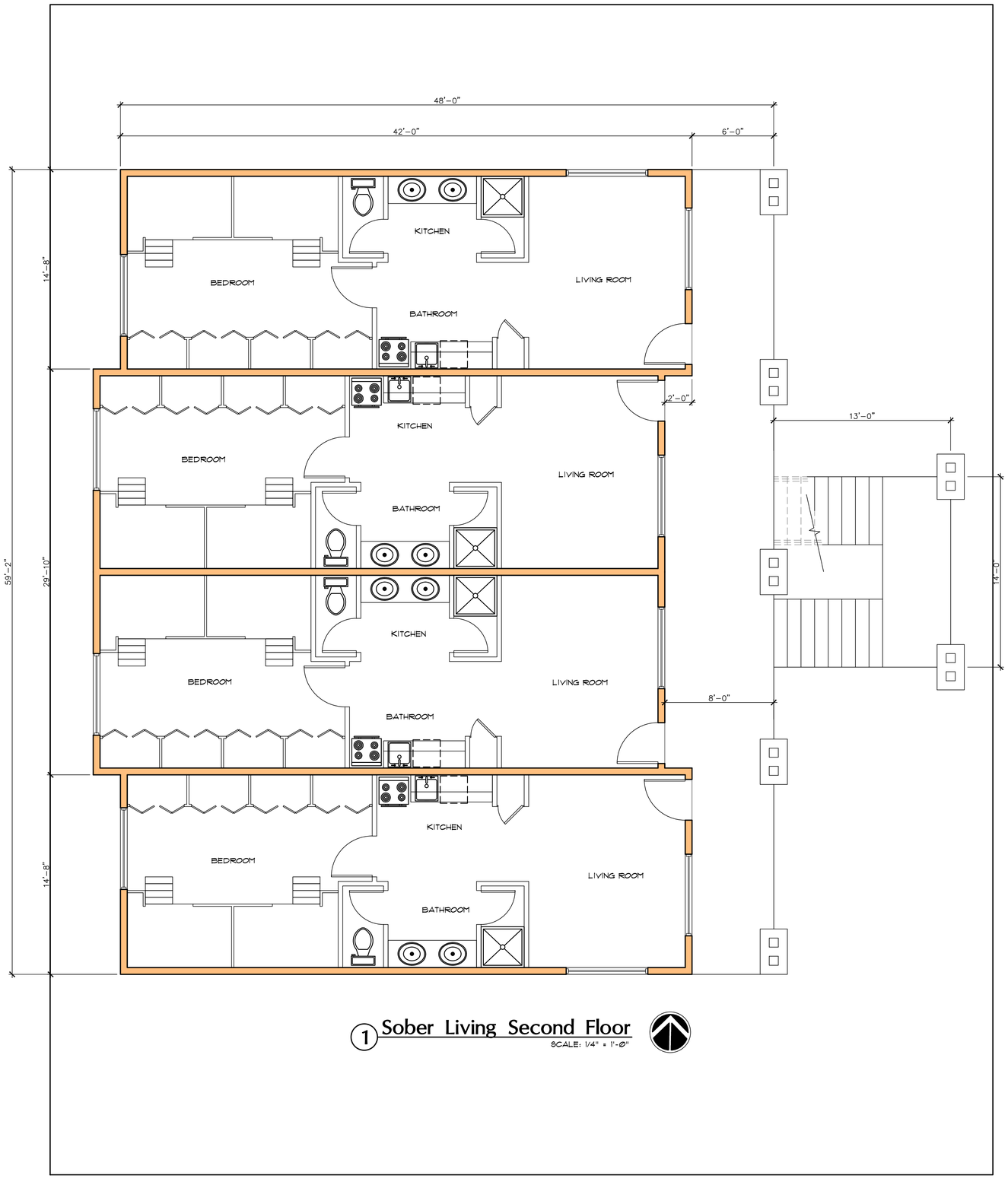
Drawn: LJ

Date: January 19, 2021

Job No:

SHEET
A-SLR2.1

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-Ø"



1 Sober Living Second Floor
SCALE: 1/4" = 1'-0"

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Sober Living - Residential
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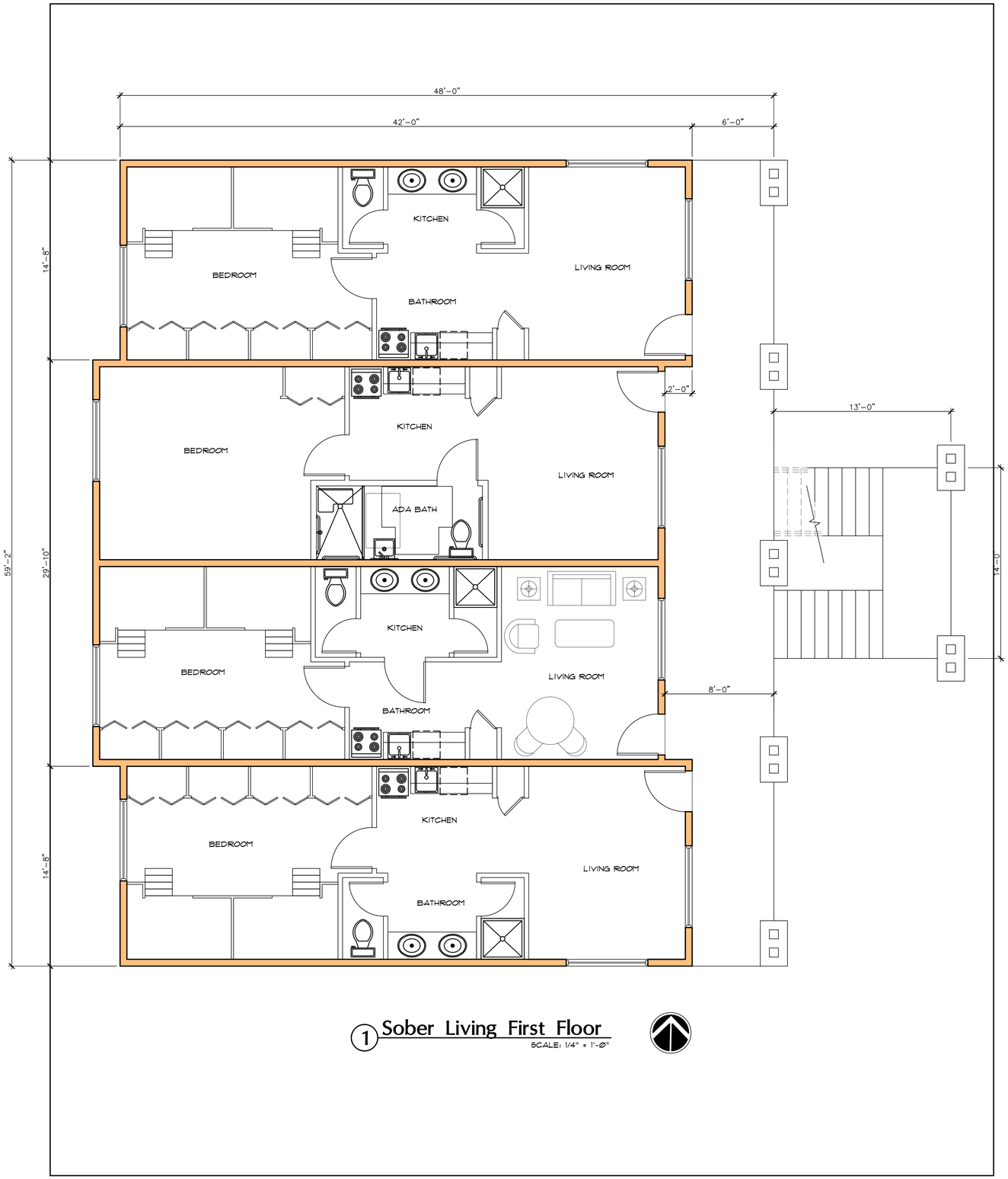
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NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ
Date: January 19, 2021
Job No:

SHEET
A-SLR1.1

SOBER LIVING
SCALE: 1/4" = 1'-0"



1 Sober Living First Floor

SCALE: 1/4" = 1'-0"

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Sober Living - Residential
Highway 89-A
Flagstaff, AZ

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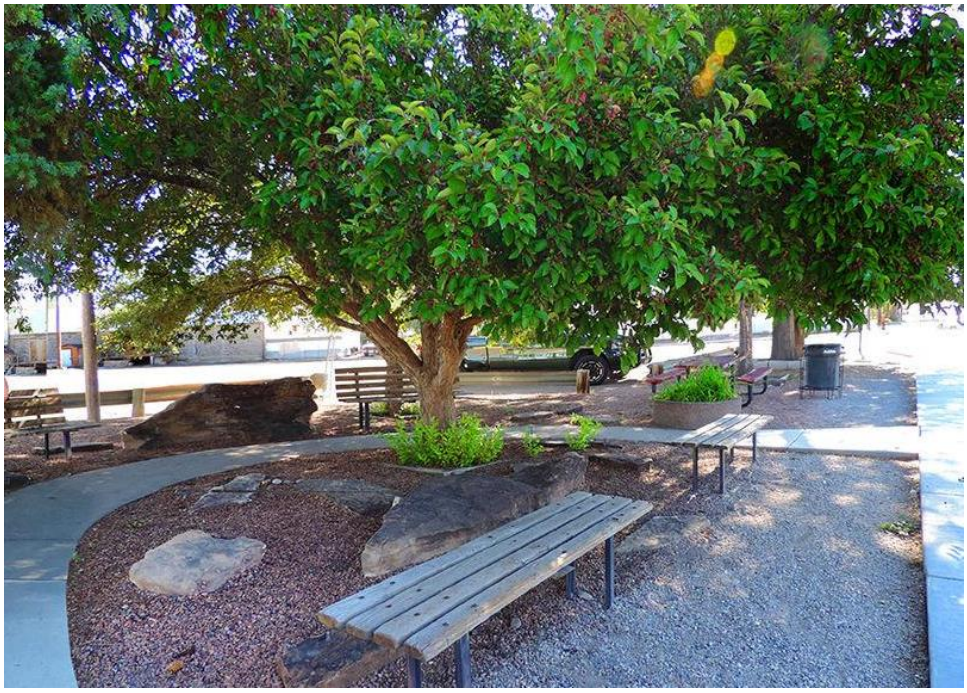
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SOBER LIVING
SCALE: 1/4" = 1'-0"









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PROJECT NARRATIVE
For
FLAGSTAFF REHAB CAMPUS
ANNEXATION & REZONING SUBMITTAL

SWI Project #20136
C.O.F. #PZ-20-00164

Located in NW Quarter of Section 05 and South Half of Section 32,
T 21 N, R 08 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
Flagland LLC
7144 E. Stetson, C-20
Scottsdale, AZ 85251
(602) 882-7451

Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

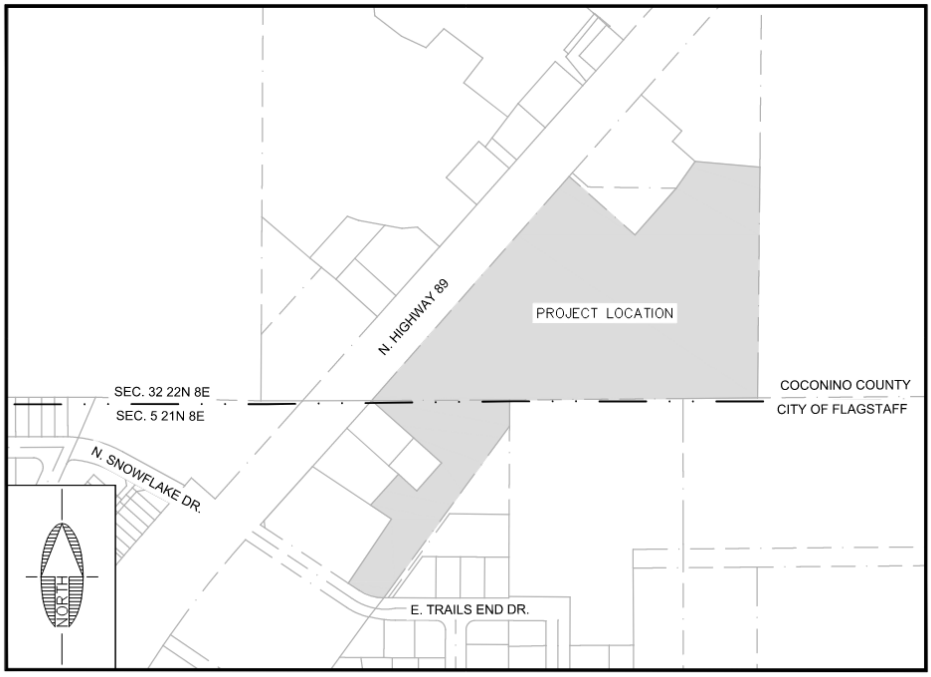
Prepared Date:
June 8, 2021

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland has the intention of building their facility on the subject property, which is currently located within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits in order to construct the campus as part of an overall development that is already within City limits. The parcel will have split zoning that consists of the proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The proposed city zoning district is Rural Residential (RR).



VICINITY MAP
N.T.S.

LEGAL ANALYSIS
The parcel requested to be annexed adheres to ARS 9-471 subsection R. The subject parcel is owned by one person, the City and the owner of the submit parcel agree to the annexation, and the subject parcel adjoins the exterior boundary of the annexing city for at least 300 feet. Therefore, the parcel requested to be annexed complies with ARS 9-471. Refer to the Annexation Map in Appendix A for the parcel dimensions.

LEGAL DESCRIPTION
The legal descriptions for the parcel requested to be annexed and area requested to be rezoned are included in Appendix A.

ECONOMIC IMPACT ANALYSIS
The proposed development will have positive economic impacts to the City with the creation of new job positions and contribute to the economic growth and stability in the community. The Campus will employ in excess of 100 employees in good paying jobs: doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. In addition, newly sober community members will become available and willing to fill jobs needed in Flagstaff. The Campus will treat patients covered by Arizona Health Care Cost Containment System (state administered Medicaid), commercial insurance, (e.g. Blue Cross Blue Shield), Tricare (Veterans) and many more. All patients will receive equal quality care. The Campus will also enhance the community's hospitality section as families travel from all over the USA and Canada to admit and visit loved ones. The two proposed lots along Highway 89 provide opportunity for future commercial development.

REGIONAL PLAN ANALYSIS
Refer to Appendix B for the Regional Plan Analysis.

WATER/SEWER IMPACT ANALYSIS
There is an existing 12” water line in N. Highway 89 that dead ends at the southern property limits. This line will be extended along the frontage of the property. Water to the site will be provided with an 8” loop that connects to the existing 12” water line in N. Highway 89 and the existing 8” water line in E. Trails End Drive. Sewer will be provided by a connection to an existing 8” sewer line in the southwest corner of the site. The City provided a WSIA Waiver dated January 22, 2021, which states that the existing facilities have adequate capacity and no additional analysis will be required for this project.

DRAINAGE/STORMWATER IMPACT ANALYSIS
The parcel is within Zone X of FEMA Firm Map #04005C6827G, effective September 3, 2010. Zone X is described as areas determined to be outside the 0.2% annual chance floodplain.

The City requires detention/LID for any commercial development greater than ¼ acre in size. The majority of the existing site is undeveloped. For the drainage analysis, the site was divided into three drainage basins that consist of two on-site and one offsite basin. The south drainage basin (Basin B2) includes the sober living buildings, the north

drainage basin (Basin B1) includes the rest of the campus and the future restaurant pad, and the offsite drainage basin (Basin B3). LID is required for this site and is provided by the reduction in post-development impervious area for Basin B2 and the extended detention basin for Basin B1. Detention is not required for Basin B2 due to the reduction in post-development impervious area. Detention is required for Basin B1 and B3, which will be provided by the extended detention basin. In post-development conditions, there is approximately 139,083 square feet of impervious cover added in Basin B1 and Basin B3. An extended detention basin is proposed to be located in the south portion of the site to provide the required detention/LID storage volume.

The site will be designed to provide positive drainage away from the proposed buildings while not negatively impacting drainage characteristics of the adjacent offsite properties. The majority of the runoff from the site will surface flow towards the southern end of the site before entering E. Trails End Drive. The proposed extended detention basin will discharge into the existing drainage swale located within the Trails End Subdivision before entering E. Trails End Drive. Runoff ultimately enters Penstock Wash. Refer to the Preliminary Drainage Report and Drainage Impact Analysis (DIA) for more information.

TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) will be performed to satisfy the annexation requirements. The TIA scoping meeting with City staff will determine which intersections will be analyzed with the proposed development.

NATURAL RESOURCE PROTECTION PLAN

The project site does not fall within the resource protection overlay zone; however, the annexation and rezone will require a Natural Resource Protection Plan (NRPP) for APN 301-50-005G. The project will meet the forest preservation rate and steep slope preservation requirements for the entire project for commercial and residential zones.

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REGIONAL PLAN ANALYSIS
For
FLAGSTAFF REHAB CAMPUS

SWI Project #20136
C.O.F. #PZ-20-00164

Located in NW Quarter of Section 05 and South Half of Section 32,
T 21 N, R 08 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

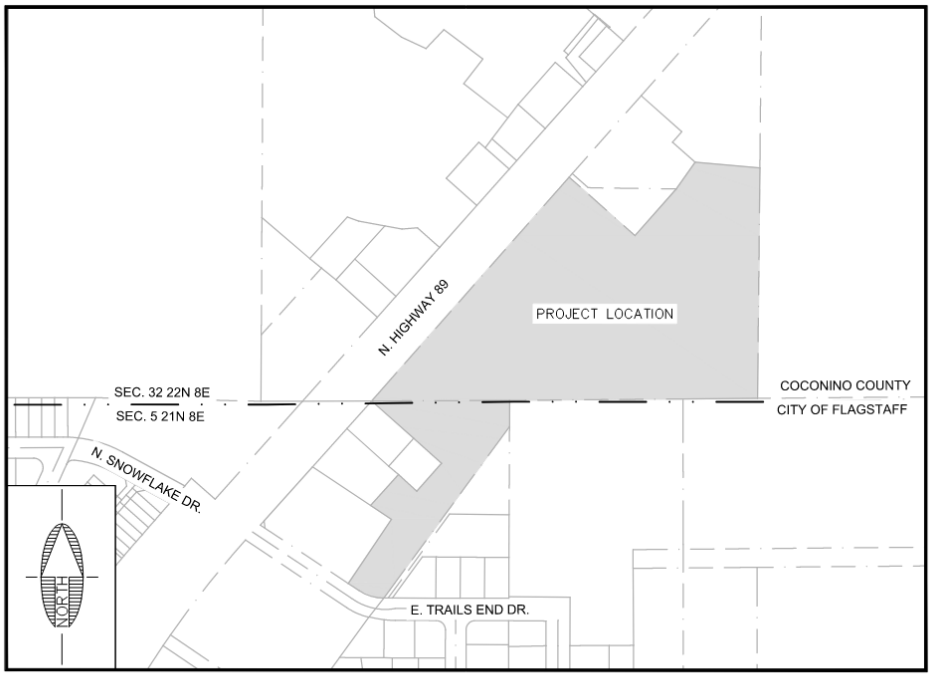
Prepared for:
City of Flagstaff
221 W. Aspen Avenue
Flagstaff, AZ 86001

Prepared by:
Shephard-Wesnitzer, Inc.
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Originally Prepared Date: June 8, 2021
Revised Date: August 6, 2021

COMMUNITY BENEFITS

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.



VICINITY MAP
N.T.S.

After extensive evaluation of substance abuse data and existing treatment options for northern Arizona, Americas Rehab Campus has committed to building a state of art treatment center for Flagstaff and the surrounding communities. Northern Arizona was experiencing a drug and alcohol crisis prior to the advent of the COVID-19 pandemic, which as in the rest of the nation, has accelerated drug and alcohol abuse. Existing medical services are inadequate to meet this preexisting and growing pandemic. Flagstaff will meet this crisis head-on by supporting development of a campus that will serve a population from the ages ranging from 18 to 80 or older and will provide a special program for expectant mothers prior to delivering babies. One of the hardest and most costly groups to treat are post-delivery mothers and babies. The Campus will provide a unique and proven treatment program that has been successful at its Tucson campus and currently serves the entire state. Development of a similar facility in the City of Flagstaff will not only provide a treatment solution to reduce pressure on the current hospital and shelters, but will also coordinate with law enforcement and other public assistance agencies to provide a safer community.

The new Campus provides Flagstaff the opportunity to receive the benefits of a beautiful facility operated by an organization that seeks to be a community partner. The Flagstaff

Rehab Campus operated and managed by Americas Rehab Campuses will be a "win-win" for the City and surrounding areas.

Below includes a table summarizing the areas to be annexed and rezoned.

TABLE 1: ANNEXATION & REZONING SUMMARY

REQUEST	AREA (AC)	ZONING
NOT ANNEX/REZONE	2.15	HIGHWAY COMMERCIAL (HC)
ANNEX	10.06	HIGHWAY COMMERCIAL (HC) & RURAL RESIDENTIAL (RR)
ANNEX & REZONE	1.10 of the 10.06	RURAL RESIDENTIAL (RR)

POLICE CODE ANALYSIS

The northern portion of the site is located within Coconino County and is currently zoned CH-10,000. This portion of the site is requesting to be annexed into the City of Flagstaff with the equivalent City zoning of Highway Commercial (HC). The campus will include an equine therapy program that includes livestock that is not allowed in the HC zone. Therefore, the north 1.10 acres of the site is requesting to also be rezoned in order to allow the proposed use of livestock. As part of the rezone, a Police Code Analysis is required. The analysis is intended to explain how the requested rezoning to Rural Residential will facilitate compliance of the site plan with the following portion of the police code. The site is located within a rural activity center and the proposed equine program supports the Regional Plan.

KEEPING OF LIVESTOCK

6-03-001-0003 C Rules and Restrictions – Large Livestock

1. *Shelters for large livestock must be located:*
   a. *No less than seventy-five (75) feet from any dwelling unit.*
   b. *No less than ten (10) feet from any property line.*
2. *At least ten thousand (10,000) square feet of pasture must be made available for each large livestock animal.*

The patient therapy program offered at the Campus will include equine therapy, which incorporates equine interactions and/or the equine environment, mounted or ground-based, including horsemanship instruction adapted to the ability/disability of those receiving services aimed at contributing positively to their cognitive, physical, emotional and social well-being, aimed at achieving goals set forth by the clinical team and the client, that utilize equine movement, and experiential learning approaches that promote the development of life skills to achieve educational, professional and personal goals. The northeastern corner of the site will be an equestrian area on approximately 1.10 acres that includes a barn and arena with two to four horses that can be accessible to patients and staff. The project will follow all rules, restrictions, and regulations regarding animal keeping stated in the City Police Code.

REGIONAL PLAN ANALYSIS

As part of the rezone and annexation, a Regional Plan Analysis is required. The analysis is intended to explain how the requested amendment and annexation is supported. The following information summarizes the sections of the Regional Plan and City Police Code that were analyzed and the reasons why this project is supported.

GREENHOUSE GAS EMISSIONS AND ENERGY CONSUMPTION GOALS AND POLICIES

Goal E&C.2. Reduce greenhouse gas emissions.

> *Policy E&C.2.1. Encourage the reduction of all energy consumption, especially fossil-fuel generated energy, in public, commercial, industrial, and residential sectors.*

If clients stay at the facility for extended periods, it is not anticipated that they travel to and from the facility. The clients can rely on company vehicles that are available to transport clients if needed. The co-location of the stable with the rest of the Campus will also support the reduction in greenhouse gas emissions by encouraging patients to walk to their therapy on-site.

ECOSYSTEM HEALTH GOALS AND POLICIES

Goal E&C.6. Protect, restore, and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.

> *Policy E&C.6.7. Use best practices to control the spread of exotic and invasive plants, weeds, and animals, and eradicate where possible.*

The Equestrian program that will be implemented for the treatment of emotional anxiety, PTSD, and other disorders and managed by a skilled team of Equestrian staff. These staff members will maintain the daily care of the horses which entails, grooming daily, feeding the animals, cleaning the horse stalls, and managing the health care of these animals with local veterinarian services, such as annual shots.

The feed that these animals will consume consist of horse pellets, hay, and supplements that are in the form of pellets and/or paste that is fed daily. These feeds and supplements are stored inside the barn's feeding facility to protect it from the outside weather and other exposures. Best practices are to clean the stalls and turnouts daily, which are standard practices already incorporated into existing programs. In addition, the animals are fed in a specific area in order to prevent hay from spreading in the turnout and arena.

All of the animal manure and stall shavings will be used as compost, disposed in dedicated horse manure bines, or removed from the property by a third-party trash service. All of the shavings will be clean and allergenic free. The Equestrian animals will be well cared for and are anticipated to truly help change people's lives. This program will be managed with the mindset of protecting the environment and the animals.

ENVIRONMENTALLY SENSITIVE LANDS GOALS AND POLICIES

Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

> *Policy E&C.7.1. Design development proposals and other land management activities to minimize the alteration of natural landforms and maximize conservation of distinctive natural features.*

The site is not located within the City's Resource Protection Overlay Zone; however, the City has requested that the property be rezoned to the resource protection overlay in order to preserve the tree resources on the site and protect the rural character. The site layout took into account existing tree locations to position buildings, parking, and walkway locations in an attempt to preserve existing, large, mature ponderosa pine trees where possible. Additionally, the orientation of the site layout in regards to the surrounding area was taken into account in order to ensure unity between the site layout and the surrounding natural landforms. Building elevations and floor plans were reviewed for their impact to rural character and were found to be in conformance with the Regional Plan. The intent is to construct a visually appealing project for people entering the City limits.

SOILS GOALS AND POLICIES

Goal E&C.9. Protect soils through conservation practices.

> *Policy E&C.9.2. Construction projects employ strategies to minimize disturbed area, soil compaction, soil erosion, and destruction of vegetation.*

The project's construction will follow the erosion control plan that will be prepared by SWI and SWPPP measures to minimize disturbed area, soil compaction, soil erosion, and destruction of vegetation.

A Resource Protection Plan was prepared for this project. The code requires all commercial projects to conserve 30% of the tree resources and residential projects to conserve 50% of the tree resources. The project as a whole will achieve a 63% preservation rate. The project will dedicate areas of property on the east side that is adjacent to the National Forest as open space. The construction of the new Campus will disturb a minimal area and preserve vegetation surpassing the requirements of the City's Zoning Code.

The site is not located within any wildlife corridors and is also outside the grasslands and big tree designated areas as illustrated in Map 7: Significant Natural Resources. The mapped riparian vegetation and FMPO hillshade are located south and east of this site. Refer to Map 7 for an overall illustration of the wildlife, vegetation, hydrology, and geology.

OPEN SPACE GOALS AND POLICIES

Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to

support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.

> *Policy OS.1.3. Use open spaces as natural environment buffer zones to protect scenic views and cultural resources, separate disparate uses, and separate private development from public lands, scenic byways, and wildlife habitats.*
> *Policy OS.1.5. Integrate open space qualities into the built environment.*

The City Zoning Code requires commercial and residential projects to dedicate 15% of the gross site area as open space. The project will dedicate areas of property on the east side of the site adjacent to the National Forest as open space. The public improvements for this project will include sidewalk along N. Highway 89 and E. Trails End Drive to provide pedestrian connection across the project's frontage.

WATER CONSERVATION GOALS AND POLICIES

Goal WR.4. Logically enhance and extend the City's public water, wastewater, and reclaimed water services including their treatment, distribution, and collection systems in both urbanized and newly developed areas of the City to provide an efficient delivery of services.

> *Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary.*

Native and drought tolerant landscaping will be used throughout the site. Some stormwater runoff will be routed into landscape areas before it leaves the site. This will provide landscape areas with water as well as help reduce sediment and other debris prior to entering Penstock Wash. In addition, the project will include an extended detention basin located on the southern end of the Campus that will act as a water quality component to capture potential harmful contaminants from the site, and prevent the contaminants from flowing downstream.

According to Map 21: Future Growth Illustrations of the Flagstaff Regional Plan the project is within the Urban Growth Boundary. Public utility services will be provided to the project. The existing 12" water line in N. Highway 89 will be extended along the frontage of the property. Water to the site will be provided with an 8" loop that connects to the existing 12" water line in N. Highway 89 and the existing 8" water line in E. Trails End Drive. Sewer will be provided by a connection to an existing 8" sewer line in the southwest corner of the site.

WATER QUALITY GOALS AND POLICIES

Goal WR.5. Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.

> *Policy WR.5.3. Identify downstream impacts as the result of development, and provide for mitigation measures to address impacts. When possible, mitigations should be non-structural in nature.*
> *Policy WR.5.5. Give preference to regional detention facilities that are designed in conjunction with smaller low-impact development features, rather than numerous smaller dispersed basins. Encourage regional detention basins to*

incorporate natural watershed characteristics as well as offering recreational components.

Policy WR.5.7. Support healthy watershed characteristics through implementation of practices, consistent with the City of Flagstaff Low Impact Design Manual, that improve flood control and flood attenuation, stormwater quality, and water sustainability; increase groundwater recharge; enhance open space quality; increase biodiversity; and reduce land disturbance and soil compaction.

Goal WR.6. Protect, preserve, and improve the quality of surface water, groundwater, and reclaimed water in the region.

Policy WR.6.2. Recognizing the concern about water quality, seek methods to divert contaminants from the waste stream.

Policy WR.6.3. Implement best management practices to protect, restore, and maintain surface waters and their contributing watersheds.

Policy WR.6.4. Encourage low-impact development practices.

A drainage impact analysis was performed for this site. An extended detention basin will be constructed on the southern end of the site that will accommodate the increase in runoff volume for the project. In addition, the basin will act as a water quality component to capture potential harmful contaminants from the site, and prevent the contaminants from flowing downstream. The basin will also satisfy the City's low-impact development (LID) requirements.

The property currently drains towards the south and eventually enters Penstock Wash. The site will be graded away from the buildings and into landscape areas or the retention basin. This will allow runoff to be routed through landscape areas and the extended detention basin prior to exiting the site. This will increase the time of concentration, which will in turn lower the runoff rate.

EFFICIENT USE OF ENERGY GOALS AND POLICIES

Goal E.1. Increase energy efficiency.

Goal E.2. Expand production and use of renewable energy

The project will prioritize efficient use of energy resources by utilizing Energy Star appliances, gardening and composting centers, as well as a recycling center along with elements of the design that encourage recycling throughout the entirety of the project. Additionally, possible use of solar panels may be included in the project in order to expand the production of renewable energy. The developer intends to coordinate with a solar provider as the project moves further along in the design to determine if the site is viable for solar.

SCENIC RESOURCES AND NATURAL SETTING GOALS AND POLICIES

Goal CC.1. Reflect and respect the region's natural setting and dramatic views in the built environment.

Policy CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock

outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.

Policy CC.1.3. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.

Policy CC.1.4. Identify, protect, and enhance gateways, gateway corridors, and gateway communities.

Goal CC.2. Preserve, restore, and rehabilitate heritage resources to better appreciate our culture.

Policy CC.2.1. Actively locate, identify, interpret, and preserve historical, archaeological, and cultural resources, in cooperation with other agencies and non-governmental organizations, as aspects of our society for future generations to retain, understand, and enjoy their cultural identity.

The site is located within a rural activity center per Map 12 of the Flagstaff Regional Plan and is located along Highway 89. There is an existing gateway monument sign that is located on the Highway past Snowflake Drive for traffic entering the City from the east. The vehicular and pedestrian entrance at N. Highway 89 will be enhanced using contextual landscaping such as boulders, native plants with seasonal color, and split-rail fencing. The equestrian area and stable are proposed to be located in the northeast corner of the Campus, tucked in the back of the site, and will not be visible to people entering Flagstaff on N. Highway 89.

The project is located within a cultural resource sensitive area per Map 13: Cultural Resource Sensitivity of the Flagstaff Regional Plan and is required to prepare a Cultural Resource Study. The letter documenting findings and recommendations was prepared by Cornerstone Environmental and dated June 7, 2021. No archaeological site or historical buildings were observed in the project area and Cornerstone recommends that the proposed project be allowed to proceed with no further archaeological work. Due to some potential for subsurface or unobserved artifacts, Cornerstone recommends a 30-meter diameter area around isolated occurrences be avoided by any ground-disturbing activity. In the event that previously unreported cultural resources and/or human remains are encountered during ground disturbing activities, the agency and contractor responsibilities regarding surveys with negative findings are stated in Section 21 Discovery Clause of the letter. The letter and recommendations were approved with conditions by the Heritage Preservation Commission on July 21, 2021.

Additionally, the site and individual building orientations have been designed to best take advantage of the unique views of Mount Elden and the surrounding landscape. They also take advantage of solar orientation for passive solar heat gain and for prevailing summer breezes.

Building materials that have been utilized for the project borrow from the local vernacular. Including hardboard wood siding, stone accents and large timber wood trusses. If the budget allows, we intend to utilize metal roofs which have a longer material lifespan and can be recycled at the end of their life cycle.

COMMUNITY DESIGN GOALS AND POLICIES

Goal CC.3. Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.

Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.

> *Policy CC.4.5. Encourage local landscaping using Xeriscape, low-impact principles, and native vegetation wherever possible.*

The neighboring properties north of the site have a prominence of barns and stables. The project will reflect these existing developments through the materials used which will also reflect the regional surroundings and preserve and enhance the design traditions in the area.

REINVESTMENT GOALS AND POLICIES

Goal LU.1. Invest in existing neighborhoods and activity centers for the purpose of developing complete, and connected places.

> *Policy LU.1.4. Attract private investment by reinvesting in transportation infrastructure improvements as well as public utilities infrastructure for desired development size.*
>
> *Policy LU.1.11. Ensure that there is collaboration between a developer, residents, and property owners in existing neighborhoods where redevelopment and reinvestment is proposed so that they are included, engaged, and informed.*

The existing site was previously occupied with a manufactured home retail business and will be replaced with a public health service that is much needed in the community.
As part of the annexation and rezoning applications, the project held one virtual neighborhood meeting in order to inform the neighbors of the project development and annexation and rezoning requests. The meeting gave neighbors the opportunity to provide feedback and comments towards the project. Conversations with neighbors were had outside of the meeting where the project team answered all questions and concerns. Additional supporting material was sent to the neighbors in order to provide more information regarding staffing. City staff approved our request to waive the second neighborhood meeting due to the overall positive feedback and the additional information that was provided to the neighbors. The ARC staff has provided contact information to the neighbors and intend to continue having open communication with the community.

GREENFIELD DEVELOPMENT GOALS AND POLICIES

Goal LU.2. Develop Flagstaff's Greenfields in accordance with the Regional Plan and within the growth boundary

> *Policy LU.2.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.*
>
> *Policy LU.2.4. Utilize Low Impact Development (LID) strategies and stormwater best practices as part of the overall design for new development.*

The project will satisfy the City's resource protection and LID requirements. Refer to the Soils Goals and Policies and Water Quality Goals and Policies sections for more discussion.

APPLICABLE TO ALL LAND USES GOALS AND POLICIES

Goal LU.3. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.

Policy LU.3.1. Within the urban, suburban, and rural context, use neighborhoods, activity centers, corridors, public spaces, and connectivity as the structural framework for development.

Policy LU.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.

Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.

Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.

Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.

Goal LU.6. Provide for a mix of land uses.

Policy LU.6.4. Provide appropriate recreational and cultural amenities to meet the needs of residents.

Goal LU.7. Provide for public services and infrastructure.

Policy LU.7.2. Require unincorporated properties to be annexed prior to the provision of City services, or that a pre-annexation agreement is executed when deemed appropriate.

Policy LU.7.3. Require development proposals to address availability of adequate public services.

The project is located off of Highway 89 where the surrounding land uses consist of commercial developments located along the frontage on either side of the site and national forest on the backside of the site. The proposed development will fit into the existing commercial land uses and the proposed large open space in the backyard of the campus allows for the natural transition from the national forest to the commercial area. The project will provide pedestrian connectivity along the highway between the existing Mary's Café to the north and other existing developments to the south.

The project is located within the urban growth boundary and rural activity center per Map 12 of the Flagstaff Regional Plan and will include two lots adjacent to the frontage for future development. The project utilizes landscape buffers to protect cultural and environmental resources. Additionally, the project exceeds both civic and open space requirements which were integral in the project development.

The architectural style for this development reflects the desired pattern as illustrated in the regional planning code. The exterior material palette includes native stone, wood

siding, timber trusses, and posted beam support structures, all of which reflect the rural vernacular characteristics for the surrounding area

The equestrian recreational area will provide a patient amenity that is part of the therapy program provided at the Campus. Refer to the City Police Code – Animal Keeping section for more discussion.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). The property is being annexed into City of Flagstaff City limits prior to utility services being provided. The site is also being designed according to the City's engineering and zoning standards.

RURAL AREA GOALS AND POLICIES

Goal LU.14. Maintain the character of existing rural communities.

Policy LU.14.4. Connect rural neighborhoods using roads, trails (equestrian, foot, and bicycle), and public access to the National Forest.

Policy LU.14.7. Establish opportunities for rural activity centers in specifically designated County areas with a range of uses, sizes, and designs appropriate to the communities they serve.

Policy LU.14.9. Preserve the rural character, open spaces, wildlife corridors, and neighborwoods at the periphery or just outside of the planning area as defined by the FMPO boundary.

The project will include public frontage improvements that provides pedestrian connections. Refer to the Open Space Goals and Policies Section for more discussion.

The project is located within the rural activity center per Map 12 of the Flagstaff Regional Plan and will include four parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be for future development.

EMPLOYMENT AREA GOALS AND POLICIES

Goal LU.15. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.

This goal is relevant to the project because the property is an employment use in an activity center. The Campus will employ technical to non-technical staff that will include doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. FRC is willing to provide bus passes to employees that would like them in response to a request made by NAIPTA.

MOBILITY AND ACCESS GOALS AND POLICIES

Goal T.1. Improve mobility and access throughout the region.

Policy T.1.6. Provide and promote strategies that increase alternative modes of travel and demand for vehicular travel to reduce peak period traffic.

Policy T.3.8. Promote transportation options such as increased public transit and more bike lanes to reduce congestion, fuel consumption, and overall carbon emissions and promote walkable community design.
Policy T.5.4. Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.
Policy T.6.5. Provide short- and long-term bicycle parking where bicyclists want to travel.

The offsite improvements for the project include extending the bike lane, parkway, and sidewalk along the frontage of the site to provide more pedestrian connectivity. If clients stay at the facility for extended periods, it is not anticipated that they travel to and from the facility. The project provides transportation via sprinter vans to employees and patients as needed. FRC is willing to provide bus passes to employees that would like them in response to a request made by NAIPTA. This coordination is ongoing. The closest bus stop is located on Christmas Tree Lane/Snowflake Drive with Bus Route 66.

BUSINESS RETENTION, EXPANSION, AND ENTREPRENEURSHIP GOALS AND POLICIES

Goal ED.3. Regional economic development partners support the start-up, retention, and expansion of existing business enterprises.

Policy ED.3.5. Advocate the economic sustainability and growth of businesses with opportunities for transitional commercial space, leased space, and property ownership.

The project will include two proposed lots along the Highway 89 frontage for future commercial development. These two lots will be available for any use allowed within a Highway Commercial City zone and are sized for restaurant, retail, or any other entrepreneurial business.

BUSINESS ATTRACTION GOALS AND POLICIES

Goal ED.4. Support efforts to recruit diverse new businesses and industries compatible with the region.

Policy ED.4.2. Promote variety and flexibility in land use and development options within the urban growth boundary

Per Map 12 of the Flagstaff Regional Plan, the site is located within the urban grown boundary and will include four parcels. The proposed development will have positive economic impacts to the City with the creation of new job positions and contribute to the economic growth and stability in the community. The Campus will employ in excess of 100 employees in good paying jobs: doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. In addition, newly sober community members will become available and willing to fill jobs needed in Flagstaff. The Campus will treat patients covered by Arizona Health Care Cost Containment System (state administered Medicaid), commercial insurance, (e.g. Blue Cross Blue Shield), Tricare (Veterans) and many more. All patients will receive equal quality care.

The Campus will also enhance the community's hospitality section as families travel from all over the USA and Canada to admit and visit loved ones.

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

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CITIZEN PARTICIPATION REPORT
For
FLAGSTAFF REHAB CAMPUS

SWI Project #20136
C.O.F. #PZ-20-00164

Northwest Quarter of Section 5 and South Half of Section 32,
T 21 N, R 8 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
Flagland LLC
7144 E. Stetson, C-200
Scottsdale, AZ 85251
(602) 882-7451

Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

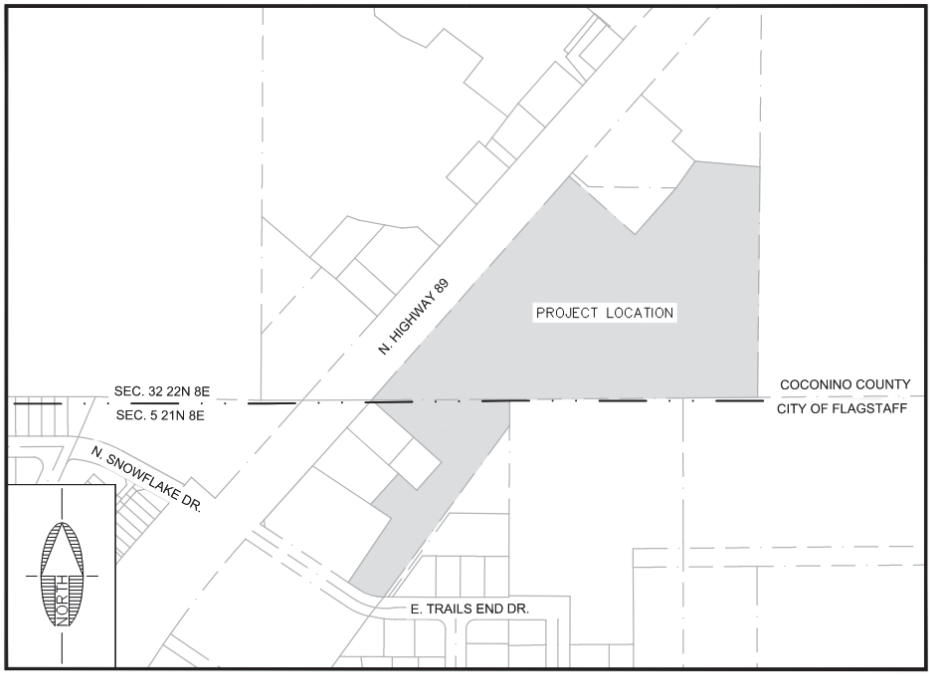
Original Prepared Date: June 8, 2021
Revised Date: July 22, 2021

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland has the intention of building their facility on the subject property, which is currently located within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits in order to construct the campus as part of an overall development that is already within City limits. The parcel will have split zoning that consists of the proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The proposed City zoning district is Rural Residential (RR).



VICINITY MAP
N.T.S.

PROJECT LOCATION

The project is located near the intersection of N. Highway 89 and E. Trails End Drive at 7000 N. Highway 89 in Flagstaff, Arizona. The project is within two parcels APNs 113-17-011A and 301-50-005G. The parcel requested to be annexed is APN 301-50-005G. The northeast corner of this parcel is requested to be rezoned. The project is positioned in the Northwest Quarter of Section 5 and South Half of Section 32, Township 21 North, Range 8 East, of the Gila and Salt River Base Meridian, City of Flagstaff, Coconino County, Arizona.

NEIGHBORHOOD MEETING PLAN

As part of the annexation and rezoning applications, a "Citizen Participation Plan" is required in accordance with the Zoning Code. The main component of the plan is to hold at least one neighborhood meeting to introduce the project to surrounding property owners. Per the direction from City staff, the neighborhood meeting will be held virtually on Zoom due to the COVID-19 pandemic. The Zoning Code requires two neighborhood meetings, but gives City staff the authority to waive the requirement for the second meeting. After the first neighborhood meeting, the applicant will have the opportunity to submit a written request for Staff review and determination of whether or not a second meeting is needed.

The first neighborhood meeting will begin with a presentation from the applicant's team that will be followed by a question and answer session. The applicant's proposed concept plan and other exhibits will be displayed during the presentation. The applicant's representative and engineer, Guillermo Cortes, will lead the meeting, and the applicant, Mike Zipprich, will make the presentation. The meeting will begin with establishing communication guidelines for the virtual meeting, which will be reiterated throughout as needed. Before the presentation, the applicant's representative will ask all attendees to provide their name and address in the chat box to record their attendance to the meeting. Attendees will be informed that they have the ability to use the chat function to respectfully ask question and make comments. Attendees will be reminded to remain muted during the presentation, raise their hand in the Zoom chat function to speak, and respect the opinions of all other attendees. Any questions or comments will be addressed during the question and answer session following the presentation. The attendees will be also be informed that they have the opportunity to verbally provide questions and input during the question and answer session. Attendees will have up to three minutes to speak and will be notified when their time is up. Only one person will be allowed to talk at a time during any portion of this meeting. Attendees will also be notified that if participants in the meeting continue to interrupt other attendees or presenters, they may be removed from the meeting.

Mike Zipprich will give a presentation to the attendees describing the annexation and rezoning requests, the area to be annexed and rezoned, the current and proposed use of this area, the current and proposed zoning, reasons behind the annexation and rezoning requests, the improvements that will be made to accommodate development, and any other relevant information. Guillermo Cortes will assist with the presentation

and provide input and comments as necessary. Stephen Irwin will monitor the chat and screen share during the presentation. Cassandra Pham will document the meeting minutes. The proposed concept plan and supporting exhibits will be shared on the screen during the presentation so that the attendees can visually see the proposed site layout.

The attendees will be muted during the presentation. Once the presentation is made, the applicant and his representative will open the meeting to the question and answer session. The session will begin with answering any questions or responding to comments that attendees wrote in the chat box during the presentation. The session will then transition to verbal discussion. The intent of this portion of the meeting is for the applicant and his representative to engage in dialogue in attempt to address any concerns the attendees may have. Once this discussion is completed, the meeting will be called to an end.

There will be additional opportunities for the potentially affected parties to discuss and provide input on the applicant's proposal. The applicant and his representatives will inform attendees that they will continue to make themselves available throughout the annexation and rezoning process to answer and address any questions or concerns. It is noted that the applicant and the project team's contact information is clearly stated on the proposed meeting notice for ongoing communication with the community. The applicant and his team will work to address and attempt to resolve any concerns expressed by members of the community throughout the annexation and rezone process either through email or by phone.

Following the neighborhood meeting and efforts described above, the applicant will submit to the City Planning Development Manager assigned to this annexation and rezoning case, Genevieve Pearthree, a Neighborhood Meeting Record of Proceedings and the Neighborhood Meeting Certification in accordance with Section 10-20.20-060 of the City's Zoning Ordinance. These are the methods that will be used to keep City Planning Staff and the City Planning Director informed of the public outreach status.

NOTICE OF PUBLIC HEARINGS

After coordination with City staff, it was determined that the applicant should reach out to neighboring properties within a 600-foot radius and homeowner's associations (HOA) within a 1,000-foot radius of the project site. Notifications should also be sent to the City's "Registry of Persons and Groups" as provided by the City. A copy of the 600-foot Mailing Buffer Exhibit and mailing list is included in Appendix A.

The applicant proposes to mail the neighborhood meeting letter to all parties described above. The letter will notify the neighbors of the upcoming request for the annexation and rezoning, invite parties to the first neighborhood meeting, and allow time for feedback. A copy of the neighborhood meeting letter is included in Appendix B. The letter will include the Zoom meeting link for the first neighborhood meeting to be held on

June 30, 2021. The letter was mailed on June 14, 2021 via first-class mail of the United States Post Office, which complies with the requirement of notification at least 15 days prior to the meeting date.

In addition to the public outreach letters, two 4'x4' signs were posted at the property's public right-of-way entrances on N. Highway 89 on June 18, 2021, which complies with the requirement of notification at least 10 days prior to the meeting date. The sign included the purpose, time, date, and location of the meeting. The sign conformed to the City's public hearing sign design standards and included a tube containing copies of the neighborhood meeting notice. An image of the posted sign is included in Appendix C.

FIRST NEIGHBORHOOD MEETING RECORD OF PROCEEDINGS

The first virtual neighborhood meeting was held on June 30, 2021 via Zoom and consisted of a total of 13 participants, not including the project team. Appendix D includes the Zoom meeting registration list of the participants. At this time, we have received three phone calls from neighbors asking for additional project information, which has been provided via email. The questions and answers from the meeting are documented and included in Appendix E. Additional information including a copy of the exhibits that were shared during the meeting and written documentation regarding staffing information was emailed to all meeting participants. These email attachments are also included in Appendix E.

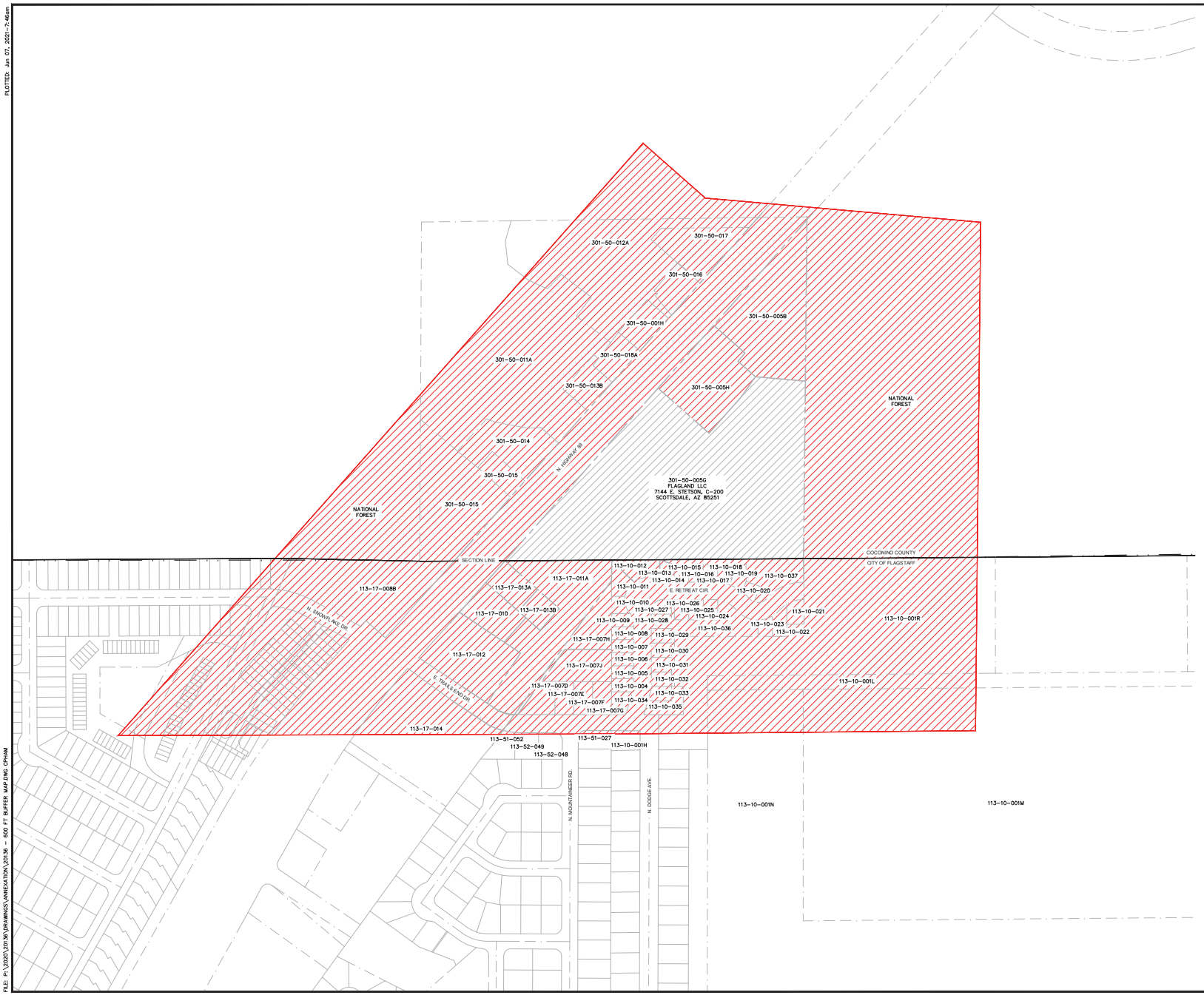
SECOND NEIGHBORHOOD MEETING WAIVER

Due to the additional information provided during and after the meeting and overall positive feedback at the first neighborhood meeting, the City of Flagstaff has granted our request to waive the requirement for the second neighborhood meeting.

PLANNING AND ZONING & CITY COUNCIL MEETINGS

The public hearings before the City of Flagstaff Planning and Zoning Commission and City Council have not been scheduled yet. Once the meeting dates have been determined, the public hearing letters will be sent to the same mailing list used for the neighborhood meetings and include information on how to access the virtual meetings. In addition to the public hearing letters, appropriate signage will be posted at least 15 days prior to the meetings per City requirements.

APPENDIX A



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

600 FOOT BUFFER MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
BM01

SHT NO. 1 OF 2

PLOTTED: Jun 07, 2021-7:46am
FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - 600 FT BUFFER MAP.DWG CPHAM

APPENDIX B

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

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June 14, 2021

Dear Neighbor,

Flagland LLC would like to invite the surrounding neighbors to a Neighborhood Meeting to discuss the annexation and rezoning applications (COF PZ-21-00087-003 & PZ-21-00087-004) that will be submitted for a parcel of land that is currently located within Coconino County. The subject parcel is located at 7000 N. Highway 89. The meeting and presentation will be held virtually on **Wednesday, June 30, 2021 at 6 pm** through Zoom to discuss the annexation and rezoning of this property. See below for the Zoom meeting instructions.

Join Zoom Meeting:
https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09
Meeting ID: 891 8212 4001
Passcode: 714021

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland LLC has the intention of building a Rehabilitation Substance Treatment Campus on the subject property, which is currently an allowed use within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits and designate this Campus to have the comparable City zoning district of Highway Commercial (HC), which also allows this use.

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The parcel to be annexed is a part of an overall project that is called Flagstaff Rehab Campus and will consist of four proposed parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be used for future development. Access to the site will be provided by two new full access driveways on N. Highway 89.

Project material will be available for review starting at 6:00 pm with a presentation starting shortly after followed by a question and answer session. This will allow any

neighborhood comment and questions to be identified and addressed prior to the project's public hearing before the City Planning and Zoning Commission. Comments will be included in the meeting summary and provided to the City Planning Department.

We hope to see you there. If you are unable to attend, please provide comments in the space below and mail to the developer's representative:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Planning Development Manager
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
~~gpearthree@flagstaff.gov~~
gpearthree@flagstaffaz.gov

Sincerely,
Shephard – Wesnitzer, Inc.

Stephen C. Irwin, P.E.
Project Engineer

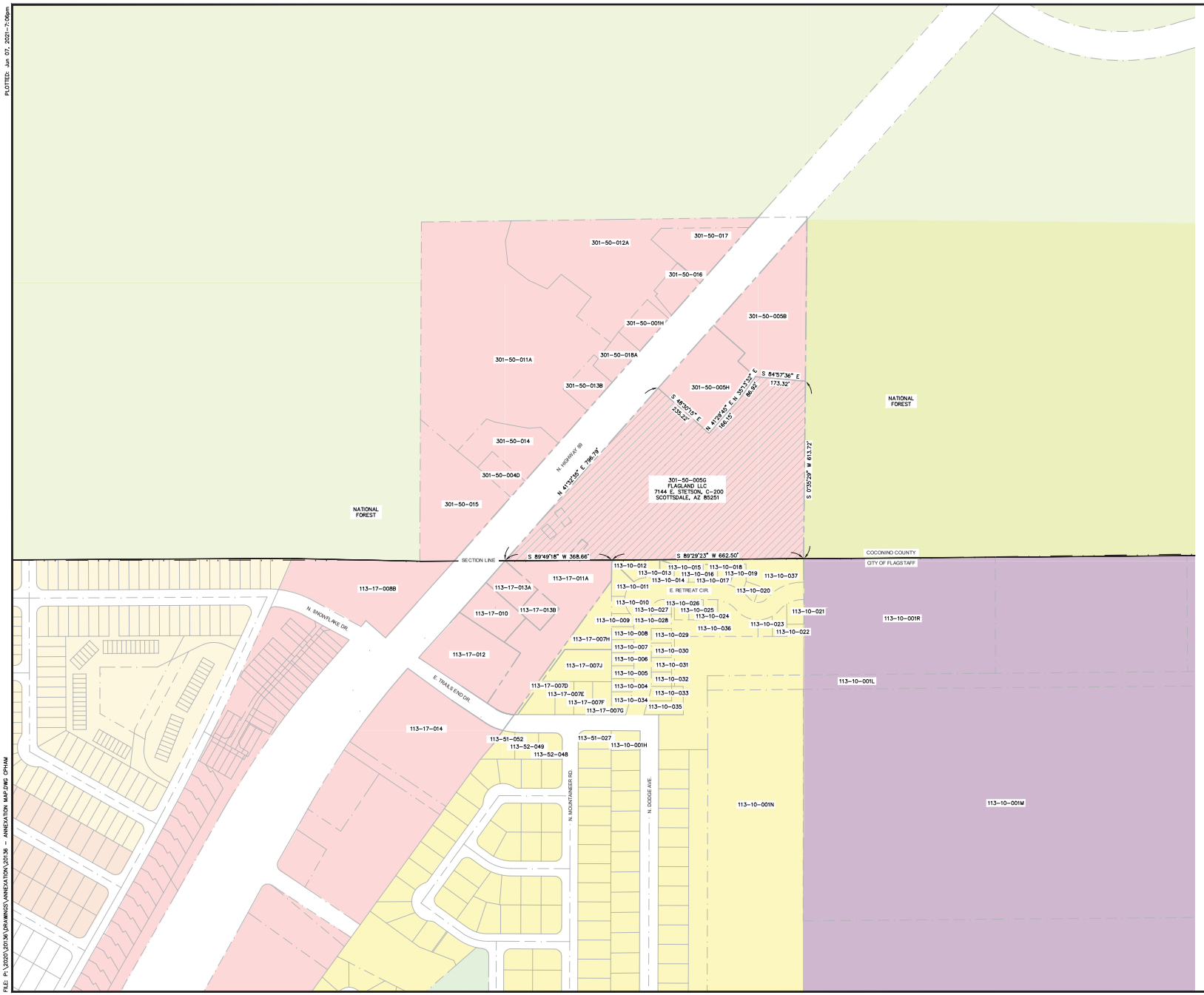
COMMENTS REGARDING THIS DEVELOPMENT

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, Arizona 86001

928.773.0354 ph
928.774.8934 fx

info@swiaz.com
www.swiaz.com



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 150'

0 75 150

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
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REVISIONS

NO.	DESCRIPTION	DATE	BY

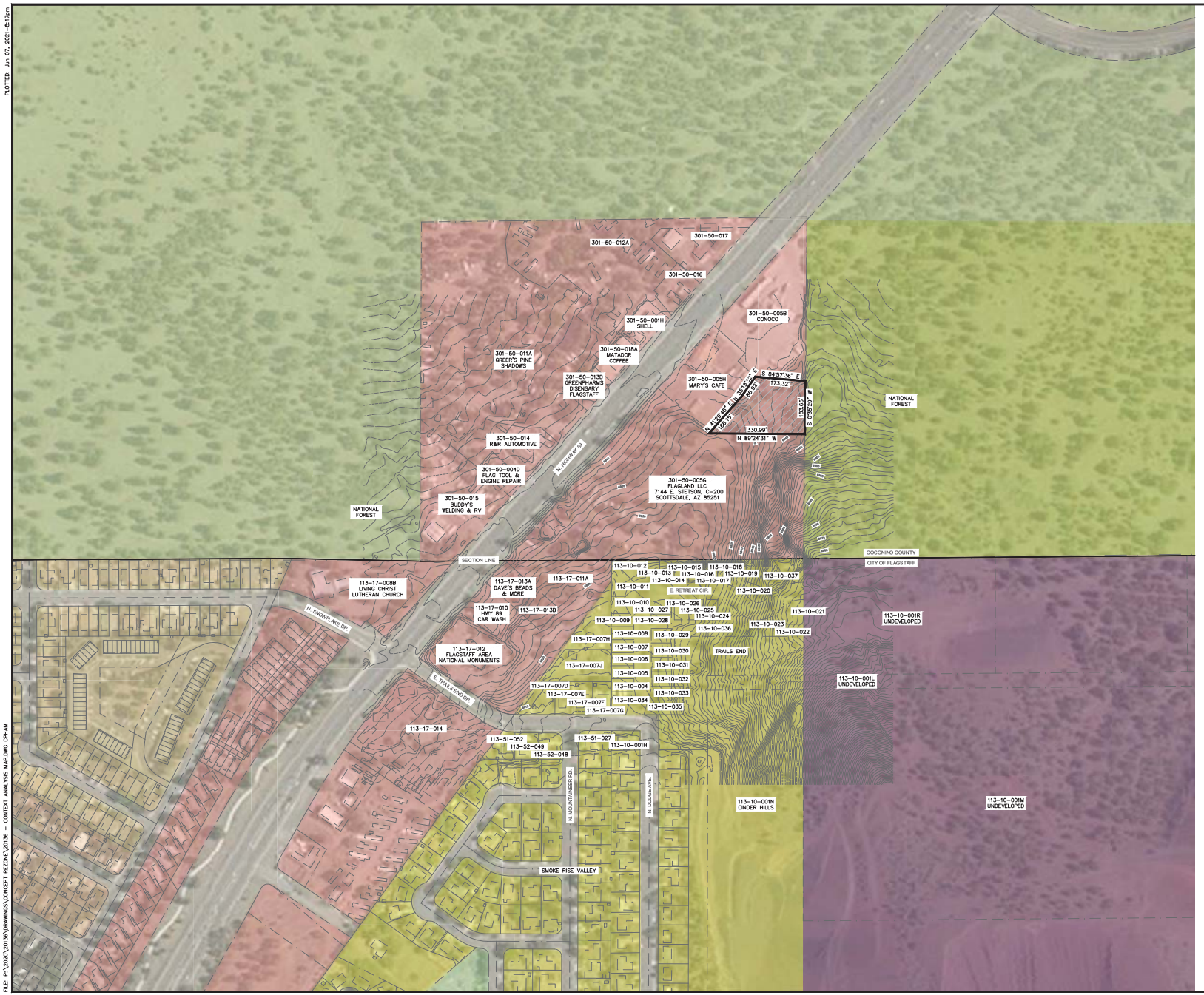
Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jun 07, 2021 - 7:06pm

FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
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REVISIONS

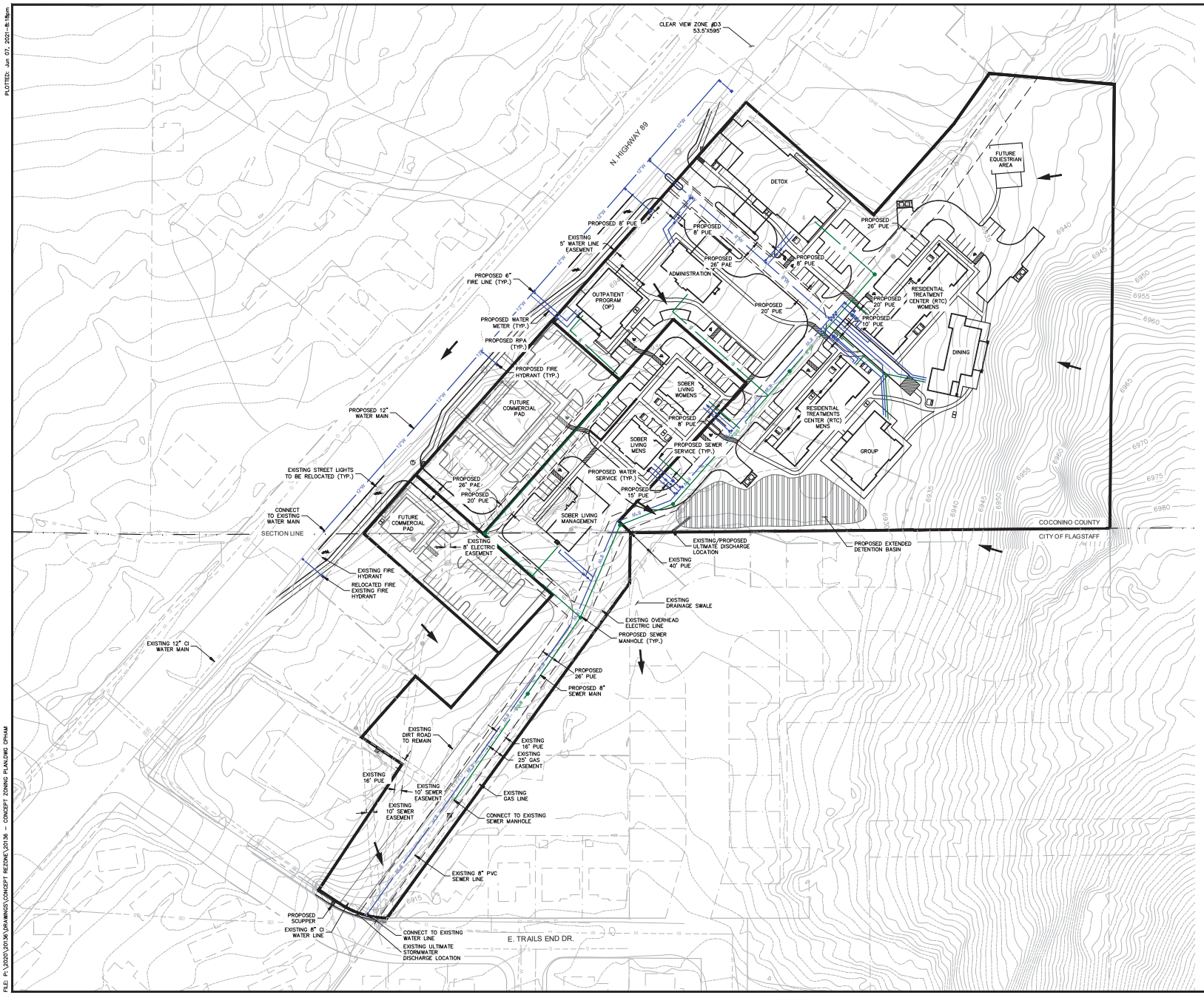
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jun 07, 2021-8:17pm
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" = 60'
0 30 60

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

SHT NO. 4 OF 5

PLOTTED: Jun 07, 2021 - 8:19am

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM

APPENDIX C

ANNEXATION & REZONING NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm

LOCATION OF MEETING: Zoom

https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09

REQUESTS: An Annexation for Flagland LLC to allow annexation of a property located on a 10.06-acre parcel at 7000 North Highway 89 within Coconino County Commercial Heavy (CH-10,000) zone. The parcel will have split zoning, which include proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

A Rezoning for Flagland LLC to allow for an equestrian area located on 1.10-acre of the northeast corner of the site. The proposed City zoning district is and Rural Residential (RR).

AREA TO BE ANNEXED & REZONED: 7000 North Highway 89, Flagstaff, Arizona 86004 (APN 301-50-005G)

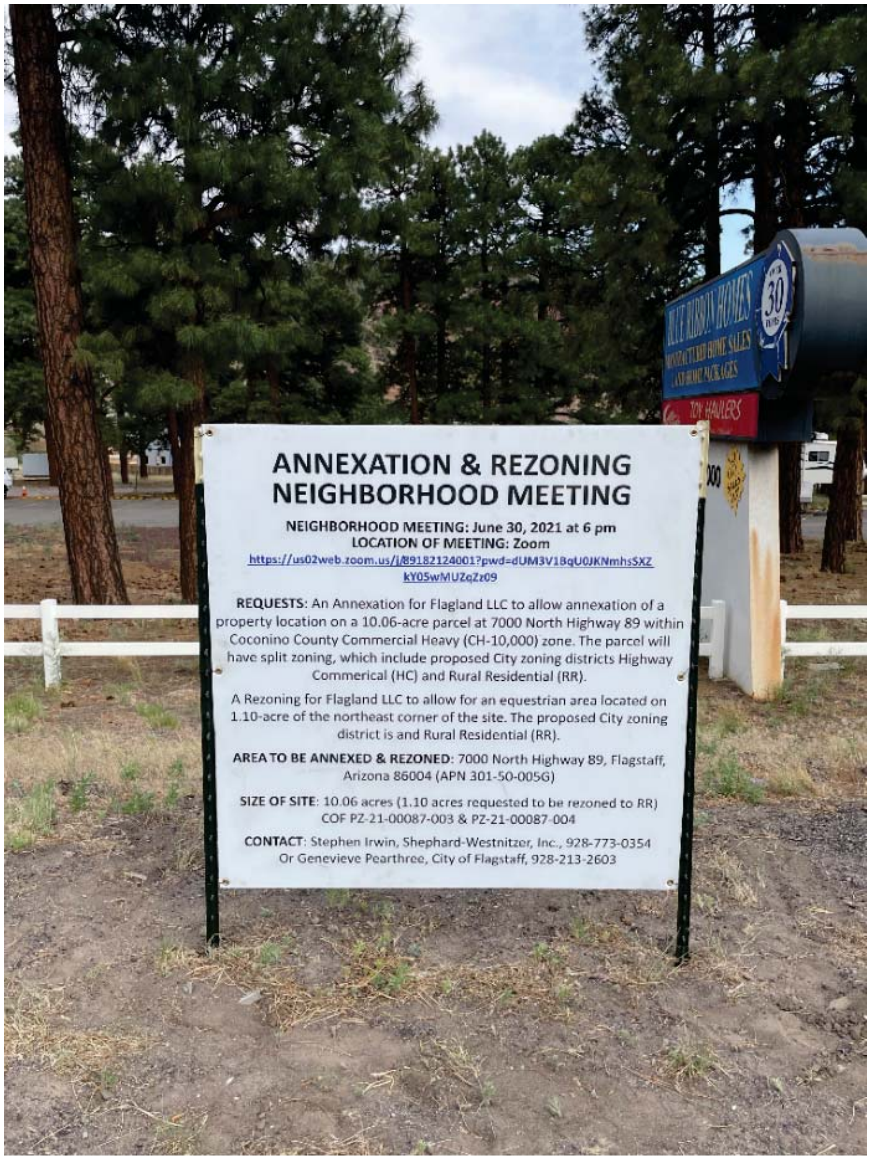
SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)

COF PZ-21-00087-003 & PZ-21-00087-004

CONTACT: Stephen Irwin, Shephard-Wesnitzer, Inc., 928-773-0354

Or Genevieve Pearthree, City of Flagstaff, 928-213-2603


ANNEXATION & REZONING
NEIGHBORHOOD MEETING
NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm
LOCATION OF MEETING: Zoom
https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09
REQUESTS: An Annexation for Flagland LLC to allow annexation of a property location on a 10.06-acre parcel at 7000 North Highway 89 within Coconino County Commercial Heavy (CH-10,000) zone. The parcel will have split zoning, which include proposed City zoning districts Highway Commerical (HC) and Rural Residential (RR).
A Rezoning for Flagland LLC to allow for an equestrian area located on 1.10-acre of the northeast corner of the site. The proposed City zoning district is and Rural Residential (RR).
AREA TO BE ANNEXED & REZONED: 7000 North Highway 89, Flagstaff, Arizona 86004 (APN 301-50-005G)
SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)
COF PZ-21-00087-003 & PZ-21-00087-004
CONTACT: Stephen Irwin, Shephard-Westnitzer, Inc., 928-773-0354
Or Genevieve Pearthree, City of Flagstaff, 928-213-2603


ANNEXATION & REZONING
NEIGHBORHOOD MEETING
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A Rezoning for Flagland LLC to allow for an equestrian area located on 1.10-acre of the northeast corner of the site. The proposed City zoning district is and Rural Residential (RR).
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SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)
COF PZ-21-00087-003 & PZ-21-00087-004
CONTACT: Stephen Irwin, Shephard-Westnitzer, Inc., 928-773-0354
Or Genevieve Pearthree, City of Flagstaff, 928-213-2603

APPENDIX D

Flagstaff Rehab Campus

SWI Project #20136

Virtual Neighborhood Meeting – Zoom Registration

Wednesday, June 30, 2021

Registrants	Email Address	Registration Date
Barbara Chadwick	barbara@flagstaffconcierge.com	Jun 30, 2021 06:09 PM
Gillian and Clint Bleeker	gillian@landscapeconnection.biz	Jun 30, 2021 06:09 PM
Gillian Bleeker	gillian@bleekersboxes.com	Jun 30, 2021 06:05 PM
Paul bustamante, architect	Paul@pdbarchitect.com	Jun 30, 2021 06:00 PM
Jenny McRoy	jenlmcroy@gmail.com	Jun 30, 2021 05:57 PM
Stephen Irwin	sirwin@swiaz.com	Jun 30, 2021 05:57 PM
Guillermo Cortes	gcortes71@gmail.com	Jun 30, 2021 05:57 PM
Valeria Chase	valeria.chase@nau.edu	Jun 30, 2021 05:57 PM
JD Huyser	johnhuyser@icloud.com	Jun 30, 2021 05:57 PM
Shawn Johnson	shawn.johnson@flagstaffaz.gov	Jun 30, 2021 05:56 PM
Jessica Truettner	Truettner4@yahoo.com	Jun 30, 2021 05:54 PM
Genevieve Pearthree	gpearthree@flagstaffaz.gov	Jun 30, 2021 05:54 PM
Sheila Harris	sheila@harrisconsult.co	Jun 30, 2021 05:53 PM
Shannon Anderson	sanderson@flagstaffaz.gov	Jun 30, 2021 05:53 PM
Dan Musselman	dmusselman@coconino.az.gov	Jun 30, 2021 05:53 PM

Registrants	Email Address	Registration Date
Judy	judyshelton513@gmail.com	Jun 30, 2021 05:52 PM
Cassandra Pham	cpham@swiaz.com	Jun 30, 2021 05:50 PM
michael zipprich	mzipprich@arc-america.com	Jun 30, 2021 05:49 PM
Carla McCord	cmccord@lovencontracting.com	Jun 30, 2021 05:40 PM
Michelle Shetler-Carrasco	mcarrasco@arc-america.com	Jun 30, 2021 05:34 PM
michael zipprich	mzipprich@enrpi.com	Jun 28, 2021 02:52 PM

APPENDIX E

Flagstaff Rehab Campus

PZ-21-00087



Virtual Neighborhood Meeting

June 30, 2021

Meeting Outline

- Team Introduction
- Meeting Information
- Project Overview
- Proposed Annexation and Rezone
- Next Steps
- Question & Answer Session

Team Introduction

Developer: America's Rehab Campuses

- Mike Zipprich, CEO
- Michelle Shetler-Carrasco, COO/Executive VP

Architect: Paul Bustamante

- Paul Bustamante

Engineer: Shephard-Wesnitzer, Inc.

- Guillermo Cortes / Stephen Irwin, PE
- Cassandra Pham, EIT

Meeting Information

- This meeting is scheduled for one hour duration
- Remain muted throughout presentation
- Please be advised that this meeting is being recorded

PLOTTED: Jun 07, 2021–11:05am

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swiaz.com

JOB NO.	20136
DATE	JUN 21
SCALE	1"=500'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

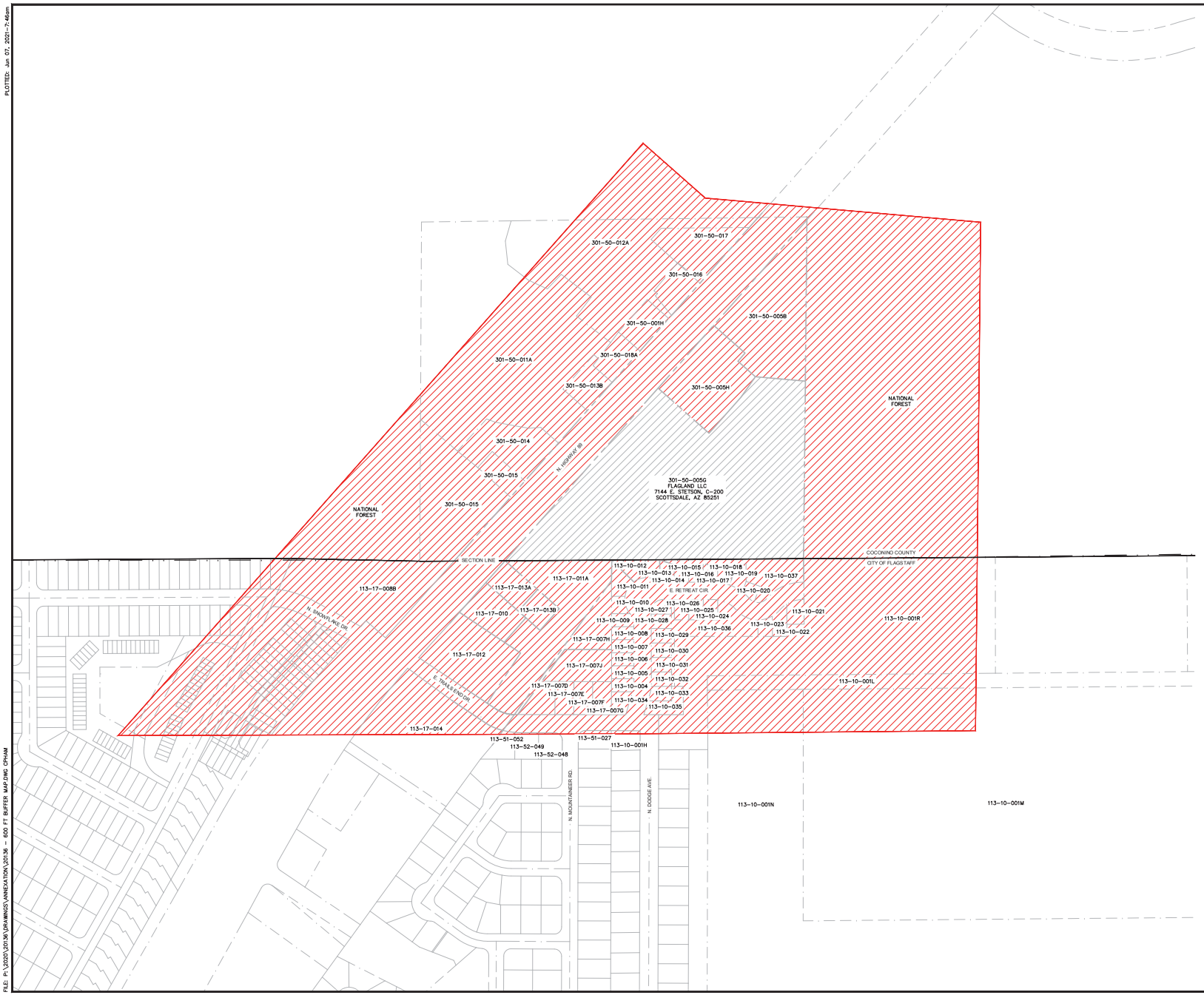
FLAGSTAFF REHAB CAMPUS

FLAGSTAFF
ARIZONA

VICINITY MAP

SHEET 1 OF 1

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 – VICINITY MAP.DWG CPHAM



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

600 FOOT BUFFER MAP

JOB NO: 2036
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

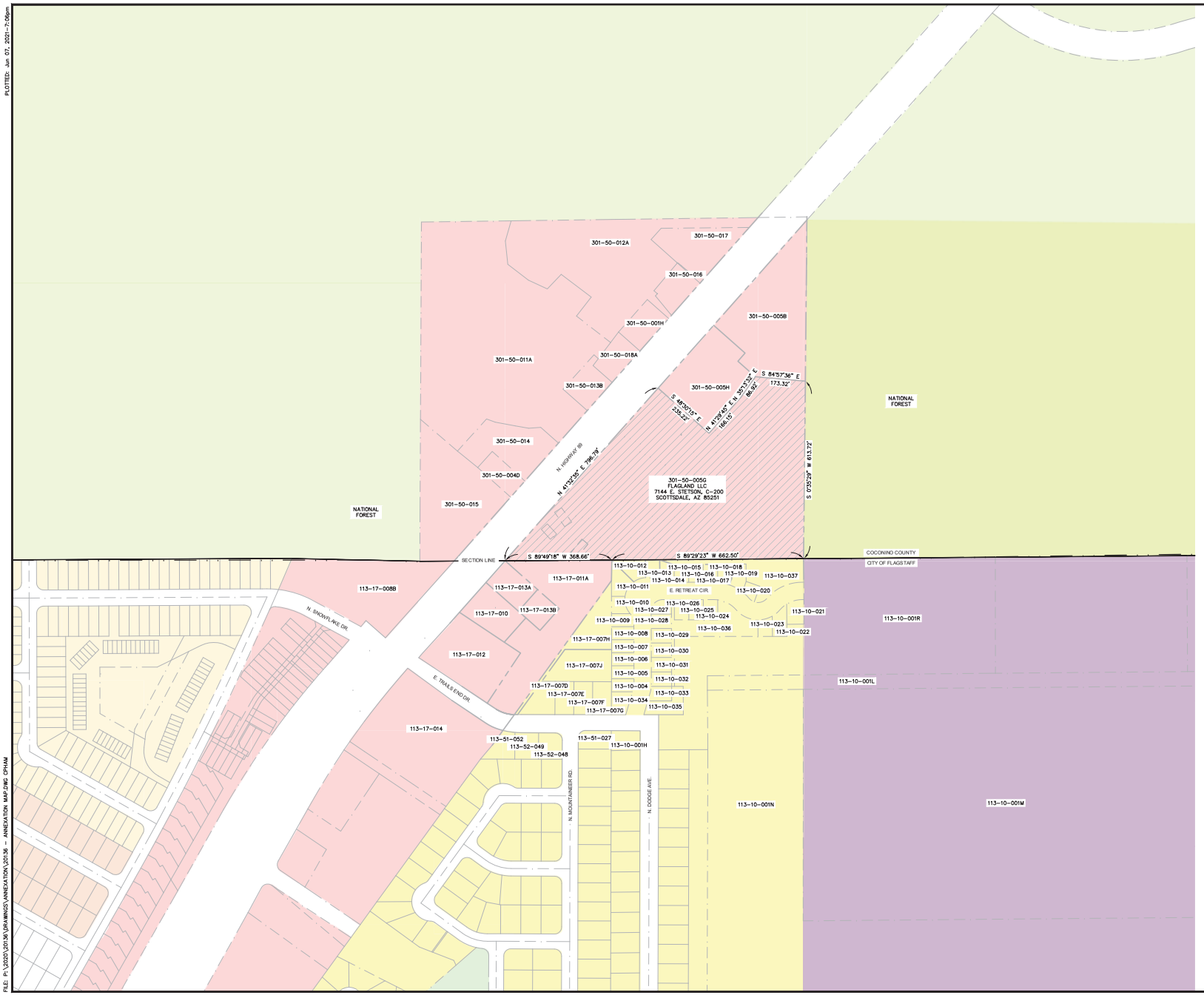
C.O.F. Project # PZ 20-00164

DRAWING NO.
BM01

SHT NO. 1 OF 2

PLOTTED: Jun 07, 2021-7:46am

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PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 150'

0 75 150

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

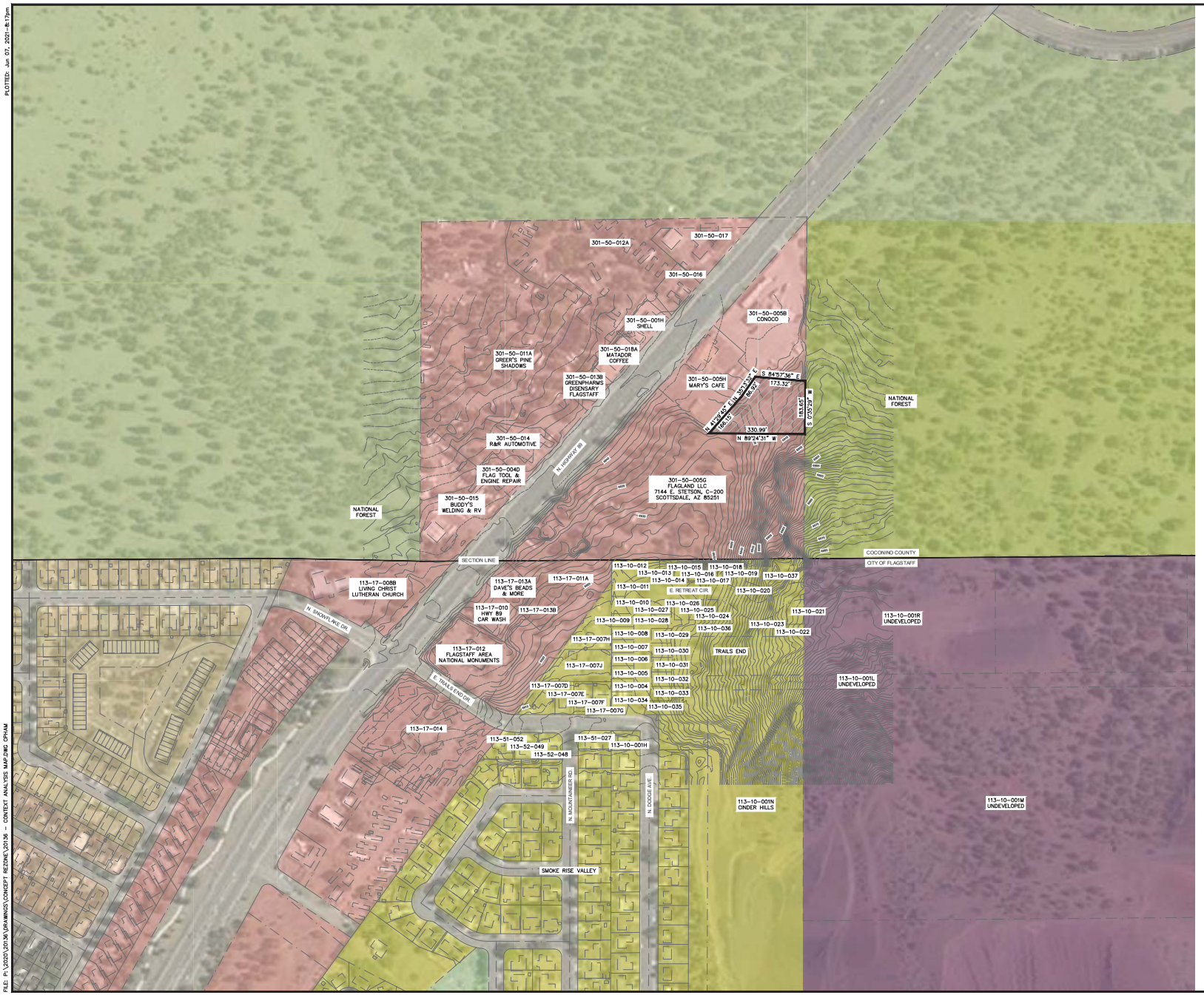
Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jun 07, 2021 - 7:06pm

FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jun 07, 2021-8:17pm
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LEGEND
FLAGSTAFF REHAB CAMPUS
SOBER LIVING
FUTURE COMMERCIAL PAD 1
FUTURE COMMERCIAL PAD 2
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING
C.O.F. Project # PZ 20-00164
SCALE: 1" = 60'
DRAWING NO. CP01
SHT NO. 4 OF 5
REVISIONS
NO. DESCRIPTION DATE BY
Call at least two full working days before you begin excavation. Arizona811
Stephard Westrate, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.774.8934 fax
www.swiaz.com
JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: ONP
CHECKED: SCI
FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA
CONCEPT ZONING PLAN
COCONINO COUNTY
CITY OF FLAGSTAFF
N HIGHWAY 89
E. TRAILS END DR.
SECTION LINE
FUTURE EQUESTRIAN AREA
RESIDENTIAL TREATMENTS CENTER (RTC) WOMENS
DINING
RESIDENTIAL TREATMENTS CENTER (RTC) MENS
GROUP
DETOX
ADMINISTRATION
OUTPATIENT PROGRAM (OP)
SOBER LIVING WOMENS
SOBER LIVING MEN
SOBER LIVING MANAGEMENT
FUTURE COMMERCIAL PAD
FUTURE COMMERCIAL PAD
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PLOTTED: JUN 29, 2021 - 11:27AM

Flagstaff Location







Khaki Brown >



Timber Bark >



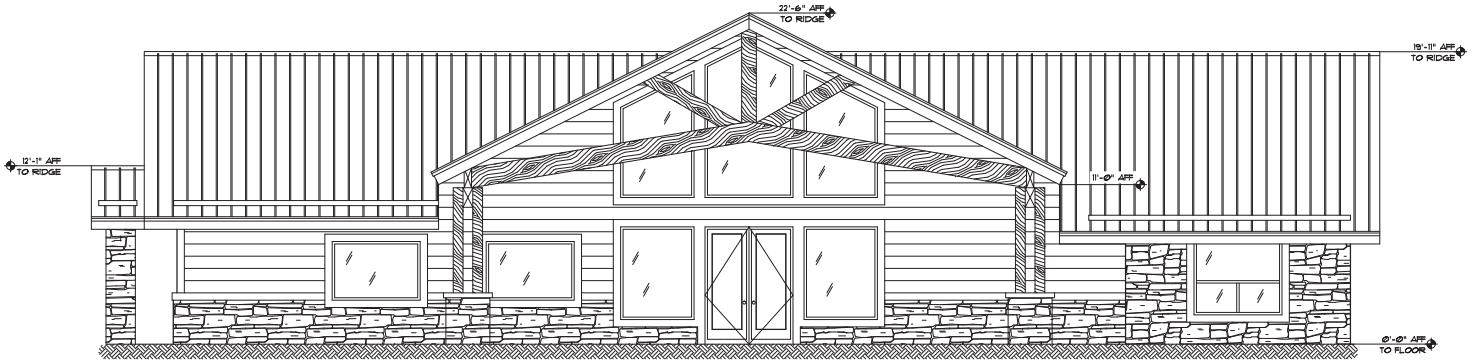
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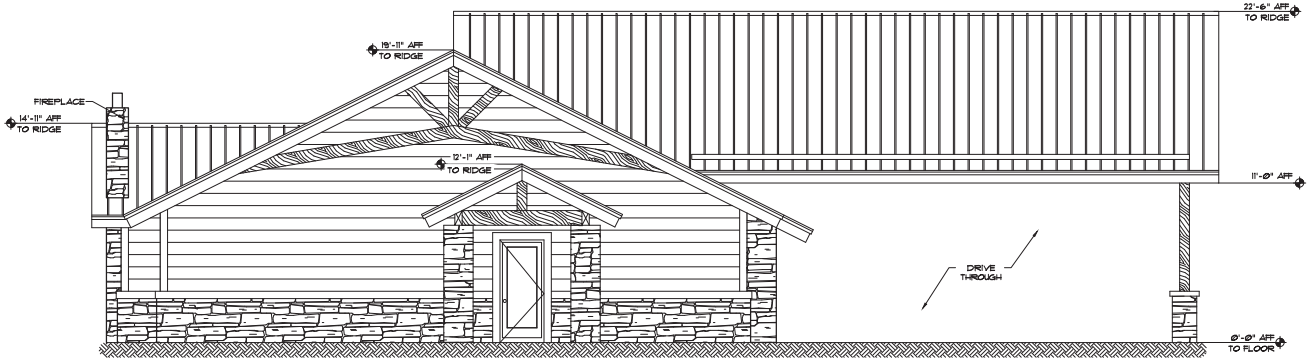
Ledgestone Series
(Click to view all Ledgestone Veneer styles)



Stone Combinations
(Click to view all Stone Combination styles)



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

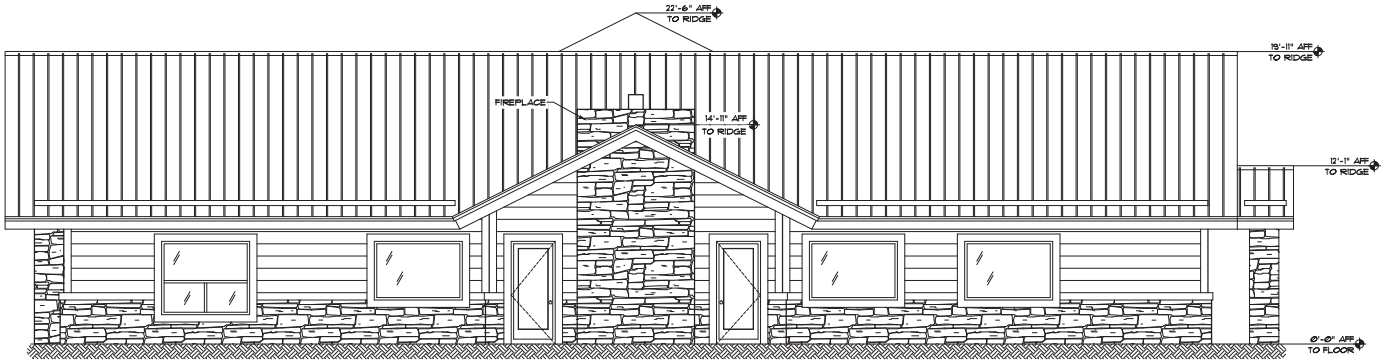
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Date: January 19, 2021

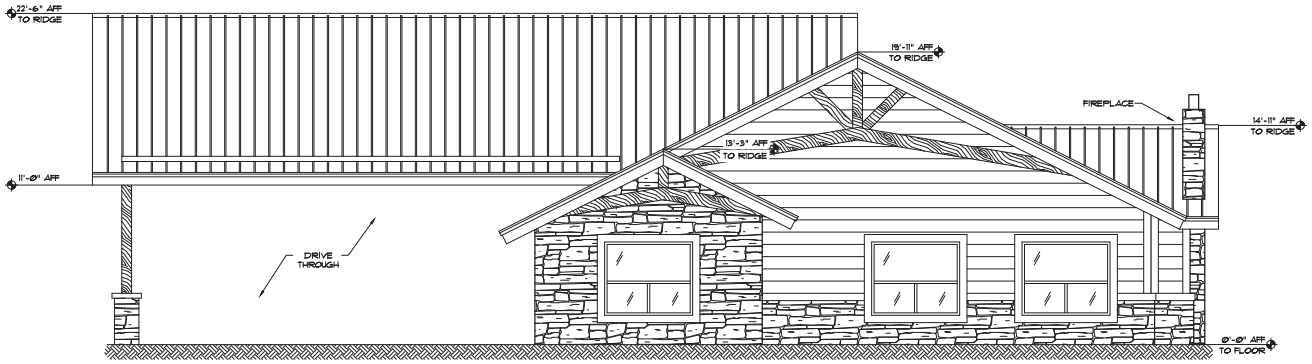
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EXTERIOR ELEVS
ADMIN
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

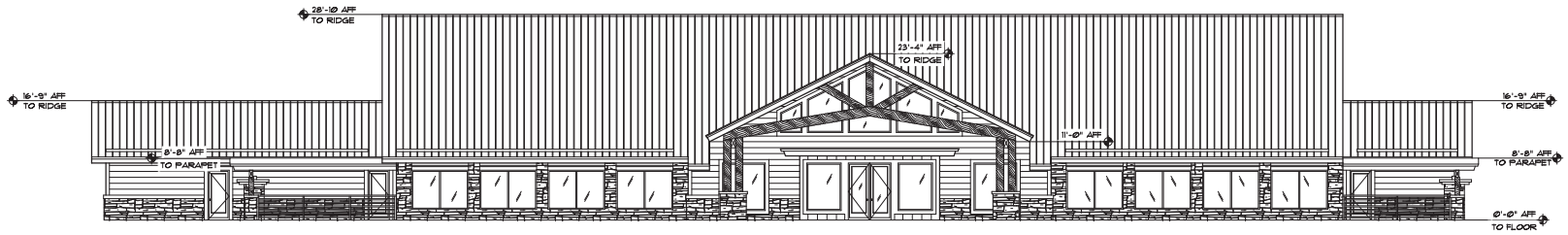
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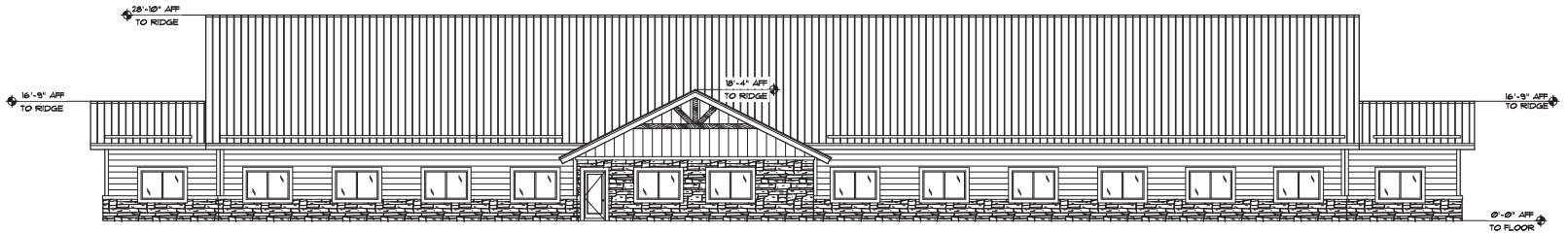
Job No:

SHEET
A-AD2.1

EXTERIOR ELEVS
ADMIN.
SCALE: 1/4" = 1'-Ø"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlanchard@aol.com

paul d. blanchard
architect

Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

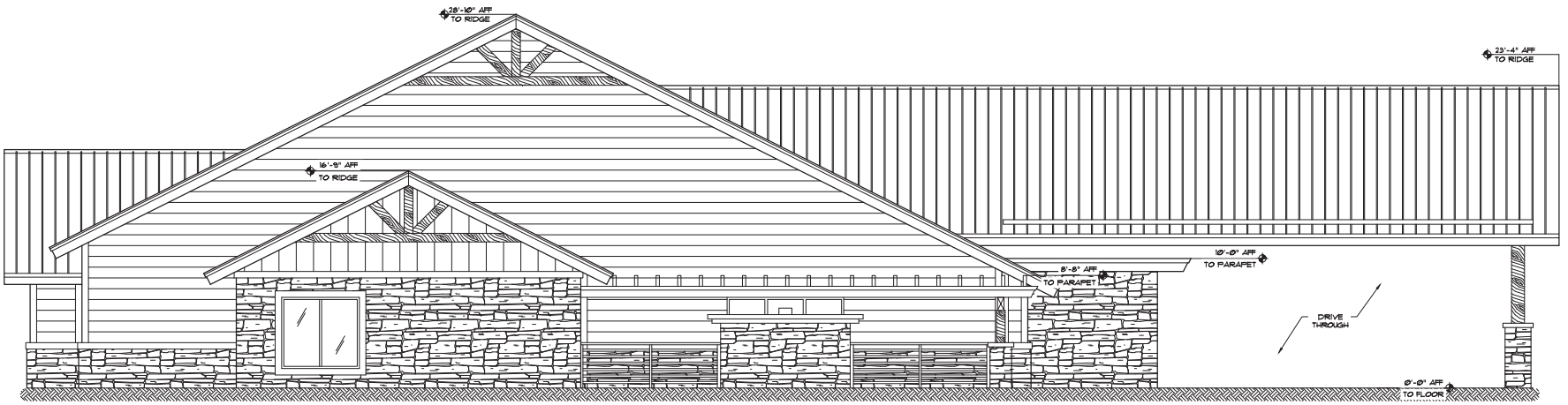
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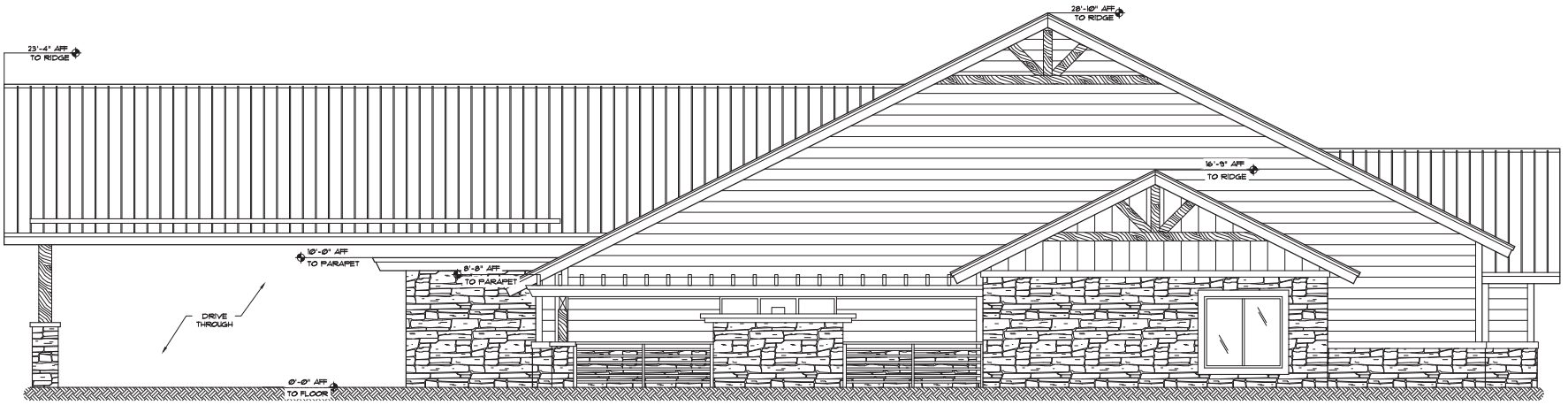
SHEET
A-DT2.0

EXTERIOR ELEVS
DETOX
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, az 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

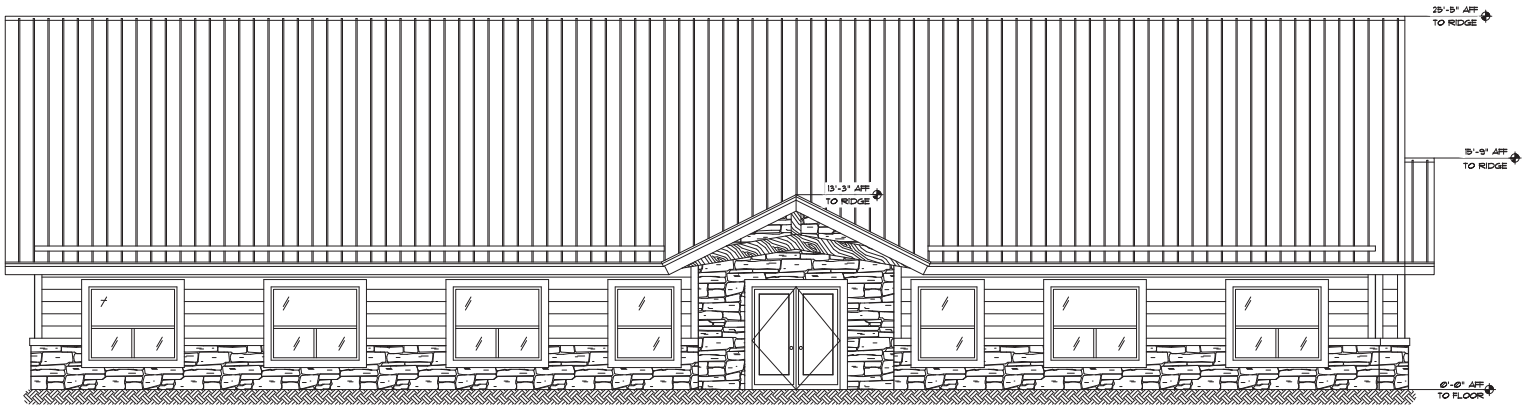
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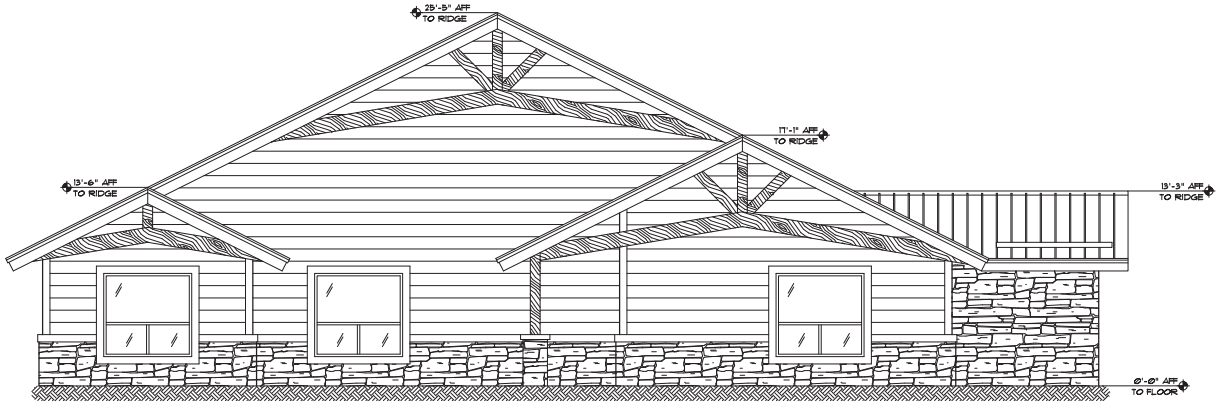
Job No:

SHEET
A-DT2.1

EXTERIOR ELEVS
DETOX
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee
architect

Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

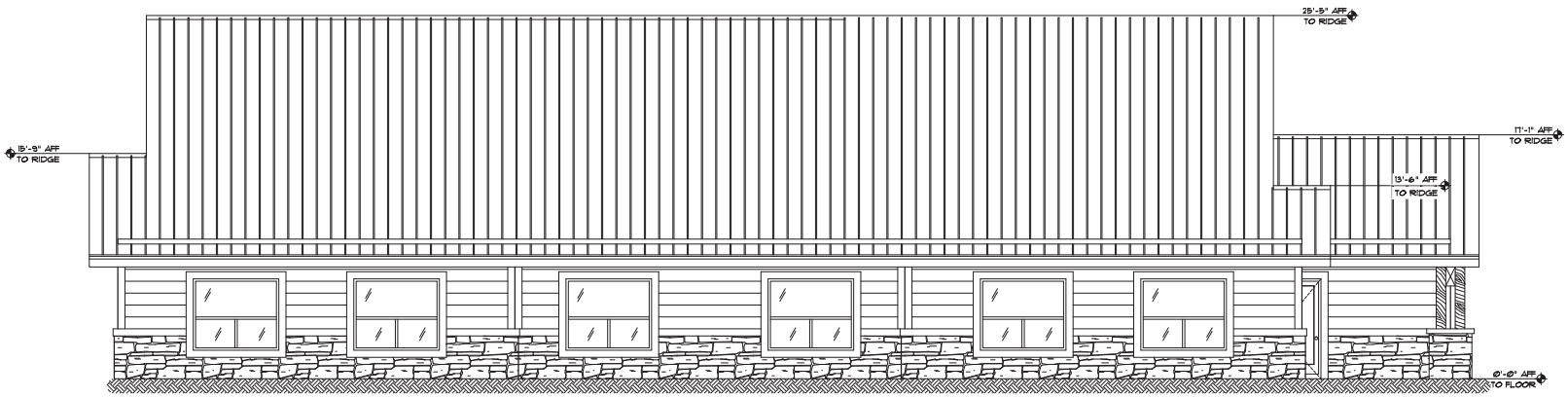
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Date: January 19, 2021

Job No:

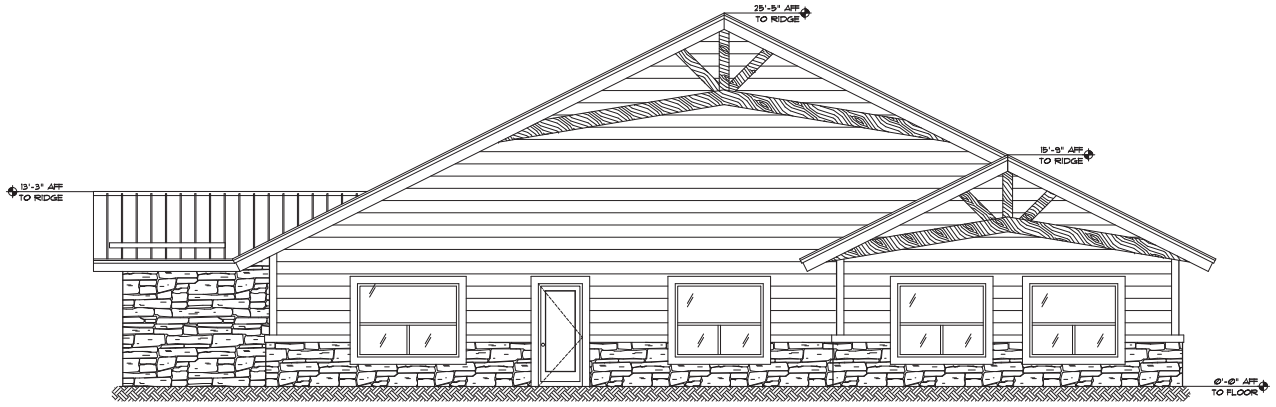
SHEET
A-GR2.0

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION

SCALE: 1/4" = 1'-0"



② EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. buschmanns
architect

Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

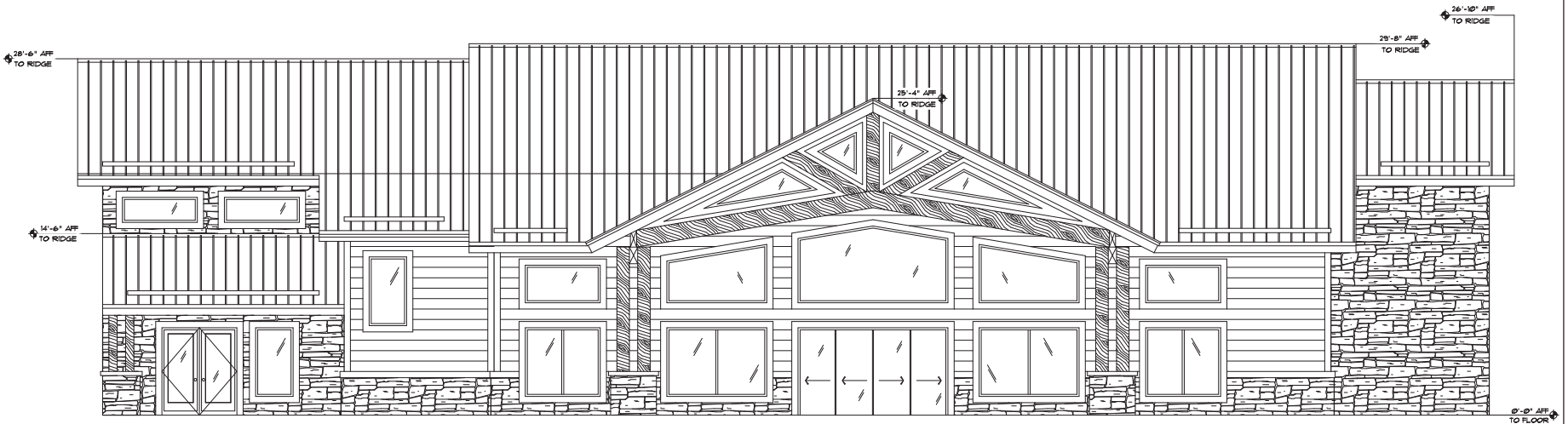
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Date: January 19, 2021

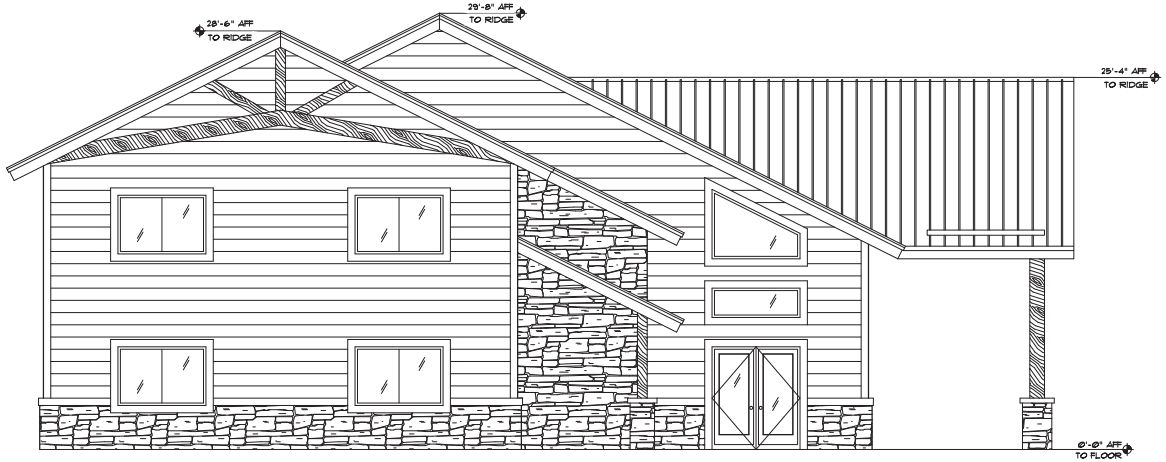
Job No:

SHEET
A-GR2.1

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee
architect

Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

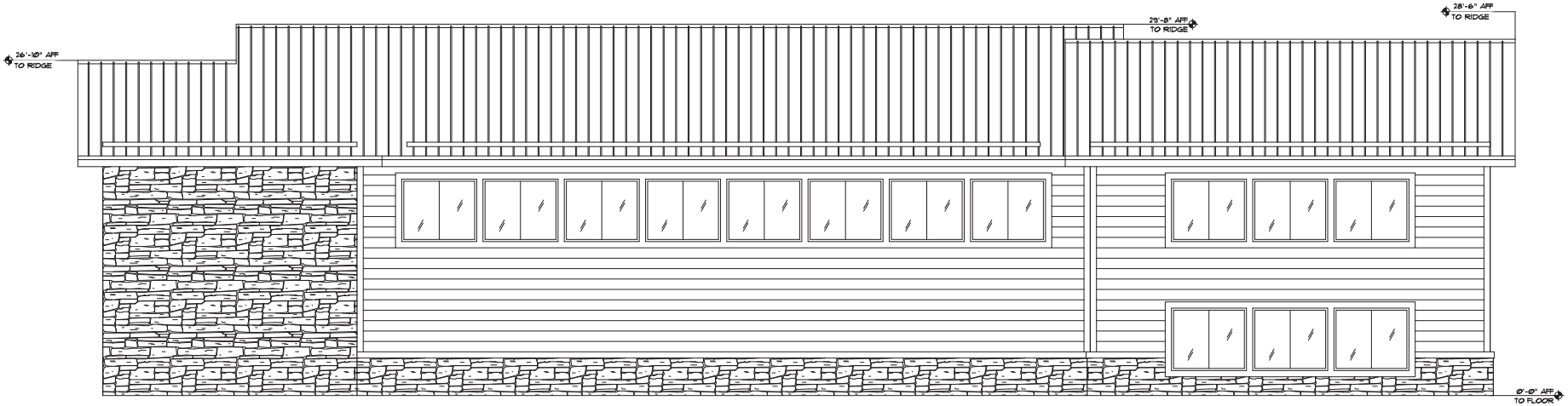
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NOT FOR
CONSTRUCTION

Revisions	By

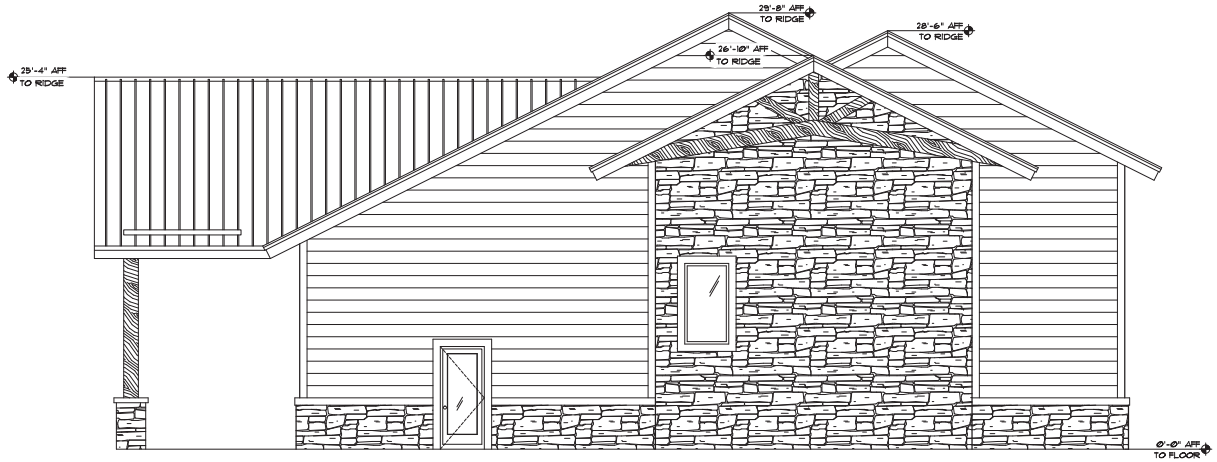
Drawn: LJ
Date: January 19, 2021
Job No:

SHEET
A-KD2.0

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, az 86001
tel 928.774.3444
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paul d. blandtee
architect

Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

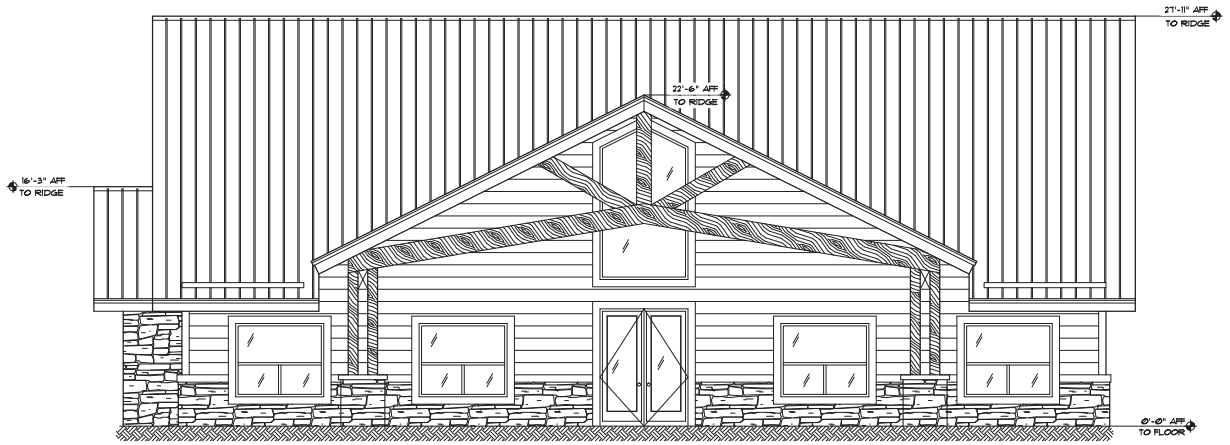
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Date: January 19, 2021

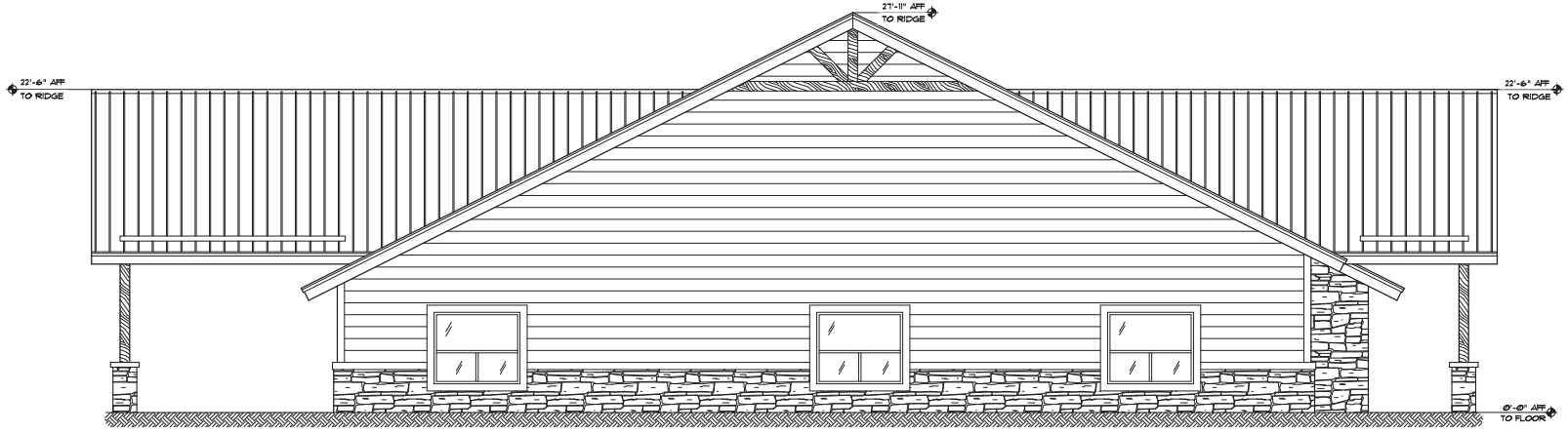
Job No:

SHEET
A-KD2.1

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee architect

Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

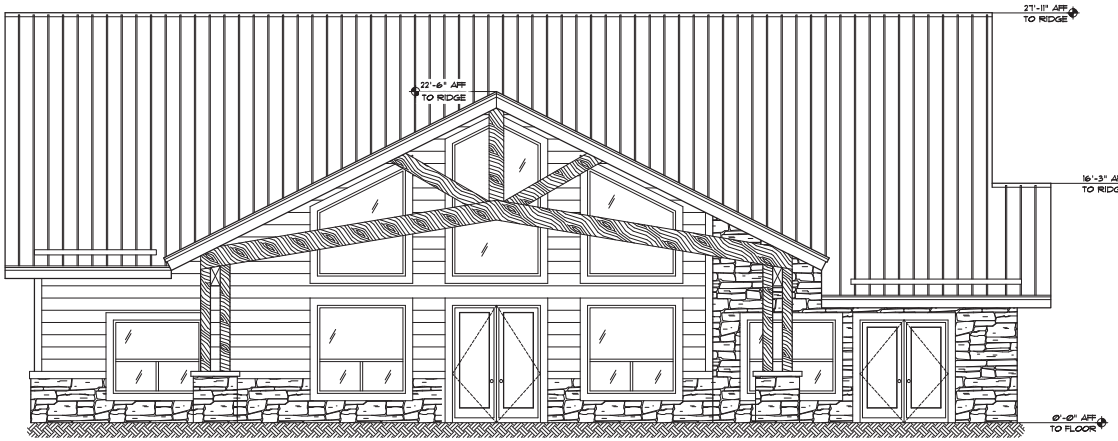
Drawn: LJ

Date: February 4, 2021

Job No:

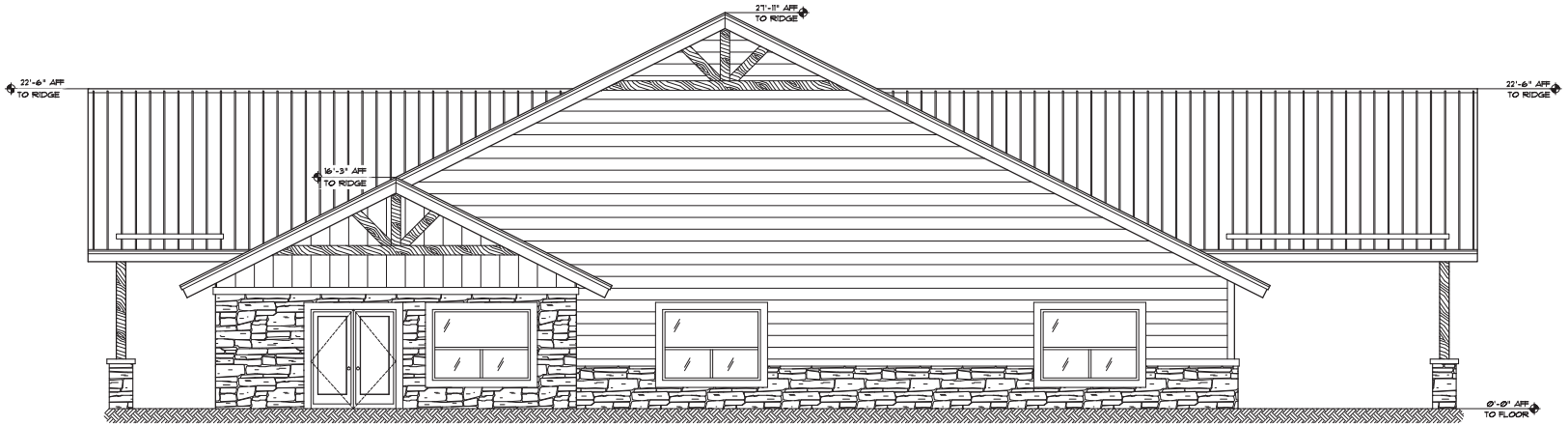
SHEET
A-OP2.0

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION (BACK)

SCALE: 1/4" = 1'-0"



② EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. busenmenrits
architect

Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

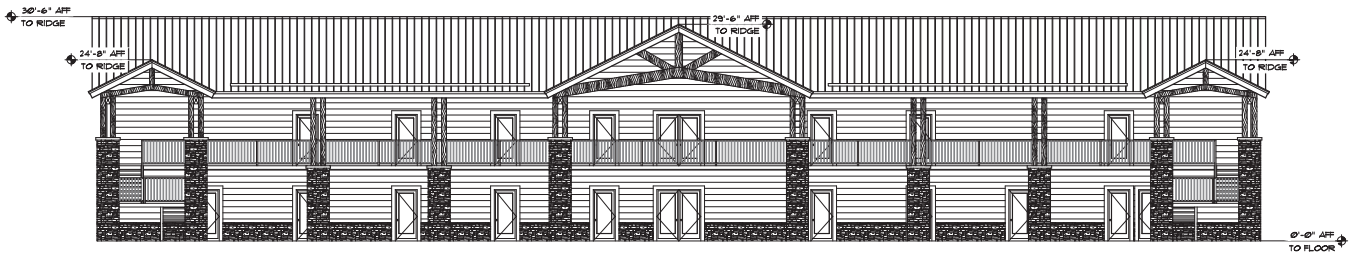
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Job No:

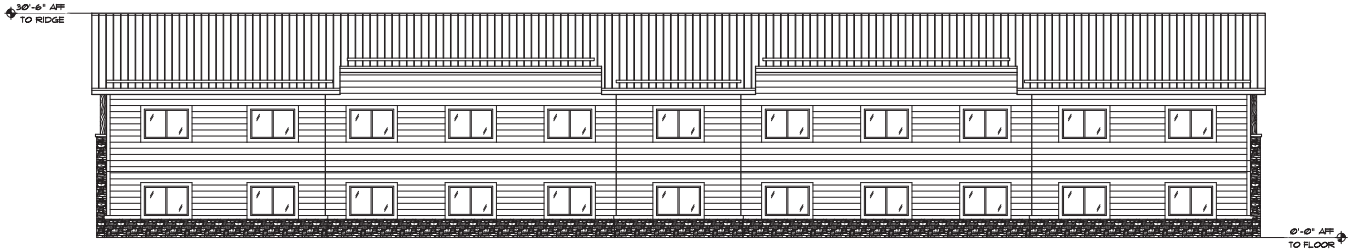
SHEET
A-0P2.1

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



① SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



② NORTH ELEVATION

SCALE: 1/8" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtea@aol.com

paul d. blandamarino
architect

Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

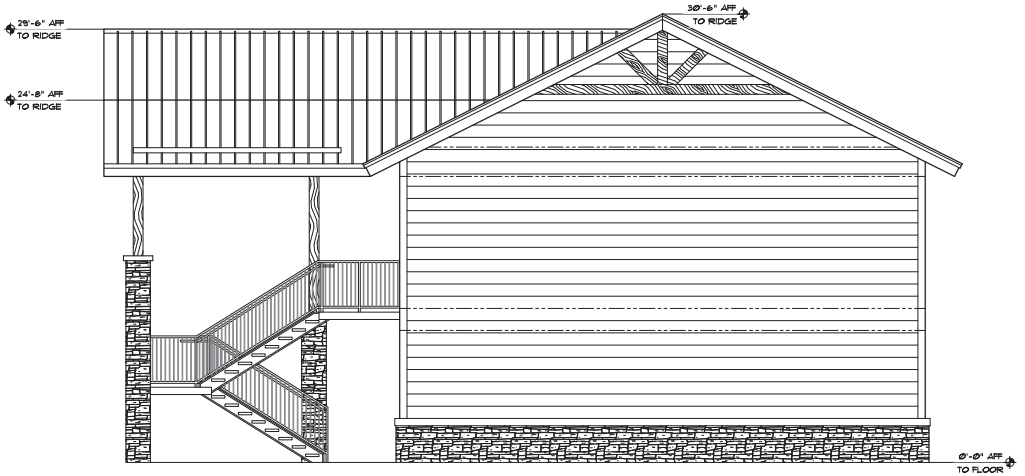
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Job No:

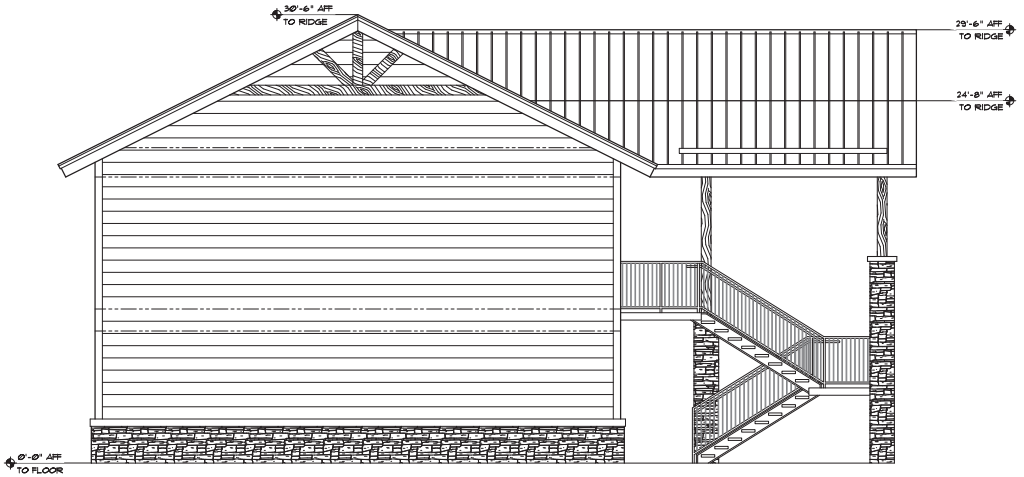
SHEET

A-RTC2.0

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

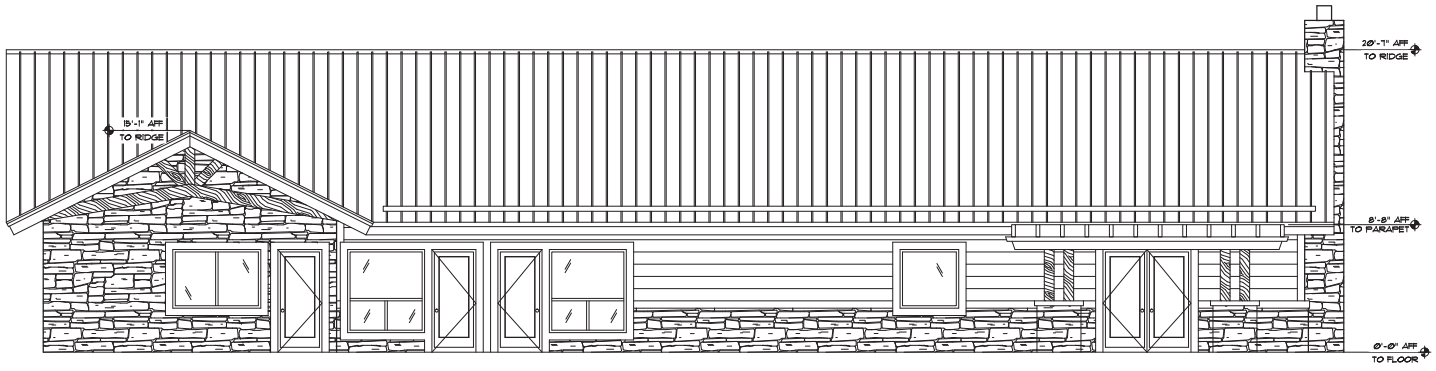
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ
Date: April 6, 2021
Job No:

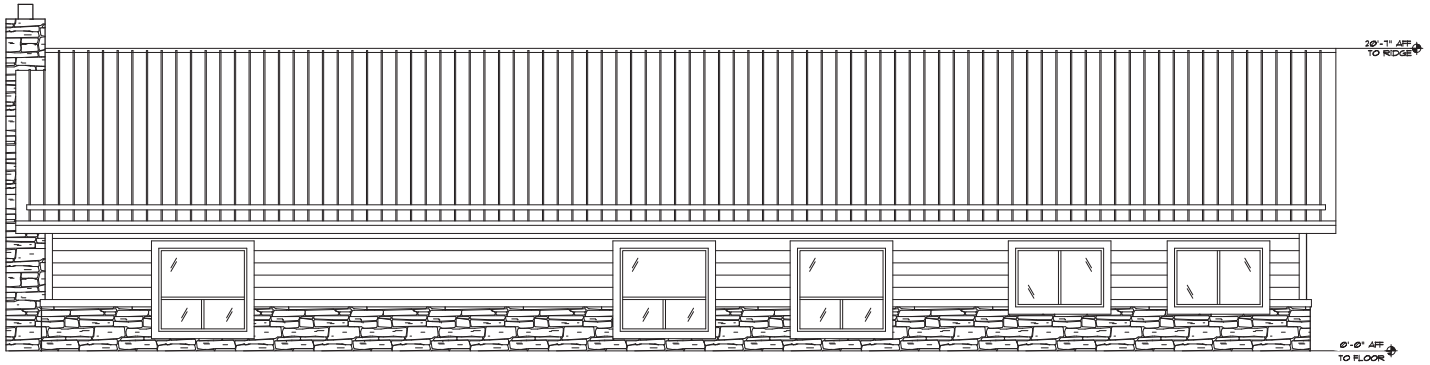
SHEET
RTC2.1

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/4" = 1'-0"



① SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



② NORTH ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

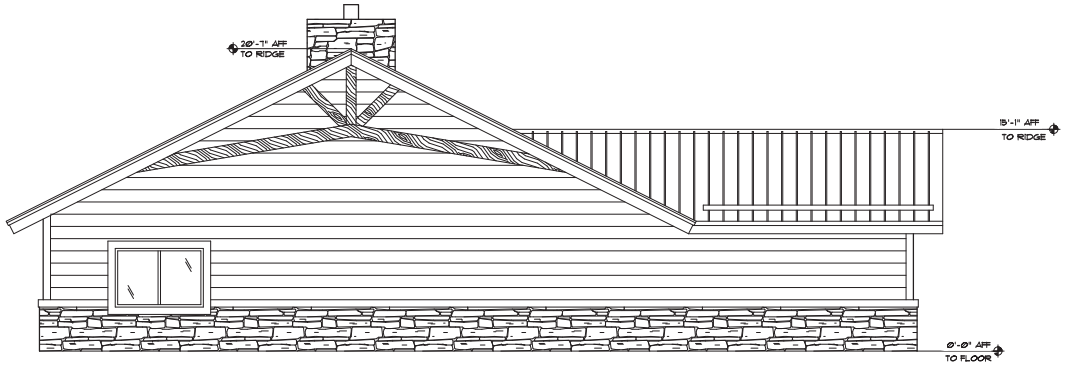
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Date: January 21, 2021

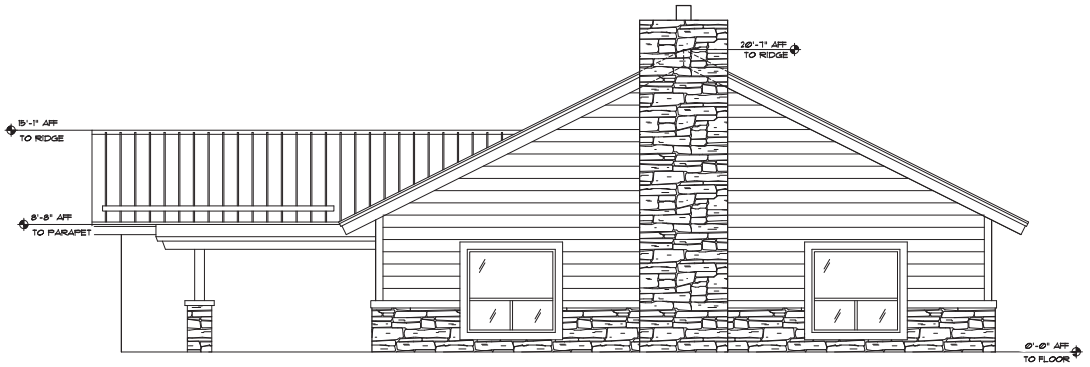
Job No:

SHEET
A-SM2.0

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. buschemeyer
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

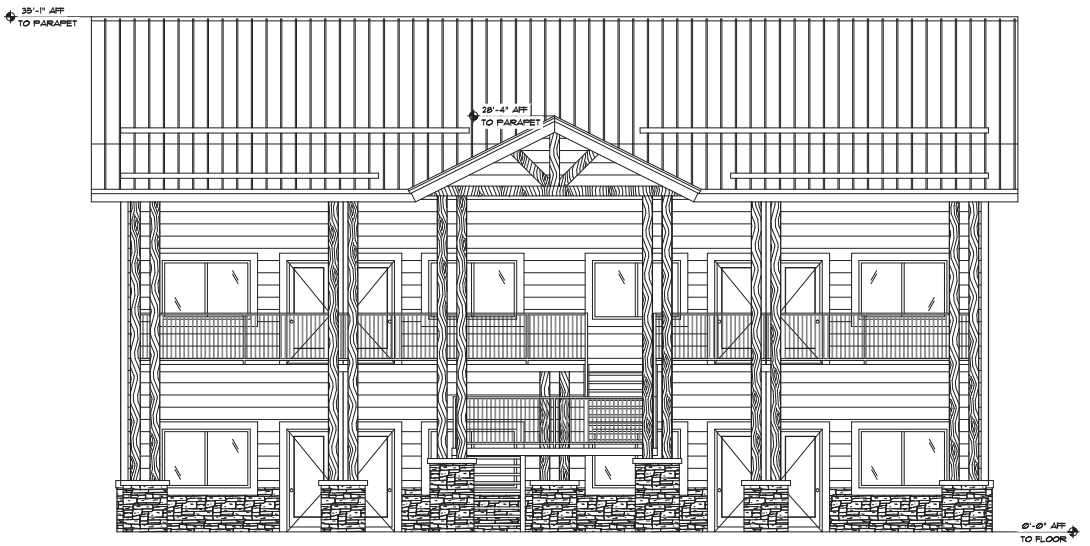
Drawn: LJ

Date: January 19, 2021

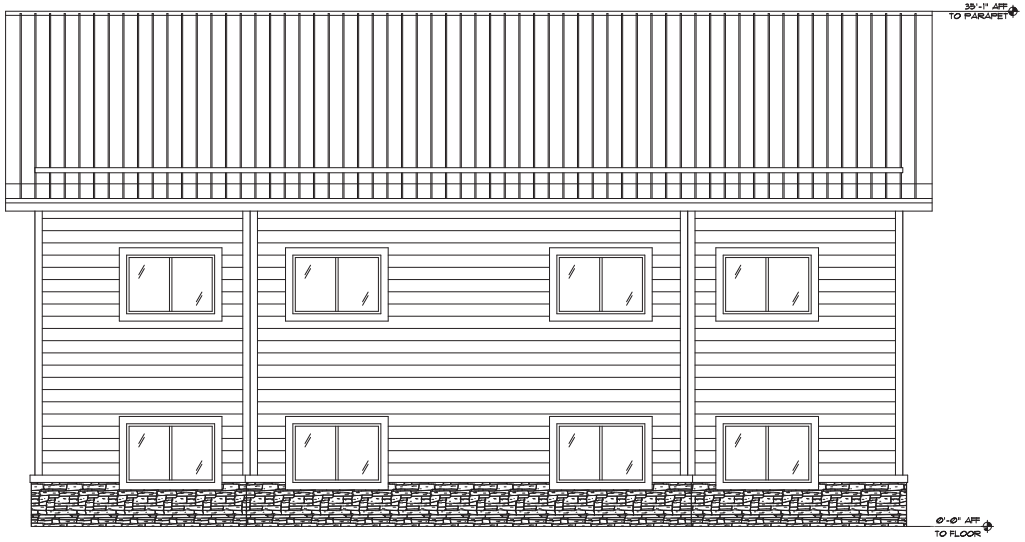
Job No:

SHEET
A-SM2.1

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

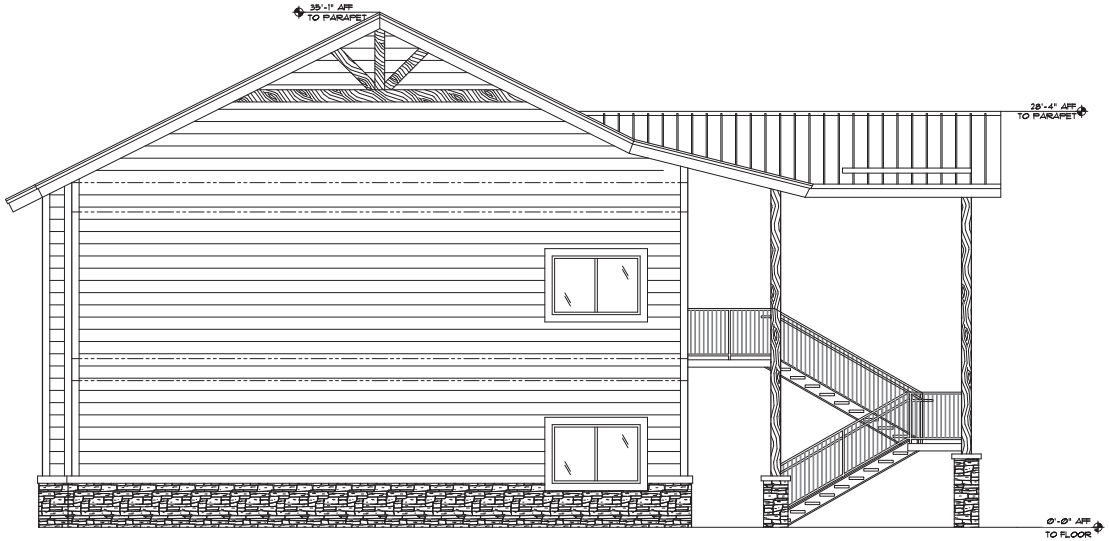
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Date: January 19, 2021

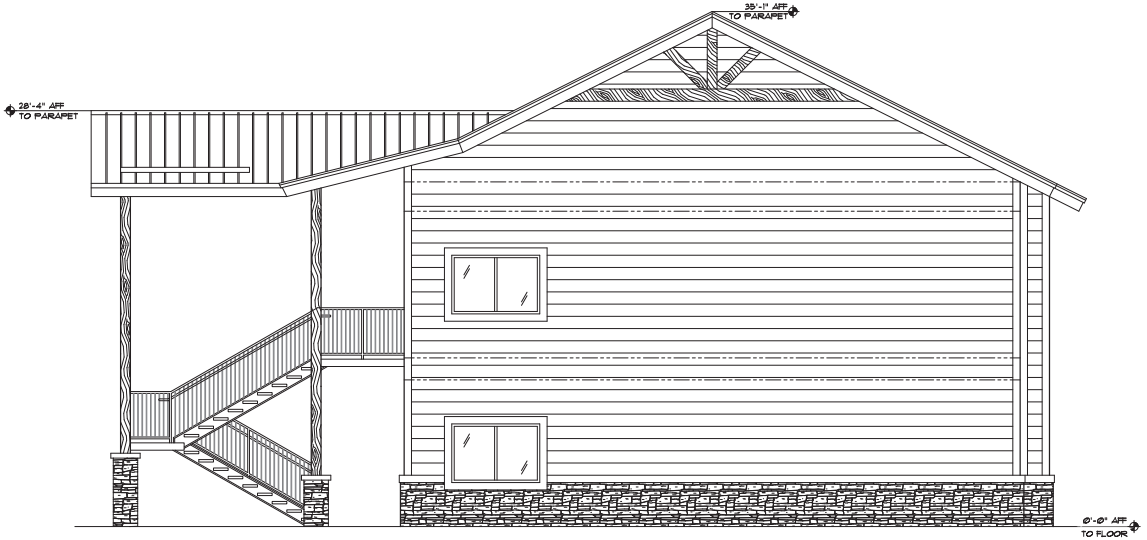
Job No:

SHEET
A-SLR2.0

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

Date: January 19, 2021

Job No:

SHEET
A-SLR2.1

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"

Next Steps

June 30, 2021 – First Virtual Neighborhood Meeting

TBD – Second Virtual Neighborhood Meeting

TBD – Planning & Zoning Commission

For Recommendation

TBD – City Council Introduction

TBD – City Council Adoption

Question & Answer Session

- Raise hand to ask question
- 3 minute time limit
- In the event we are not able to take your question during this meeting or if you have questions or comments after the meeting, please contact Stephen Irwin at sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree, Planning Development Manager at gpearthree@flagstaffaz.gov or (928) 213-2603

Flagstaff Rehab Campus

SWI Project #20136

Virtual Neighborhood Meeting – Questions & Answers

Wednesday, June 30, 2021

QUESTION/COMMENT	ANSWER
Presentation officially started at 6:00pm.	
Please put the website in the chat. Audio broke up and could not hear the website info.	https://www.americasrehabcampuses.com/
Will you be accepting those who are court ordered for treatment in Flagstaff?	Yes, provided that there are not any violent or crime issues that they are dealing with.
Please define the term "Continuum of Care" you used previously.	In most treatment centers, they do not have this continuum of care option that clients can be routed to outside of an outpatient program. These programs often fail. ARC transports patients that are outpatient.
How many full time residents?	The campus will not have full-time residents and will have a limited stay that is approved by their insurance.
You stated that you had people living there during detox and apartments. And you stated that it's full time care. So, how aren't there full time residents?	Full-time residents is defined as year-round. The average stay is approximately 60 days.
Also what are the staffing patterns? What is the patient to employee ratio? How many staff will provide direct service to clients?	Staff will be present 24 hours a day, seven days a week. The staffing patters will include: three-12 hour shifts for RNs and techs, and therapists have shifts five days a week. The staff to client ratio will include: 1 nurse and 1 tech to every 10 clients for detox, 1 nurse and 1 tech for every 20 patients for residential. One caseload will consist of approximately 12-15 patients.
Are people in sober living allowed to roam the neighborhood?	No, this is not allowed. Staff is present 24/7 around the clock to monitor the campus.
Can you repeat the height of the building?	Max building height is 35'-1" to the parapet and two-stories.
Michael stated that this property is not adjacent to homes. It is right next to homes.	Trails End is a recently constructed subdivision that will be located southeast of the proposed project site.
Will you please send the color slides out to all participants? They describe the land use much better.	Yes, these will be sent via email.
The traffic numbers seem very heavy for this area, with no traffic light. Please remember	Thank you for this comment. SWI is a local civil engineering firm and is aware that this

that there have been two pedestrian deaths in this area.	section of the highway has higher speeds. A traffic analysis is currently being performed for the project.
I am in parcel 9 at Trails End, backing up to the campus. If I look out my second floor window, what should I expect to see? Activity? People? Vehicles?	We are mostly building on the flatter areas of the site. The sober living building are two-story and the sober living maintenance building is one-story. It is anticipated that the second floor elevations would be similar; however, you should be able to maintain your views to the north. The detention basin will be located in the southern end of the site, between sober living and Trails End. The project is also required to have a landscape buffer and will preserve as many trees as possible to provide a buffer around the campus and adjacent properties.
Will you be incorporating cultural healing practices that many of our indigenous neighbors follow?	Yes, that is the project's plan and coordination has already begun. We will be reaching out to NACA and Rose Toehe.
How many apartments for sober living? I missed that. And didn't you say that they can live there up until a year?	Sober living will include 16 apartments. Typically, three to four people share a room setup. Staff supervision is present 24/7. Clients can live on the campus up to six months. On average, people stay 60 days before leaving the campus.
In your experience from facilities in other communities, does the center attract transients to the area? If so, how are they handled?	The campus acts as a watch dog for the community and doesn't normally attract transients. The campus allows, but rarely has walk-ins. Most clients arrive to the campus with appointments.
Please provide staffing info in written form I am interested in ratios - not just numbers. What is the difference between the roles of nurses, therapists, techs, etc? Lots of terminology - not a lot of explanation	A behavioral health tech is similar to CNA that monitor patients and make rounds. Case managers work with doctors' offices and organize continuum of care outside of campus. A separate written response of the campus staffing information will be sent out to the neighbors.
So on an average, what would you say the number of people/cars would be accessing this property?	A traffic study is currently being prepared for the project. The average traffic patterns are similar to a nursing home. Traffic counts are being collected at the existing Tucson campus in order perform a more accurate traffic analysis.
In addition to the cameras, what other safety/security measures do you envision? Will the campus be fully fenced, or will there	Staff will be present 24/7 to provide security. The campus may potentially hire security in

be security on site? This may put the surrounding neighborhood at ease.	the evenings. The campus perimeter will be fenced and landscaped as much as possible.
There are homes along the green section, as well.	The panhandle of the site that is adjacent to Trails End Drive will be the utility corridor and is considered open space. This area will include an access road and water and sewer mains.
You keep referring to it as Mary's Café. It is also Stockman's Bar. There are rules regarding alcohol sales near schools. It seems that alcohol and marijuana should not be adjacent to a detox center.	The existing Tucson campus is located hear liquor and drug stores and this has not been an issue.
Why does the usage of horses on the property necessitate the zoning change to residential?	The northern portion of the site is currently located within Coconino County and is zoning CH-10,000, equivalent to the City zoning Highway Commercial (HC). HC does not allows for horses in this zone.
Have any of you spent a day at this property. Watching traffic, etc.?	SWI is a local civil engineering firm is a familiar with the traffic in this area. The project team has also performed multiple site visits and observed traffic.
Will you be putting in a right turn lane? What are the numbers of emergency vehicles that access your Tucson facilities? Will there be an additional bus stop or will they walk to the one by Maverick? If one is added, will it be on the facility property or right on 89?	Right-turn lanes to the site are currently shown on the concept plan. This will be confirmed with the traffic analysis that is currently being performed. Emergency vehicles do not normally travel to the campus. If they to come, they arrive few and far between without lights or sirens. There is an existing bus stop that is north of the site, closer than the Maverick bus stop location. Coordination has begun with NAIPTA to provide bus passes to staff.
Will local first responders (Police, Fire, Ambulance,) be able to drop off community residents who are in need and requesting detox services?	Yes, they will be allowed to drop off clients in need and will be assessed.
If you could please share the written numbers with all of us.	Yes, this will be set via email.
How big is this equestrian area? It looks pretty small compared to the rest of property. And the City doesn't allow horses that I know, so how are you going to make this equestrian? There is a limit to the number of horses per acre in the county, I am assuming that you will not exceed that number and you will	That is correct. The City has the limit on the number of horses per acre. The horses will be used for therapy purposes only and will not be ridden. It is anticipated that the campus will have 60-70% occupancy. This is hard to predict with the scarcity of treatment centers in the proposed property site.

maintain the corrals so that it will mitigate any issues for the neighboring café. What did you say the average number of residents are in your facility per month? That would be great information to have, please share the businesses in Tucson that you share property boundaries with.	The total beds proposed is 172 beds. Detox – 16 beds male, 16 beds female Residential – 40 beds male, 40 beds female Sober living - 30 beds male, 30 beds female Additional information regarding the Tucson campus can be found at this website: https://www.americasrehabcampuses.com/
The busses turn into Christmas Tree because there aren't any busses in the County. Any other bus stops are heading back into town.	Correct, the northbound busses turn left on Christmas Tree before the project site. People would walk northbound on Highway 89 to reach the campus.
2 horses per acre + 1 per property	The project will follow City regulations. City horse limitations are regulated by the police code. City code states that 40,000-80,000 square feet will allow up to four horses maximum.
Do you intend to communicate with nearby residents after you open?	Absolutely, an open house will be scheduled once the campus opens.
Are you an extension of Sacred Peaks? The blue lines that Stephen drew as "your clinic" across from the bus stop was Sacred Peaks at Trails End	No, this project is not an extension of Sacred Peaks.
Flagstaff has a really good recovery community. The concern is the location. Thank you. Would love to speak to the businesses in Tucson. The AA, NA, Al-anon Programs in this town are outstanding. I'm not saying this won't be a good addition to Flagstaff. As I said before, it's the location. I'm very familiar with the recovery programs. I think that the location to businesses and the highway traffic are a problem. That's why it would be great to speak to the Tucson businesses! Highway 89 is so dangerous.	The programs are great as far as outpatient programs to continue best practices during sobriety. Detox is one of the most challenging and severe recoveries.
Who do we contact if we have questions in the future?	Stephen Irwin sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree gpearthree@flagstaffaz.gov or (928) 213-2603
Will you guarantee that more housing units and more persons will not be expanded in the future? There is a lot of purple area that has nothing on it. That could also be used for more units?	There are two pads located along Highway 89 available for future developments. The eastern and southern areas of the site are maximized for open space and detention. The site has been designed to maximize the density of the development.

After the zoning approval, will there be another meeting to approve the project? When will this be presented to city council?	Yes, you will be notified when the next public meeting will occur.
Meeting adjourned at 7:30pm.	

Job Description	Job Duties	Detox Ratio	Residential R	Oupatient Ratio
Therapist	complete and develop treatment plans, and provide therapy services (individual, group and family). Therapists are also responsible for discharge documentation	1:10	1:15	1:20
Residential Case Manager	completing the assessments, action plan, discharge planning and criteria, ART meetings, continuation of care that includes medications, legal issues, EBT funds, ect.	N/A	1:20	N/A
Detox Case Manager	assessments, treatment plans, discharge planning and *ART meetings, continuation of care	1:20	N/A	N/A
Behavioral Health Technician	provides basic nursing care, aids with activities of daily living, and assists in the maintenance of a safe and clean environment. Some of the duties include, intake	1:10	1:25	1:35
Recovery Supprt Specilaist	onducting IOP groups and documentation , assisting at equine, driving, store trips, regular BHT Duties.	N/A	1:20	1:25
Intensive Outpatient Coordinator	intakes, assessments, treatment plans, property, driving.	N/A	N/A	1:25
Nurses (Registered Nurse, Licensed Practical Nurse	provide safe and effective nursing care. Intakes, medications, cows, ciwas, discharge documentatio	1:10	1:20	N/A

*ART- Meeting with patient/Client's Health Home to plan for the besy wrap around servi ces while at the campus and after discharge from campus.

NEIGHBORHOOD MEETING CERTIFICATION

I, Michelle Shotter-Carrasco the authorized representative of Flagland LLC, do hereby attest that the neighborhood meeting for Project No. PZ-20-00164 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 06/17/2021 and accepted by the City of Flagstaff on 06/17/2021.
- ☐ A list of property owners within 600 feet of the subject properties boundaries and all Home Owners Associations (HOAs) within 1,000 feet of the subject property were 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 06/14/2021 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 600 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- ☐ A total of 2 neighborhood meeting notification sign(s) were installed on 06/18/2021 at the following location(s):
    - South entrance to Property on N. Highway 89
    - North entrance to Property on N. Highway 89
- ☐ A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 07/12/2021.
- ☐ Copies of the Citizen Participation Report were sent via first class mail on 08/02/2021 to all person who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant

Michelle Shotter-Carrasco

Signature:

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

City of Flagstaff
Attention: Alaxandra Pucciarelli
211 West Aspen Avenue
Flagstaff, AZ 86001

July 9, 2021
SWI # 20136

Re: Flagstaff Rehab Campus – Annexation Rezone
Request to Waive Second Neighborhood Meeting

Dear Ms. Pucciarelli,

The purpose of this letter is to request a waiver from the requirement of a second neighborhood meeting for the Flagstaff Rehab Campus project with the annexation and rezone process. The subject parcel requested to be annexed is located on parcel APN 301-50-005G, which is currently located within Coconino County and zoned CH-10,000.

The first neighborhood meeting was held virutally on June 30, 2021 via Zoom. There were 13 people in attendance, not including the project team, who provided overall positive feedback for the project. As of July 6, 2021, we have received three phone call in response to the public outreach letter. The neighbors that have reached out directly to either us or Genevieve Pearthree only requested additional information, which has been provided via email. The virtual Zoom meeting included a question and answer session that lasted approximately 45 minutes where the project team addressed comments and questions. An email with the supporting meeting exhibits and documentation on staffing information will be sent to all participants per their request and to provide more information about the project. Due to the overall positive feedback and additional information that will be provided to the neighbors, we request to waive the requirement for the second neighborhood meeting.

Please let us know if you have any questions, comments, or need any additional information.

Sincerely,
Shephard-Wesnitzer, Inc.

Stephen Irwin, P.E.
Project Engineer

From:	Alaxandra Pucciarelli
To:	Cassandra Pham
Cc:	Genevieve Pearthree; Guillermo Cortes; Stephen Irwin
Subject:	RE: FRC - 2nd Neighborhood Meeting Waiver Request
Date:	Tuesday, July 13, 2021 2:41:03 PM
Attachments:	image001.png

Hi Cassandra-

Genevieve and I discussed this and agreed that the second neighborhood meeting may be waived. It is my understanding that there are neighbors who have requested additional information regarding staffing at the facility that you will be providing to them.

Thanks,

Alaxandra Pucciarelli
Current Planning Manager
Acting Planning Director
Community Development
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2640
Email: apucciarelli@flagstaffaz.gov

From: Cassandra Pham <CPham@swiaz.com>
Sent: Friday, July 9, 2021 9:06 AM
To: Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>
Cc: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>; Guillermo Cortes <gcortes@swiaz.com>; Stephen Irwin <sirwin@swiaz.com>
Subject: FRC - 2nd Neighborhood Meeting Waiver Request

Alax,

I am emailing you to request a waiver from the requirement of a second neighborhood meeting for the annexation and rezoning of the Flagstaff Rehab Center project. Please see the attached letter. Let me know if you have any questions or concerns

Regards,
Cassandra N. Pham, EIT
Engineer-in-Training

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue

Affidavit of Sign Posting

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.**

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above, and that the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this 30th day of November, 2021 by:
Michelle Shetler-Carrasco

_____
Notary Public

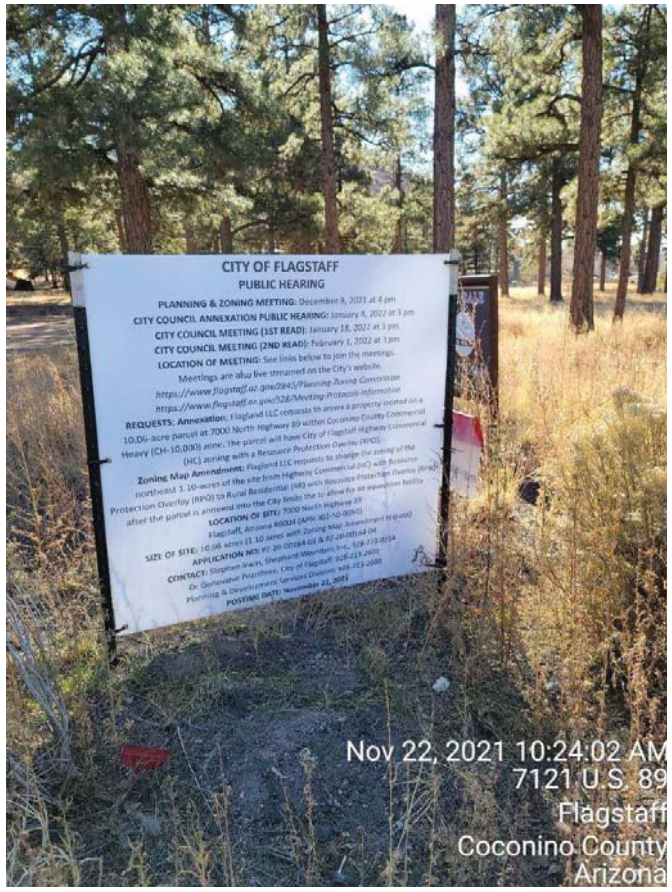
February 12, 2023
My Commission Expires:

DAVID JEFFERY ARMSTRONG II
Notary Public - Arizona
Pima County
Commission # 557705
My Comm. Expires Feb 12, 2023


Coconino County Parcel Viewer
Coconino County GIS Maps
APN, Address, Account, O
SIGN LOCATION #3
SIGN LOCATION #2
SIGN LOCATION #1
COCONINO COUNTY ARIZONA
PARCEL INFORMATION
APN: 30150005G
Account #: R0015454
911 Address: 7000 N HIGHWAY 89 FLAGSTAFF, AZ 86004
Owner Name: GREER ROBERT H III
Owner Address: PO BOX 1913 SEDONA, AZ 86339
Link to Plat/Survey:
Zoom to
30150018A
30150006H
30150011A
30150014
30150015
30150005G
7136 #
7121 #
7101 #
7075 #
7007 #
7000 #
6500 #
6450 #
6401 #
6400 #
6300 #
6727 #
6701 #
6677 #
6676 # 6696 #
6460 #
6401 #22
6358 #
4904 #B
4965 #
4900 #
4920 #
4865 # 4885 #
4588 #
4558 #
5019 #
5031 #
N SNOWFLAKE DR
E RETREAT CIR
E TRAILS END DR
11317008B
11317013A
11317010
11317013B
11317011A
11317007H
11317012
11317007J
11317007D
11317007F
11317014
11351049
11351027
11310001H
11357198
11357201
11357204
11357180
11309032
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11310036
11310023



Nov 22, 2021 10:11:14 AM
7000 U.S. 89
Flagstaff
Coconino County
Arizona



Nov 22, 2021 10:24:02 AM
7121 U.S. 89
Flagstaff
Coconino County
Arizona


Nov 22, 2021 10:48:57 AM
7101 U.S. 89
Flagstaff
Coconino County
Arizona

Mailing List

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.08 of the City of Flagstaff Zoning Code to the attached mailing list at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature:

SUBSCRIBED AND SWORN before me this 30 day of November, 2021 by: Gina Ramirez

Notary Public

June 30, 2025
My Commission Expires:

GINA RAMIREZ
Notary Public - Arizona
Pima County
Commission # 607371
My Comm. Expires Jun 30, 2025

APN	OWNER NAME	PARCEL ADDRESS	PARCEL CITY	PARCEL STATE	PARCEL ZIPCODE	
	COCONINO NATIONAL FOREST SUPERVISOR'S OFFICE	1824 S THOMPSON ST	FLAGSTAFF	AZ	86001	
	TRAILS END RETREAT HOA	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004	
	CHRISTMAS TREE ESTATES HOA	3243 RIVER RUN #1	FLAGSTAFF	AZ	86004	
	MOUNTAIN SPRINGS TOWNHOMES HOA	3235 RIVER RUN #1	FLAGSTAFF	AZ	86004	
	SHEILA HARRIS	4965 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310004	BARBARA TOOMER	12200 DANIEL WAY	FLAGSTAFF	AZ	86004	
11310005	BISWANUP CHATTARAJ	4131 S BEVERLY CT	CHANDLER	AZ	85248	
11310006	JAY AND ANGELA ST LOUIS	1991 W MAPLEWOOD ST	CHANDLER	AZ	85286	
11310007	JOHN HUYSER	3945 E EARL DR	PHOENIX	AZ	85016	
11310008	JOHN AND PATI SADLE	6858 N 4TH AVE	PHOENIX	AZ	85013	
11310009	VILAS AND LALITHA PATIL	3002 S SUNSET DR	CHANDLER	AZ	85286	
11310010	MICHAEL SMITH	3031 W LAKERIDGE DR	GILBERT	AZ	85233	
11310011	GLENN AND LORRAINE SCHIFFEL	6549 CAMINO VENTUROSO	GOLETA	CA	93117	
11310012	KEVIN & VALERIA CHASE	5000 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310013	LANI KELLY & JASON KOENIGS	80 VANTIS DRIVE, UNIT 6004	ALISO VIEJO	CA	92656	
11310014	LISA THOMPSON	PO BOX 1504	FLAGSTAFF	AZ	86002	
11310015	BRENTLY KLONTZ	929 E SOLANA DR	TEMPE	AZ	85281	
11310018	KRIS AND STEVEN VALDEZ	8843 N CENTRAL AVE	PHOENIX	AZ	85020	
11310017	ABHIMANYU GHOSE	4176 S PURPLE SAGE DRIVE	CHANDLER	AZ	85248	
11310018	ROMAN WEBER	9675 W COMSTOCK CT	SUN CITY	AZ	85373	
11310019	GREGORY ROUSSEAU	8755 E MONTEROSA AVE	SCOTTSDALE	AZ	85251	
11310020	CARLOS AND KAREN MARTINOT	7320 N CENTRAL AVE	PHOENIX	AZ	85020	
11310021	WILLIAM DECKER & AMANDA MAESTAS	6085 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
11310022	LARISA LEWIS	5081 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310023	RYAN GOLDSMITH	900 N GILA SPRINGS BLVD #124	CHANDLER	AZ	85226	
11310024	SAM AND IRENE SHILING	5081 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310025	JOSEPH TYE	3137 N KYLE LOOP	FLAGSTAFF	AZ	86004	
11310026	JOSEPH BARBEE	28312 S WASHINGTON ST	CHANDLER	AZ	85249	
11310027	DAVID AND KAY ORTEGA	31068 N 84TH WAY	CAVE CREEK	AZ	85331	
11310028	KYLE AND TRANG NGUYEN	2007 N OAK ST.	TUBA CITY	AZ	86045	
11310029	GREGG & AMY GOODELL	4549 E ROCK WREN RD	PHOENIX	AZ	85044	
11310030	ROY MESSNER	4971 E RETREAT CIRCLE	FLAGSTAFF	AZ	86004	
11310031	HARRIS-FULLERTON FAMILY LIVING TRUST DTD 07-25-12	13002 W SOLANO DR	LITCHFIELD PARK	AZ	85340	
11310032	OLBRUS JOHN G & KELLY E REVOCABLE TRUST DTD 02-17-93	PO BOX 608	MEDINA	WA	98039	
11310035	I & R ON THE ROCKS LLC	80 CHASEMOORE DR	LANGHORNE	PA	19053	
11310046	CURRENT HOMEOWNER	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11310035, 11310036, & 11310037	TRAILSEND RETREAT LLC	2410 E ROUTE 66	FLAGSTAFF	AZ	86004	
11317010	HWY 89 CAR WASH LLC	2452 S CLIFFVIEW ST	FLAGSTAFF	AZ	86004	
11317012	ALLEN JONATHAN Y & JOHE	4999 N PRIMROSE CIR	FLAGSTAFF	AZ	86001	
11317014	NAVAJO HOPI HEALTH FOUNDATION INC	PO BOX 600	TUBA CITY	AZ	86045	
11351027	FLORES JOHN A	6580 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
11351048	BONALLY RICHARD C JR & CECILIA M	4485 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11351049	SAUCEDO ALEJANDRA MARRUFO	4865 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11351052	BELLMORE CHRISTOPHER S	4845 E TRAILS END DR	FLAGSTAFF	AZ	86004	
30150014	STUMP RONALD E & CHRISTAL A CPWROS	7609 WHITEWOOD DR	FLAGSTAFF	AZ	86004	
30150015	DOBELL ERIN D	6580 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
30150016	STANLEY GAYLORD L & JOY I REVOCABLE TRUST DTD 12-30-19	1117 E MARINA LN	FLAGSTAFF	AZ	86004	
30150017	STANLEY GAYLORD	PO BOX 2987	FLAGSTAFF	AZ	86003	
11310001H	WIRTH JOELLE A LIVING TRUST DTD 12-03-20	8275 N DODGE AVE	FLAGSTAFF	AZ	86004	
11310001L	FOREST RING LLC	PO BOX 47838	PHOENIX	AZ	85068	
11310001M, 11310001N	C & G HOLDINGS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ	86004	
11310001R	FOREST RING LLC	PO BOX 47638	PHOENIX	AZ	85068	
11317007D	GOLDCOOTH JOHNNY	4910 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007F	ADSON HERMAN BRYAN JR & MARCELLA RUTH	PO BOX 1785	TUBA CITY	AZ	86045	
11317007F	CASTRO LOUIS & RACHEL	4930 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007G	GOODMAN DERECK & ELISABETH	4940 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007H	HARDESTY KEVIN L	4900 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007I	FRENETTE EDWARD F	4904 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317006B	LIVING CHRIST COMMUNITY CHURCH INC	6401 N HIGHWAY 89	FLAGSTAFF	AZ	86004	
11317013A, 11317013B	PAVLES INVESTMENTS LLC	2817 N GREGG DR	FLAGSTAFF	AZ	86001	
30150001H	KNB MOUNTAIN PROPERTIES LLC	7141 N HIGHWAY 89	FLAGSTAFF	AZ	86004	
30150004D	AT INVESTMENTS	7609 WHITEWOOD WAY	FLAGSTAFF	AZ	86004	
30150005B	HARTS GAS & FOOD LLC	3800-240 4TH ST SW	CALGARY	ALBERTA	T2P 4H4	CANADA
30150006G	GREER ROBERT H JR	PO BOX 1915	SEDONA	AZ	86339	
30150005H	XPRESS DIRT LLC	8120 DONEY PARK LN	FLAGSTAFF	AZ	86004	
30150013A, 30150013B	MANLEY MATTHEW SEAN	500 PANORAMA BLVD	SEDONA	AZ	86336	
30150012A	DOBELL ERIN D	6080 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
30150018A	COFFEE BEANERY LLC	PO BOX 1506	FLAGSTAFF	AZ	86003	
	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
MICHELE A. JAMES	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
	NORTHERN ARIZONA BUILDING ASSOCIATION	1500 EAST CEDAR AVENUE, SUITE 36	FLAGSTAFF	AZ	86004	
JEFFREY HERD	NORTHERN ARIZONA ASSOCIATION OF REALTORS	1515 EAST CEDAR AVENUE, SUITE C-4	FLAGSTAFF	AZ	86004	
	TISH BOGAN-OSWALD	5271 MT. PLEASANT DRIVE	FLAGSTAFF	AZ	86004	
	MARILYN WESSMAN	1099 EAST APPLE WAY	FLAGSTAFF	AZ	86001	
MAURY HERMAN	COAST AND MOUNTAIN PROPERTIES	3 NORTH LEREEK STREET	FLAGSTAFF	AZ	86001	
	NAT WHITE	1120 NORTH ROCKRIDGE ROAD	FLAGSTAFF	AZ	86001	
	CHARLIE SILVER	720 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001	
	BETSY MCKELLAR	680 S ASH LANE	FLAGSTAFF	AZ	86004	
	DAVID CARPENTER	405 S RIVER RUN SUITE 100	FLAGSTAFF	AZ	86001	
DORENDA COLEMAN	ARIZONA ARMY NATIONAL GUARD, AZAA-FMO	5636 E MCDOWELL RD, M5200	PHOENIX	AZ	85008	
MARY BETH DREUSKE	US NAVY, INTERGOVERNMENTAL BRANCH	850 PACIFIC HIGHWAY, BUILDING 1 – 5TH FLOOR, SUITE 513	SAN DIEGO	CA	92101	
	CELIA BAROTZ	1054 N CREST STREET	FLAGSTAFF	AZ	86001	
	NORM WALKER	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004	
JAY CHRISTELMAN	COCONINO COUNTY COMMUNITY DEVELOPMENT DIRECTOR	1500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001	
	TYLER DENHAM	300 W FOREST MEADOWS ST, APT 119	FLAGSTAFF	AZ	86001	
JESS MCNEELY	COCONINO COUNTY COMMUNITY DEVELOPMENT	2500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001	
STEVE PINCH	FLAGSTAFF LODGING, RESTAURANT & TOURISM ASSOCIATION	PO BOX 30622	FLAGSTAFF	AZ	86003	
	ADRIAN SEABELUND	819 WEST GRAND CANYON AVENUE	FLAGSTAFF	AZ	86001	
	RACHEL BASS	1083 W EASTERDAY LANE	FLAGSTAFF	AZ	86001	
GENEVIEVE PEARTHREE	CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DIVISION	211 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001	
MATT RYAN	COCONINO COUNTY CHAIRMAN OF THE BOARD OF SUPERVISORS	219 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	
ARMANDO RUIZ	COCONINO COUNTY ASSESSOR	110 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	
PATTY HANSEN	COCONINO COUNTY RECORDER	110 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in Sections 10-20.30.060.A, 10-20.30.060.B, and 10-20.30.060.C of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Planning Director prior to the fifteenth day before the public hearing date.**

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this 30 day of November, 2021 by: Gina Ramirez

_____
Notary Public

GINA RAMIREZ
Notary Public - Arizona
Pima County
Commission # 607371
My Comm. Expires Jun 30, 2025

My Commission Expires:

June 30, 2025

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

November 16, 2021

Dear Neighbor,

Flagland LLC would like to invite you to the public hearings to consider the annexation and Zoning Map Amendment applications (COF PZ-20-00164-03 & PZ-20-00164-04) for a parcel of land that is currently located within Coconino County. The subject parcel is located at 7000 N. Highway 89. The Planning & Zoning meeting is scheduled on **Wednesday, December 8, 2021 at 4 pm**. The City Council Annexation Public Hearing will be on **Tuesday, January 4, 2022 at 3pm.** The City Council Meeting (1st read) will be on **Tuesday, January 18, 2022 at 3pm** and the 2nd read will be on **Tuesday, February 1, 2022 at 3pm**.

The Planning & Zoning Commission serves as an advisory board to the City Council on matters relating to the growth and physical development of the City. The Planning & Zoning Commission will conduct a public hearing for the Applications and may forward a recommendation on for the City Council's consideration. Upon receipt of a recommendation from the Planning & Zoning Commission, the City Council will conduct a public hearing and take action on the Applications. Any interested person or authorized agent may appear and be heard.

Planning and Zoning meetings are currently being held virtually. For instruction on the how to attend the virtual meetings visit the following link: https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission. Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below, please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: https://www.flagstaff.az.gov/328/Meetings. The meetings will continue to be live streamed on the City's website: https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland LLC has the intention of building a Rehabilitation Substance Treatment Campus on the subject property, which is currently an allowed use within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC requests to annex this County parcel into the City limits and designate this Campus to have the comparable City zoning district of Highway Commercial (HC) with a Resource Protection Overlay (RPO), which also allows this use.

The Concept Zoning Map Amendment application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The request is to change the zoning from Highway

Commercial (HC) with a Resource Protection Overlay (RPO) to Rural Residential (RR) with a Resource Protection Overlay (RPO) after the parcel is annexed into the City limits.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The parcel to be annexed is a part of an overall project that is called Flagstaff Rehab Campus and will consist of four proposed parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be used for future development. Access to the site will be provided by two new full access driveways on N. Highway 89. Please contact Genevieve Pearthree, the City Planner assigned to this case, with questions about the City review and public hearing process. She can also provide copies of the application and development file.

We hope to see you there. If you are unable to attend, please provide comments in the space below. Written comments may be submitted to CDPandZCommission@flagstaffaz.gov or Genevieve.pearthree@flagstaffaz.gov.

Sincerely,
Shephard – Wesnitzer, Inc.

Stephen C Irwin

Stephen C. Irwin, P.E.
Project Engineer

Please see below for the developer's representative contact information:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Senior Planner
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
Genevieve.pearthree@flagstaffaz.gov

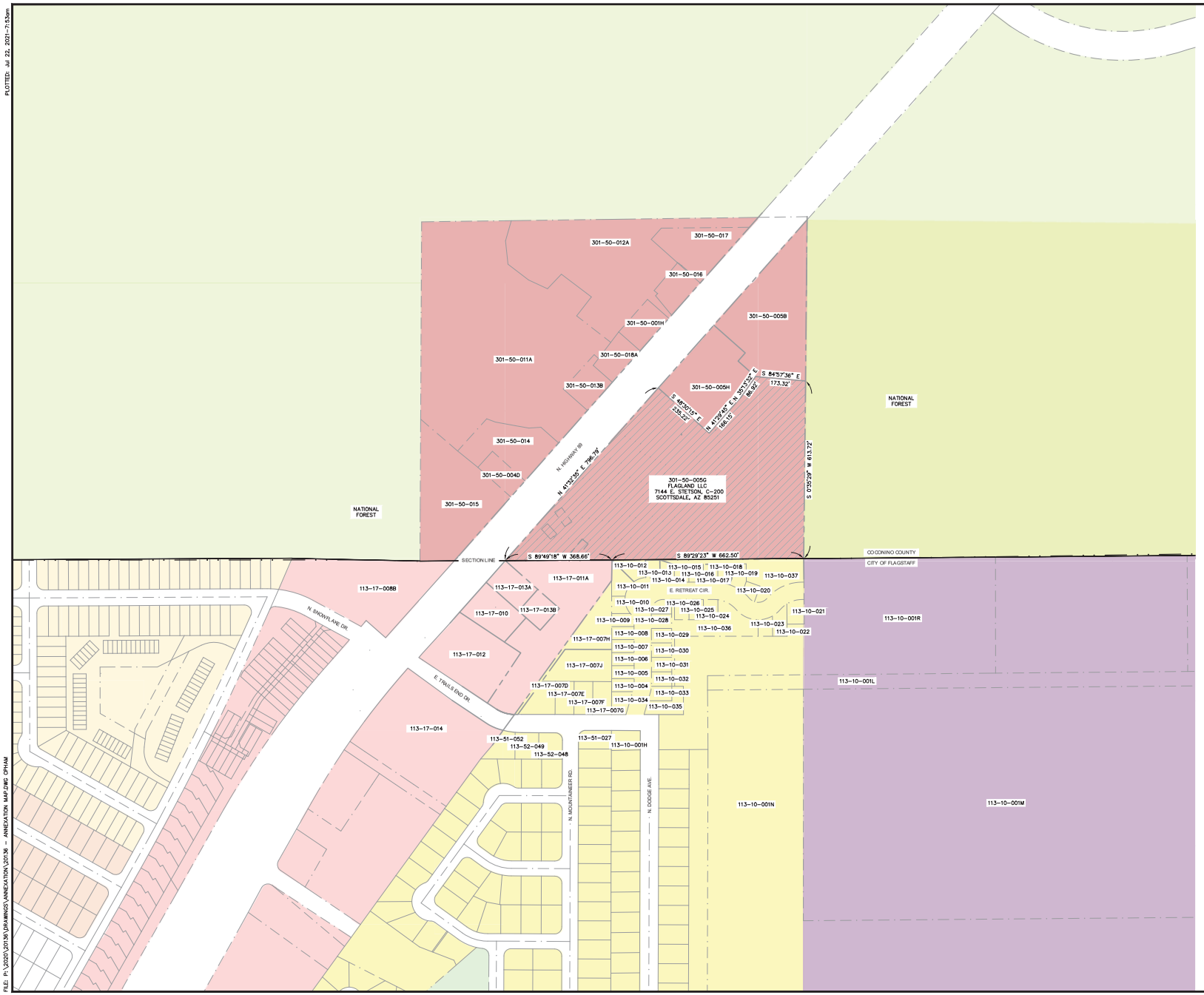
COMMENTS REGARDING THIS DEVELOPMENT

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, Arizona 86001

928.773.0354 ph
928.774.8934 fx

info@swiaz.com
www.swiaz.com



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

REVISIONS

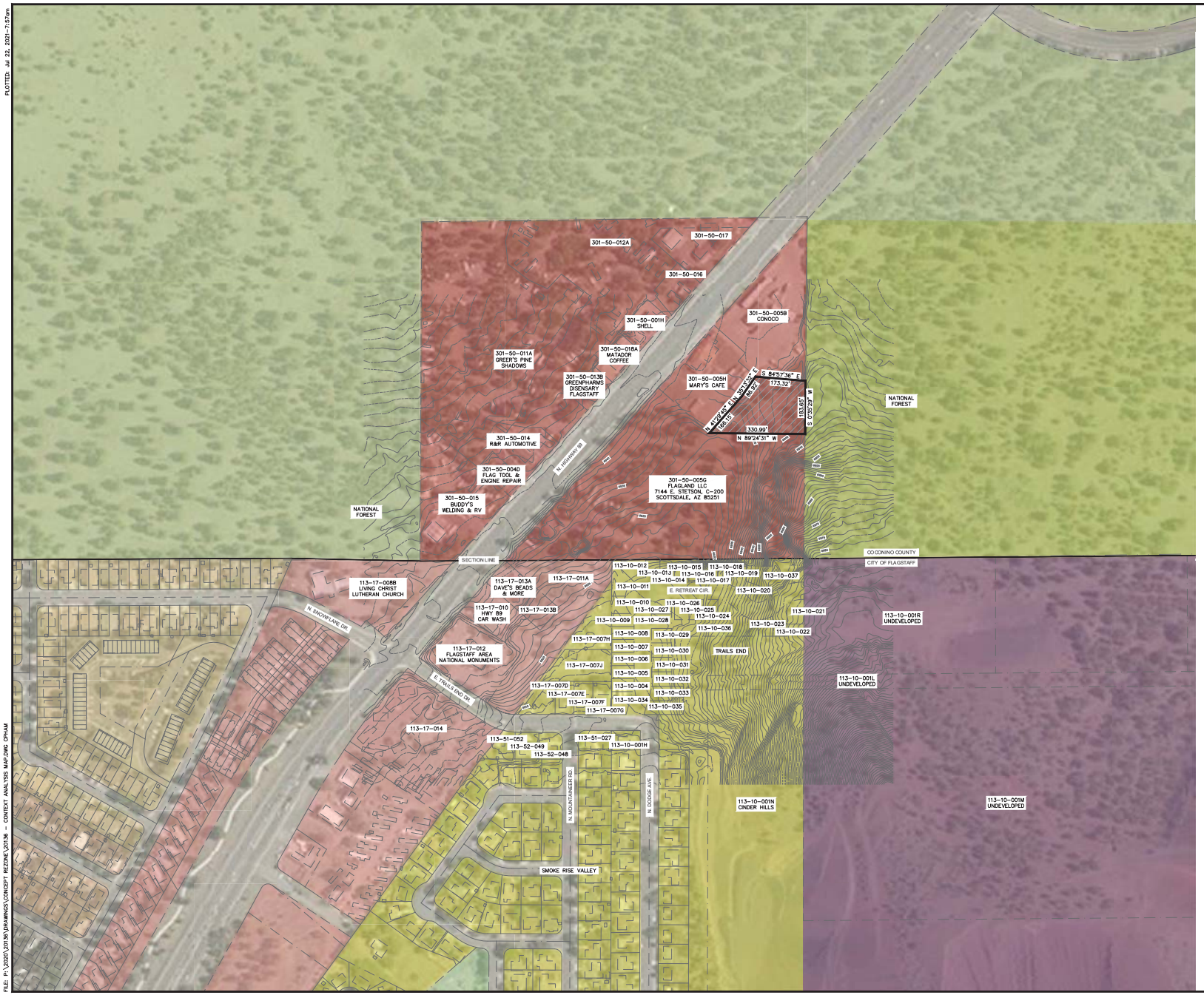
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jul 22, 2021-7:43am
FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



LEGEND

PROPERTY TO BE REZONED

EXISTING PROPERTY LINE

CITY LIMITS

CITY OF FLAGSTAFF ZONING

R1	SINGLE-FAMILY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
MH	MANUFACTURED HOUSING
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
PF	PUBLIC FACILITY
"CITY"	CITY OF FLAGSTAFF

COCONINO COUNTY ZONING

AR-5	AGRICULTURAL RESIDENTIAL (5 AC)
AR-2 1/2	AGRICULTURAL RESIDENTIAL (2.5 AC)
CH-10,000	COMMERCIAL HEAVY
"COUNTY"	COCONINO COUNTY

SCALE 1" = 150'
0 75 150

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWING: CNP
DESIGN: CNP
CHECKED: SCI

SVA
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

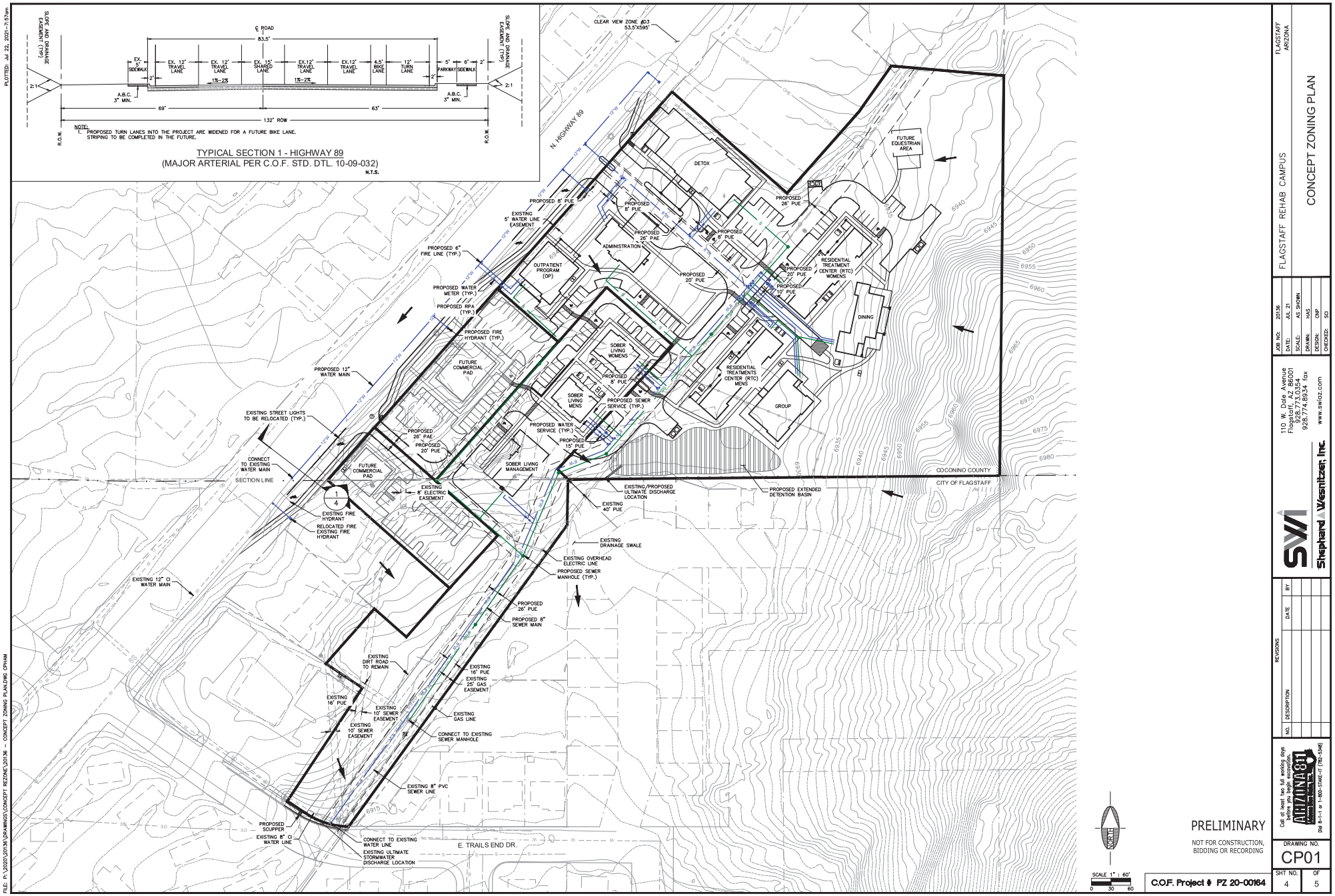
NO.	DESCRIPTION	DATE	BY
	REVISIONS		

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jul 22, 2021 - 7:57am
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 60'
0 30 60

C.O.F. Project # FZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SO

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

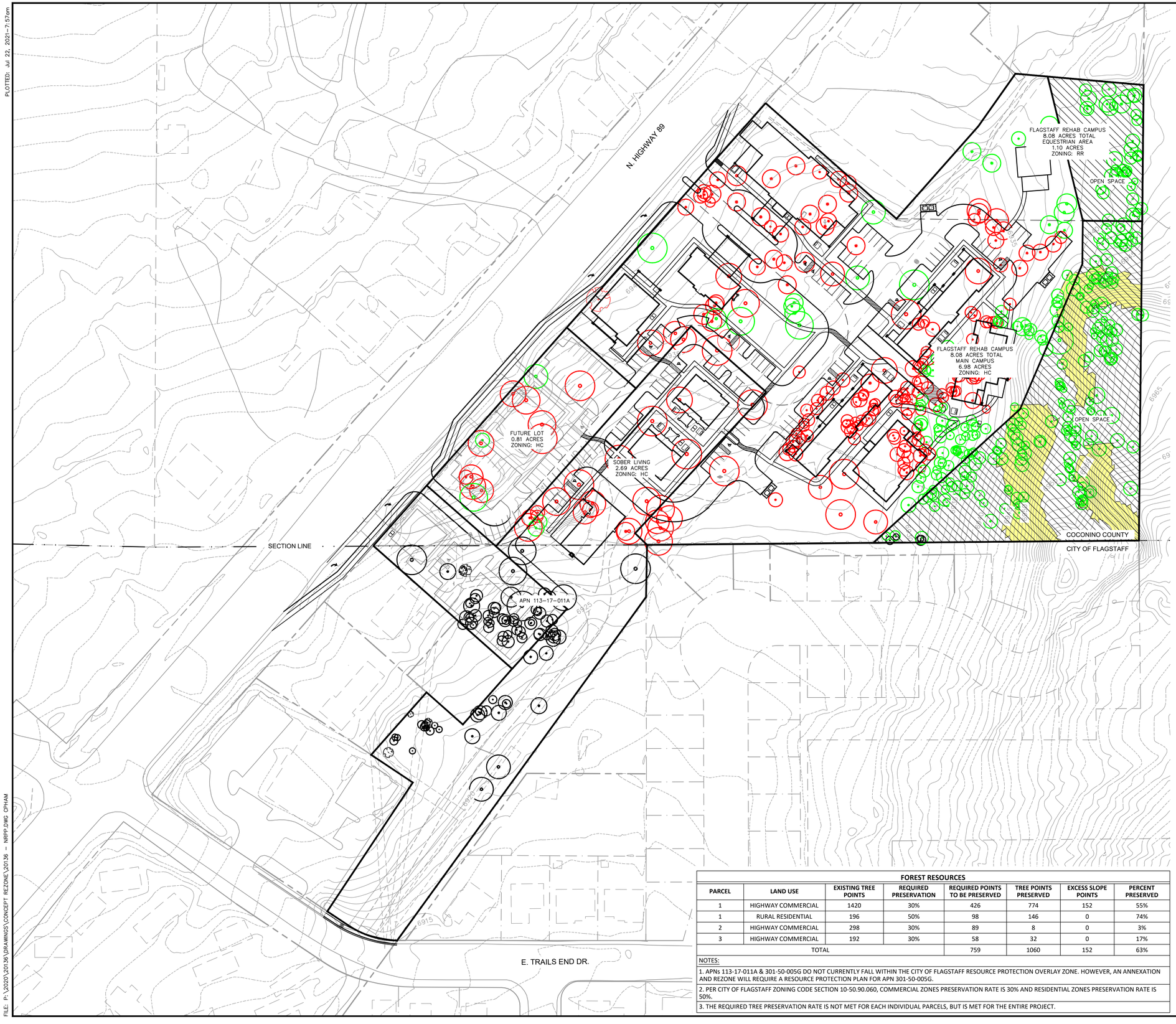
DRAWING NO.
CP01

SHT NO. 4 OF 5

PLOTTED: Jul 22, 2021 - 7:57am

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM

PLOTTED: Jul 22, 2021-7:57am



LEGEND

- PRESERVED TREES
- DISTURBED TREES
- EXISTING SLOPE 17–24.99%
- DISTURBED SLOPE 17–24.99%

NOTES:

1. PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
2. EXISTING SLOPES ON THE SITE DO NOT EXCEED 24.99%.
3. EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
4. PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10-50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

STEEP SLOPE RESOURCES	
	COMMERCIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	**152**

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	303,841
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	45,576
REQUIRED OPEN SPACE (SF)	45,576
PROVIDED OPEN SPACE (SF)	74,832
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,630
1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110. 2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.	

FOREST RESOURCES							
PARCEL	LAND USE	EXISTING TREE POINTS	REQUIRED PRESERVATION	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	EXCESS SLOPE POINTS	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1420	30%	426	774	152	55%
1	RURAL RESIDENTIAL	196	50%	98	146	0	74%
2	HIGHWAY COMMERCIAL	298	30%	89	8	0	3%
3	HIGHWAY COMMERCIAL	192	30%	58	32	0	17%
TOTAL				759	1060	152	63%

NOTES:

1. APNs 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.
2. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30% AND RESIDENTIAL ZONES PRESERVATION RATE IS 50%.
3. THE REQUIRED TREE PRESERVATION RATE IS NOT MET FOR EACH INDIVIDUAL PARCELS, BUT IS MET FOR THE ENTIRE PROJECT.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

NATURAL RESOURCE PROTECTION PLAN

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

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PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

Flagstaff Rehab Campus Concept Zoning Map Amendment Request

PUBLIC HEARING
PZ-20-00164-04

DATE: November 23, 2021
MEETING DATE: December 8, 2021
REPORT BY: Genevieve Pearthree

REQUEST:
Flagland LLC requests a Concept Zoning Map Amendment of approximately 1.10 acres from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a RPO. The 1.10-acre section is part of a larger 10.06-acre parcel (Coconino County Assessor's Parcel Number 301-50-005G) located at 7000 North Highway 89. The entire parcel is subject to a concurrent Annexation request (PZ-20-00164-03), which, if approved, will designate the parcel with HC zoning and a RPO. The Concept Zoning Map Amendment request is contingent upon a successful Annexation request.

STAFF RECOMMENDATION:
Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Concept Zoning Map Amendment request to the City Council with a recommendation for approval with conditions.

PRESENT LAND USE:
The subject site previously contained Blue Ribbon Homes, a manufactured home dealership. The site is heavily treed and has steep slopes toward the eastern property boundary.

PROPOSED LAND USE:
If this Zoning Map Amendment request and the concurrent Annexation request are approved, a 1.10-acre section of the larger 10.06-acre parcel will be designated with RR zoning with a RPO to facilitate the development of an Equestrian Recreational Facility, subject to the applicant obtaining a Conditional Use Permit. This facility will be an accessory use to the primary Custodial Care Use on the site: a 174-bed mental behavioral health and substance abuse treatment campus and two commercial pads. The Equestrian Recreational Facility is intended to provide equine therapy to patients living on the campus. After annexation, the parcel will be combined with the 2.15-acre vacant parcel to the south (APN 113-17-011A), which is already in city limits. The 12.21-acre development site will then be subdivided into four separate parcels. Parcels 1 and 2 will consist of the campus, while parcels 3 and 4 are identified as future commercial development.

NEIGHBORHOOD DEVELOPMENT:
See the attached vicinity map.

North: Commercial development (Mary's Café and Conoco Gas Station), Coconino County CH-10,000 Zone
South: Vacant parcel APN 113-17-011A, City of Flagstaff Highway Commercial (HC) zone; Trails End Retreat single-family residential subdivision, City of Flagstaff Single-Family Residential (R1) zone
East: National Forest, Coconino County AR-2 ½ Zone
West: Highway 89; several commercial developments across the street, Coconino County CH-10,000 Zone

REQUIRED FINDINGS:
The Commission shall find that the requested Concept Zoning Map Amendment meets the three findings for approval per City Code Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map. Staff recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation to approve an amendment to the Zoning Map for 1.10 acres from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a RPO, subject to conditions.

I. Project Introduction

A. Overview

The applicant, Flagland LLC, requests a Concept Zoning Map Amendment to rezone an approximately 1.10-acre section of a larger 10.06-acre parcel from Highway Commercial (HC) zoning to the Rural Residential (RR) zoning. This parcel is located at 7000 North Highway 89 and is subject to a concurrent Annexation request (PZ-20-00164-03). Flagland LLC proposes to develop a mental behavioral health and substance abuse treatment campus and set aside two areas for future commercial development (conceptually shown as restaurant/café uses).

The purpose of the Concept Zoning Map Amendment is to allow the development of an equine therapy facility, which will be an accessory use to the larger campus and will be located on the northeastern portion of the site. The campus is classified as a Custodial Care use, which is permitted in the HC Zone. Large livestock are not currently allowed in the HC zone per City Code Section 6-03-001-0003: Keeping of Livestock, but they are allowed in the RR zone, subject to specific rules and restrictions. Further, RR zoning permits an Equestrian Recreational Facility use with a Conditional Use Permit (CUP), subject to approval by the Planning and Zoning Commission. The facility will consist of an 1,800 square foot stable with a 700 square foot patio, and associated pasture/paddock area.

B. Zoning Map Amendment Process

An applicant requesting an amendment to the Zoning Map may elect to pursue either a "Direct to Ordinance with a Site Plan" or "Authorization to Rezone with a Concept Zoning Plan" per Section 10-20.50.040.D of the Zoning Code. The Direct to Ordinance with a Site Plan process requires the applicant to submit fully developed plans with all information required for Site Plan review concurrently with the Zoning Map amendment application. Once the Zoning Map amendment is approved by the City Council, then the applicant can proceed directly to construction plan and building permit review.

The Concept Zoning Map Amendment process allows the applicant to prepare a Concept Zoning Plan and pursue Site Plan approval after the City Council approves the Zoning Map Amendment. A Concept Zoning Plan should consist of a plan with proposed use(s), vicinity maps, context maps, concept phasing, housing types if applicable and a proposed circulation map. This means that staff has not reviewed building heights, development standards, landscape plans, outdoor lighting plans, signage plans, or architectural design standards for this project in a detailed and cohesive manner. These reviews will only take place after the Zoning Map Amendment is approved.

The applicant submitted for Concept Plan and Concept Plat review prior to submitting Annexation and Concept Zoning Map Amendment applications. The purpose of the Concept Plan/Plat review is to determine whether the proposed project conceptually conforms with City Code. The City of Flagstaff Inter-Division Staff (IDS) made this determination and deemed both applications to be "Complete with Conditions" (the Concept Plan on March 16, 2021 and the Concept Plat on May 19, 2021).

The applicant will apply for Site Plan review and approval should the City Council approve the Annexation and Concept Zoning Map Amendment applications. Site Plan constitutes a formal approval, which, if obtained, will allow the applicant to apply for Civil Engineering Plans and Building Permit review. After Site Plan approval the developer will apply for a Conditional Use Permit for the Equestrian Recreational Facility, and Final Plat approval to subdivide the development site into four separate parcels.

C. Proposed Development Plan

Information about the proposed development apart from the RR section (the rest of the development that will retain the HC zoning designated upon annexation) is provided for reference only as context for the equine therapy facility.

The campus will consist of two parcels. The equine therapy facility will be located on parcel 1 (approximately 8.08 acres) but is intended to serve patients living on both parcels. Parcel 1 which will consist of a rehabilitation substance treatment campus containing 30 beds for detox and 80 beds for residential treatment (40 beds for women and 40 for men). The development plan proposes 51,587 square feet of buildings:

- Equestrian Area: 1,800 square feet stable, 700 square feet patio
- Residential Treat Center (Men): 10,546 square feet building
- Residential Treatment Center (Women): 10, 546 square feet building
- Dining Hall: 4,128 square feet building, 1,670 square feet patio
- Group activities: 5,333 square feet building, 3,116 square feet patio
- Detox: 11,550 square feet building, 1,191 square feet patio
- Administration: 3,231 square feet
- Outpatient Program: 4,453 square feet building, 1,627 square feet patio

Parcel 2 (approximately 2.69 acres) is proposed to contain a 64-bed sober living facility (32 beds for women and 32 beds for men), consisting of 13,922 square feet of new buildings:

- Sober Living (Women): 4,974 square feet
- Sober Living (Men): 4,974 square feet
- Sober Living Management: 3,974 square feet

The buildings on both parcels are currently proposed to be 1-2 stories and are discussed for reference only. Building floor plans and elevations will be formally reviewed and approved with Site Plan.

II. Staff Concept Plan Review

On September 1, 2021, the Inter-Department Staff (IDS) deemed the application for the Concept Zoning Map Amendment to be "Complete with Conditions."

A. Zoning – City of Flagstaff Zoning Code

If this Concept Zoning Map Amendment request is approved, approximately 1.10 acres will be rezoned to the Rural Residential (RR) zone. Development of the site will be conditioned to the submitted Concept Plan. The Concept Plan provided includes the general layout of the development, including the equestrian recreational facility. Information about the rest of the development (the area that will retain the HC zoning designated upon annexation) is provided for reference only to provide context for the accessory equestrian facility.

i. Site Planning Standards

In accordance with Section 10-30.60.030 of the Zoning Code a site analysis was completed in conjunction with the concept plan for this project that examines the topography of the site, solar orientation, existing/native vegetation types, view corridors, climate, subsurface conditions, drainage swales and stream corridor, and the built environment and land use context. The rezoning area contains native trees subject to Resource Protection standards; there are no slopes with 17% grade or greater in the rezoning area. The forest resources are addressed below in accordance with the provisions of the Resource Protection Overlay.

The applicant has provided a Concept Plan that considers the key contextual influences including the sensitivity of adjacent land uses, location of property boundaries and setbacks, location of adjacent roads and driveways, and the existing built environment.

ii. Rural Residential Zone Standards

Should this Concept Zoning Map Amendment be approved, conformance with Rural Residential (RR) zone standards will be ensured as part of Site Plan review. Per Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards, the RR zone has the following minimum setbacks:

- Front: 75'
- Side: 10' (interior side yard), 25' (street side yard)
- Rear: 10'

The RR zone also allows a maximum building height of 35', and a maximum lot coverage of 20%.

iii. Resource Protection

Should the Annexation request of APN 301-50-005G be successful, a Resource Protection Overlay (RPO) will be applied to the entire site, including the 1.10 acres requested to have RR zoning. The Zoning Code requires 50% of the tree resources to be saved in the RR zone. A conceptual Natural Resource Protection Plan (NRPP) was submitted as part of this rezoning application, in which the developer proposes to save 74% of the existing tree resources in the rezoning area. The rest of the 10.06-acre parcel, which will retain the HC zoning, is required to preserve 30% of the existing tree resources; the NRRP proposes to preserve 63% of the existing tree resources across the entire site. The 1.10-acre area does not have any slopes steeper than a 17% grade; the larger 10.06-acre parcel has several steep slope areas with a 17-24.99% grade. The Zoning Code requires commercial zones to preserve at least 60% of steep slopes; the NRPP proposes to save 100% of these slopes. There are no slopes greater than 24.99%.

If this rezoning application is approved, an NRPP in compliance with the provision of the Zoning Code will be required as part of the Site Plan and Civil Plan review. Staff will ensure compliance with the Zoning Code during Site Plan and Civil Plan review.

iv. Vehicle Access, Pedestrian and Bicycle Circulation Systems

Vehicular access to the development site will be from two new driveways off Highway 89. Access to the equestrian recreational facility specifically will be from the new driveway on the northwest side of the site. Pedestrian and bicycle access to the subject property is currently provided by existing sidewalks on North Highway 89. The Engineering Standards require the new development replace the existing sidewalk along the property frontage with a 5-foot landscaped parkway and a 6-foot sidewalk. The new sidewalk/parkway will connect to the existing sidewalk to the north and south of the development site. Pedestrian and bicycle access to site will be from one of the many walkways that will connect to the new sidewalk along North Highway 89. The Concept Plan proposes a network of walkways that connect to the right of way and the buildings on the site.

v. Compatibility

Compatibility does not mean "the same as" but rather it refers to how well a new development is sensitive to the character of existing development. The Zoning Code breaks down compatibility into three categories: Patterns of Development, Scale, and Continuity.

Patterns of Development include streetscapes, site relationships, signage, and landscape features. The development is proposed to consist of 11 buildings for the campus, and two commercial pad buildings. There will be ample space between the buildings, consisting of civic space, pedestrian walkways, and drive aisles.

Scale refers to similar or harmonious proportions, overall height and width, the visual intensity of the development, and the building massing. The campus is proposed to be a low-intensity development. Seven buildings will be one-story, and four buildings will be two stories. The two-story buildings are proposed to be in the center of the site, away from the two-story single family residential buildings to the south (in the R1 zone), the Forest Service land to the east (PF zone), and Mary's Café (Coconino County CH-10,000 zone) to the north. The commercial pads are proposed to be one-story buildings located directly adjacent to North Highway 89, following the building forward design criteria in the Site Planning Design Standards in the Zoning Code.

The development is buffered from the surrounding development by proposed landscaped areas and large open space areas which include existing trees and steep slopes. Most of the distances between the buildings and the nearest property lines far exceed the minimum required 15-foot landscape buffer.

Continuity encompasses patterns of development and scale, but also site development, building forms, texture, materials, details, and colors. Sample elevations have been provided, but staff has yet to review the final architectural design, colors, or materials, all of which will need to comply with the Architectural Design Standards found in the Zoning Code.

vi. Landscaping

Landscaping plans are not required in conjunction with a Concept Zoning Map Amendment application. If this rezoning is approved, Staff will review the required landscape plans during Site Plan review to ensure compliance with the Zoning Code. The developer has provided a conceptual landscaping plan, showing all landscape areas and plant locations. The conceptual plan generally meets the requirements of parking lot, street buffer, building foundation, and peripheral buffer landscaping found within Section 10-50.60 of the Zoning Code. Staff will work with the applicant during Site Plan review to ensure that adequate landscaping is provided for this project.

vii. Outdoor Lighting

The subject property is located within Lighting Zone III and is allowed a total of 100,000 lumens per acre (or 69,930 lumens per acre if using all LED light sources). Outdoor lighting plans are not required in conjunction with a Concept Zoning Map Amendment. A lighting plan will be reviewed for compliance with Zoning Code standards at the time of building permit submittal.

viii. Vehicle and Bicycle Parking

An Institutional Residential use requires one parking space per six beds plus one space per employee. A total of 79 parking spaces are required for the campus: 62 for the main campus [parcel 1], and 17 for the sober living campus [parcel 2]. At least five of these spaces must be ADA-accessible. A total of 83 parking spaces for the campus will be provided; eight of the spaces will be ADA-accessible. The development is also required to provide at least 5% of the required vehicle parking spaces as bicycle parking. Four bicycle spaces are required; the site is providing nine bicycle racks, three of which are covered.

The equestrian facility will be located on the main campus (parcel 1) and will be served by the required parking discussed above. Since the Equestrian Recreational Facility use is an accessory use to the primary Custodial Care use, no additional parking spaces are required for the equestrian facility specifically.

Parcels 3 and 4 are conceptually shown as a future restaurant/café use, but these parcels are not intended to be developed now. The applicant chose the restaurant/café use for parking and traffic calculations because that use requires more parking and has a higher traffic volume than most other commercial uses. As such, these parcels have the flexibility to develop as restaurants/cafes, or other less intense uses that are allowed in

the HC zone. Future development will be reviewed and approved as part of separate Site Plan submittals for each parcel.

ix. Open Space and Civic Space

There is no open space requirement in the RR zone, and the equestrian facility does not meet the threshold to require civic space (it is less than 20,000 square feet). However, the HC zone requires the campus to set aside at least 15% of the site area as open space. If the Annexation and Concept Zoning Map Amendment are successful, 9.67 acres of the campus will be zoned HC (this area includes the proposed 8.08-acre parcel 1 minus the 1.10-acre RR section, and the entire proposed 2.69-acre parcel 2). The Concept Plan identifies a 58,832 square foot area of open space on the southeast corner of the site (between the development and the single-family residential homes to the south, and the Forest Service land to the east). However, the 9.67 acres will require 63,184 square feet of open space. The site has enough room to accommodate open space requirements, and conformance with relevant standards will be ensured as part of Site Plan review.

The campus parcels 1 and 2 are each required to set aside 5% of the site area as civic space. The 6.98-acre HC zone section of Parcel 1 (main campus) is required to set aside 15,202 square feet of civic space; the concept plan sets aside 18,000 square feet. The 2.69-acre sober living parcel (parcel 2) is required to set aside 5,824 square feet of civic space; the concept plan sets aside 6,000 square feet. Civic space includes features like patios, decks, landscape oases, pergolas, and other amenities; final civic space designs will be determined with Civil Plan review (after Site Plan).

The commercial pads do not trigger requirements for open space or civic space.

x. Historic/Cultural Resources

A Cultural Resource Letter Report was completed for the entire 12.21-acre development site (the existing 10.06- and 2.15-acre parcels). No archaeological sites or historical buildings were observed, but the report did identify two areas of interest. The report recommends one of these areas be given a 30-meter buffer around the site during construction to avoid disturbing potential subsurface cultural resources.

B. <u>Animal Keeping Code</u>

Section 6-03-001-0003: Keeping of Livestock of City Code allows large livestock, including horses, in the RR zone, subject to certain conditions. The 1.10-acre/47,916-square-foot RR portion of the site can have up to four large livestock (the maximum allowed for sites between 40,000 to 79,999 square feet). The applicant has indicated they intend to have two to four horses living on site. City Code also requires shelters for large livestock to be at least 75 ft. from any dwelling unit, and at least 10 ft. from the nearest property line. It also requires at least 10,000 square feet of pasture to be provided per animal. There are also general rules and restrictions to protect the safety and welfare of the public and of the animals. Compliance with all relevant standards for the keeping of horses will be confirmed with Site Plan submittal.

C. <u>Public Systems Impact Analysis</u>

i. Traffic/Right-of-Way Impact

The scope of a Traffic Impact Analysis (TIA) is generally determined by the estimated peak hour trips generated by a development, per the Engineering Standards. According to the Traffic Impact Statement provided by CivTech Inc., the campus and the two commercial pads are anticipated to generate 91 new vehicle trips during the AM peak hour and 96 new vehicle trips during the PM peak hour. A full TIA is required when 100 or more new peak hour trips are generated.

The Impact Statement estimated traffic counts and public transportation usage for the new development by evaluating existing traffic patterns at the applicant's campus in Tucson, AZ, and using standard traffic estimates for sit down restaurants (the applicant selected this use because it is on the higher end of potential traffic counts for the two new commercial pads, and allows for a greater flexibility of future uses). Most new peak hour trips are anticipated to be generated by the commercial pads. Most vehicular traffic to the campus is anticipated to be generated by employees and visitors because no patients will use personal vehicles or take public transportation to access the site. All patient trips will either be in vans operated by the facility or in third party private vehicles (the Tucson facility currently operates a 6-passenger and a 15-passenger van for client travel; the Flagstaff facility intends to do something similar). Further, only two employees are anticipated to use public transportation daily (this estimate was based on employee public transit usage at the Tucson facility).

Transportation Improvements

The Traffic Statement identified the need for two new full-access driveways from North Highway 89 (there is an existing driveway to Blue Ribbon Homes that will be closed when the site redevelops). Both driveways will be served by new right turn lanes. North Highway 89 already includes a continuous left turn lane. The development will dedicate additional right of way to accommodate the right turn lanes as well as edge improvements (5-foot landscaped parkway, 6-foot sidewalk, curb, and gutter).

The project site is not currently serviced by transit. The closest bus stop is located 0.25 miles to the southwest on North Christmas Tree Lane. From there, the bus goes southwest along North Highway 89 to central Flagstaff. The Regional Plan identifies a future express route along North Highway 89.

Pedestrian and bicycle access to the subject property is provided by existing sidewalks and bike lanes on North Highway 89, in addition to the new sidewalk/parkway to be installed by the project adjacent to the site.

The City approved the Traffic Statement on September 2, 2021. Highway 89 is Arizona Department of Transportation (ADOT) right of way, which means ADOT will need to provide final review and approval of the construction plans as part of the Site Plan review process.

ii. Water and Sewer Impact Analysis

The City of Flagstaff Water Services Division completed a Water and Sewer System Analysis for the proposed project on October 26, 2021. The proposed development is located within the City of Flagstaff Urban Growth Boundary per the Regional Plan and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. No off-site water or sewer improvements will be required. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

Water and Sewer Improvements

Currently, all public water infrastructure exists near the property (there is an existing 12-inch water line in North Highway 89 that dead ends at the southern property limits and an 8-inch main in Trails End Drive. These mains fall within the City of Flagstaff pressure Zone 'B'. The City of Flagstaff will provide water and sewer service to this site upon acceptance and dedication of all required public improvements. The 12-inch waterline along North Highway 89 will be extended across the frontage of the property in the public right of way. This line will support several connections to service the proposed development throughout the site: an 8-inch domestic waterline that will provide service to the nine (9) new buildings on site and loop to the 8-inch main in East Trails End Drive, a 4-inch fire sprinkler line, and four fire hydrants.

Sewer service will be provided by a connection to an existing 8-inch sewer line in the southwest corner of the site that flows to East Trails End Drive. The project will be required to extend the 8-inch sewer line from the southern boundary to the northern boundary of the development site to allow for future connections in accordance with Zoning Code section 10-30.50.060.C: Public Improvements.

iii. Stormwater Analysis

The subject property is in FEMA Zone X, which is defined as an area with a minimal flood hazard. The site's overall drainage concept is for stormwater to drain away from the proposed buildings while not having any negative impact on the drainage that enters from, and flows to, adjacent properties. To do this, the development will provide detention (Low Impact Development—LID) to offset additional stormwater runoff associated with an increase in impervious surfaces on the site. To determine required stormwater infrastructure, the applicant has submitted a Preliminary Drainage Report that analyzed the peak discharge rates for the 2-, 10-, and 100- year storms in pre-and post-development conditions.

The Drainage Report divided the drainage of the site into three drainage basins: stormwater runoff entering the existing drainage channel (B1), runoff entering East Trails End Drive (B2), and offsite flows (B3). Drainage Basin B1 includes rehabilitation substance treatment campus, sober living units, one of the future commercial lots, and associated sidewalk and parking areas. The stormwater discharge location for this drainage basin is the existing drainage channel located at the adjacent property boundary next to the Trails End Subdivision. Drainage Basin B2 will include the remainder of the on-site area, which includes the other lot for future development. The stormwater discharge location for this drainage basin is East Trails End Drive. Drainage Basin B3 is the offsite portion of the site on North Highway 89 and East Trails End Drive, which includes the proposed right turn lanes and sidewalks along the frontage roads.

Stormwater Improvements

The Preliminary Drainage Report identified the need for an extended detention basin in the southern portion of the site to provide the required detention/LID storage volume. The site will surface drain where possible and have catch basins and storm drains to convey flows to the extended detention basin. The storm drain infrastructure will be further designed with the Site Plan submittal and Civil Plan review. Based on the proposed site mitigation measures, the development of the site will not have any additional impacts to the downstream drainage conditions.

III. Zoning Map Amendment Findings

An application for a Zoning Map Amendment shall be submitted to the Planning Director, who reviews the application and prepares a recommendation. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include an evaluation of the three findings for approval of Zoning Map Amendments, per Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map:

1. The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan; and
3. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and

the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The recommendation shall include an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans, the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code, and whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

A. Finding #1

The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans.

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

i. General Plan/Flagstaff Regional Plan (FRP 2030) Process and Analysis Summary

When staff performs a Regional Plan (the "Plan") analysis, staff reviews all maps, text, and goals and policies to determine which are the most relevant in relation to the proposed application. The Plan's Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan provide supplemental information for the interpretation of goals and policies. In the case of any conflict between the Future Growth Illustration and the Plan's goals and policies, the goals and policies will prevail. The Future Growth Illustration has two types of land use designations: "Area Types" describe the place-making context of Urban, Suburban, Rural, or Employment, and "Place Types" such as activity centers, corridors, and neighborhoods which provide the framework for the density, intensities, and mix of uses within the area types.

Staff has identified that the subject property is designated as an Area in White, which is not given a specific land use category, but retains its existing entitlements. In this case, the existing entitlements are associated with the Coconino County CH-10,000 zoning district. The City of Flagstaff Highway Commercial (HC) zoning, which the property will receive if the concurrent annexation request is approved, is the closest zoning category to the County CH-10,000 zoning.

The Plan's Future Growth Illustration also identifies this site as a future Rural Pedestrian Shed and an existing Rural Activity Center. The Plan defines Rural Areas as places that have a low density of people, residences, jobs, and activities, as well as an abundance of open spaces and agricultural uses. It also states that Pedestrian Sheds are the basic building blocks of walkable neighborhoods, and that they often encompass the area that is about ¼ mile from an activity center.

ii. Applicable General Plan Goals and Policies

As part of its review, staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. Staff did not identify any Regional Plan Goals or Policies that conflicted with or did not support the rezoning request. The following is a discussion of how the project generally meets or conflicts with goals and policies in each chapter.

a. Environmental Planning & Conservation (Air Quality, Climate Change and Adaptation, Dark Skies, Ecosystem Health, Environmentally Sensitive Lands, Natural Quiet, Soils, and Wildlife)

The Regional Plan encourages development to protect ecosystem health, work with existing landforms, and protect soils.

Goal E&C.6 and Policy E&C.6.7. encourage protecting the native plant and animal community diversity in Flagstaff, specifically through best practices to control the spread of exotic and invasive weeds associated with horse feed. The developer states that skilled equestrian staff members will maintain the daily care of the horses, which entails grooming, feeding the animals, cleaning the horse stalls, and managing the health care of these animals with local veterinarian services. Animal feed will consist of horse pellets, hay, and supplements, which will be stored inside the barn's feeding facility. Standard practice is to clean the stalls and turnouts daily, and feed the animals in a specific area to prevent hay from spreading in the turnout and arena. The animal manure and stall shavings will be used as compost, disposed in dedicated horse manure bins, or removed from the property by a third-party trash service.

Goal E&C.7 and Policy E&C.7.1 encourage giving special consideration to environmentally sensitive lands in the development design and review process, minimizing alteration of existing landforms, and maximizing conservation of distinctive natural features. If the site is successfully annexed into the City of Flagstaff, a Resource Protection Overlay (RPO) will be applied. Sixty-three percent (63%) of the existing trees will be protected, and 100% of the steeps will be protected, which will help conserve soils. The developer also states that the buildings, parking, and walkways are positioned to preserve existing, large, mature ponderosa pine trees where possible. Additionally, buildings are concentrated toward the center of the site, leaving large, forested areas between the adjacent national forest to the east and single-family residential development to the south. Further, the developer states that the concept building elevations and floor plans were reviewed for their impact to rural character, and they were designed to conform with the Regional Plan. The developer states that the intent is to construct a visually appealing project for people entering the city limits.

b. Water Resources (Water Sources, Water Demand, Stormwater and Watershed Management, and Water Quality)

The property is located within the Urban Growth Boundary as shown on Map 21 and referenced in Policy WR.4.3: "Development requiring public utility services will be located within the Urban Growth Boundary." Currently, all public water infrastructure exists near the property, but there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. No off-site water or sewer improvements will be required. The developer has stated that they intend to plant native and drought tolerant landscaping throughout the site, and construct a new LID (Low Impact Development) basin to capture and filter rainwater before it flows downstream. The proposed development complies with the findings of the Preliminary Drainage Report discussed in the Public Systems Impact Analysis section of this report.

c. Efficient Use of Energy Goals and Policies

The Regional Plan Goals E.1 and E.2 promote energy-efficient technologies and renewable energy. The developer states that the project will prioritize efficient use of energy resources by utilizing Energy Star appliances, gardening, and composting centers, as well as a recycling center. There will also be design elements to encourage recycling throughout the development. Additionally, solar panels may be installed to expand the production of renewable energy. The developer states that they intend to coordinate with a solar provider as the project moves further along in the design to determine if the site is viable for solar.

d. Community Character (Scenic Resources and Natural Setting, Heritage Preservation, Community Design, and Arts, Sciences and Education)

Policy CC.1.1 aims to preserve the natural character of the region and includes the preservation of stands of Ponderosa Pines. The Natural Resource Protection Plan indicates that 74% of the tree resources in the 1.10-acre Rural Residential area will be retained, and 63% of the tree resources will be preserved across the entire development site. The code requires 50% of the tree resources to be saved in the RR zone, and 30% of the tree resources be saved in the HC zone. Most of the tree resources to be preserved are on the eastern portion of the site. The 1.10-acre area does not have any slopes with a steeper than 17% grade, but there are steep slopes on the larger 10.06-acre parcel. The NRPP proposes to save 100% of these slopes.

Goal CC.2 aims to preserve, restore, and rehabilitate heritage resources. Specifically, Policy CC.2.1. asks for projects to actively locate, identify, interpret, and preserve cultural resources. The project is located within a cultural resource sensitive area per Map 13: Cultural Resource Sensitivity of the Flagstaff Regional Plan and as such was required to prepare a Cultural Resource Study. The letter documenting findings and recommendations was prepared by Cornerstone Environmental and dated June 7, 2021. No archaeological site or historical buildings were observed in the project area and Cornerstone recommends that the proposed project be allowed to proceed with no further archaeological work. Due to some potential for subsurface or unobserved artifacts, Cornerstone recommends a 30-meter diameter area around isolated occurrences be avoided by any ground-disturbing activity. If previously unreported cultural resources and/or human remains are encountered during ground disturbing activities, the agency and contractor responsibilities regarding surveys with negative findings are stated in Section 21 Discovery Clause of the letter. The letter and recommendations were approved with conditions by the Heritage Preservation Commission on July 21, 2021.

Goal CC.3 aims to preserve, restore, enhance, and reflect the design traditions of Flagstaff. Specifically, policies CC.3.3 and CC.3.4 discuss the desired design of buildings, their relationship to the context of the surrounding area, and the need for development to enhance a positive image and identity for the region. The developer states that the buildings have been designed to maximize the unique views of Mount Elden and the surrounding landscape, and to take advantage of solar orientation. Further, they state that the architectural design was developed to be site specific, and to complement traditional design characteristics associated with Flagstaff. They feel the design is appropriate for the region and climate, and consistent with surrounding developments. They state that building materials borrow from local design traditions and materials, including hardiboard lap siding, stone accents, and large timber wood trusses. Specifically, the design of the equestrian facility will use materials that reflect the prominence of the barns and stables located on properties to the north of the site.

Policy CC.4.1 states streetscapes are to be context sensitive and transportation systems are to reflect the desired land use while balancing the needs of all modes for traffic safety and construction and maintenance costs. The existing sidewalk along the east side of North Highway 89 will be replaced with a 5-foot parkway and a 6-foot sidewalk, which will push the sidewalk away from the edge of the street. Further, the vehicular and pedestrian entrance at North Highway 89 will be enhanced using contextual landscaping such as boulders, native plants with seasonal color, and split-rail fencing. The site will also have a series of pedestrian paths connecting the buildings to each other and to North Highway 89.

e. Growth Areas & Land Use (Reinvestment, Greenfield, Urban Area, Suburban Area, Rural Area, Employment Area, Special Planning Area, and Activity Centers)

The proposed development is on two parcels, one of which is located just outside of the current City of Flagstaff corporate boundary. The site was most recently occupied with a manufactured home retail business, and will be replaced with a public health service that the developer states is much needed in the community.

Goals LU.3, LU.5, LU.6, and LU.7 speak to creating a unique sense of place within the surrounding context, encouraging compact development to preserve open space, provide for a mix of land uses, and provide for public services and infrastructure. The surrounding land uses consist of commercial developments located along North Highway 89 on either northwest and southwest sides of the site, single family homes on the south side of the site, and national forest along the east of the site. The proposed development will fit into the existing commercial land uses along Highway 89, and the proposed large open space in the back of the campus allows for the natural transition from the national forest to the development. The project will provide pedestrian connectivity along the highway between the existing Mary's Café to the north and other existing developments to the south.

The project is located within the Urban Growth Boundary and in a Rural Activity Center per Map 12 of the Flagstaff Regional Plan. It will include two lots adjacent to the frontage for future development. The project will utilize landscape buffers to protect cultural and environmental resources, and will exceed civic space requirements.

As part of the Annexation and Concept Zoning Map applications, the project held one virtual neighborhood meeting with property owners and residents. The Public Participation Report, required as part of the rezoning application and prepared by the developer, outlines the specific details of these efforts. Policy LU.1.11 calls for collaboration between a developer, residents, and property owners in existing neighborhoods where redevelopment and reinvestment are proposed so that they are included, engaged, and informed. The meeting gave neighbors the opportunity to ask questions and provide feedback on the project. The developer also had follow-up conversations to address pending questions and comments, and provided additional supporting material on staffing and operations to attendees. The developer states that they have provided their contact information to the neighbors, and that they intend to continue having open communication with the community.

f. Transportation (Mobility and Access, Safe and Efficient Multimodal Transportation, Environmental Considerations, Quality Design, Pedestrian Infrastructure, Bicycle Infrastructure, Transit, Automobile, Passenger Rail and Rail Freight, Air Travel, and Public Support for Transportation)

Goal T.1. speaks to improving mobility and access throughout the region. The project will extend the bike lane, parkway, and sidewalk along the frontage of the site to provide more pedestrian connectivity. Clients are anticipated to be transported via vans (the developer has stated that patients will not use their own transportation). However, the developer is providing nine (9) bike racks, including three covered racks, and the site will foster pedestrian connectivity through a set of paths that connect the buildings to each other and to North Highway 89. The developer has also stated that they are willing to provide bus passes to employees that would like them in response to a request made by Mountain Line, but that this coordination is ongoing. The closest bus stop is approximately ¼ mile away, on North Christmas Tree Lane and North Saint Nicholas Circle.

g. Business Retention, Attraction, and Expansion

Goal ED.4 discusses recruiting diverse new business and industries compatible with the region. The developer states that the campus will employ more than 100 employees in well-paying jobs: doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. In addition, newly sober community members will become available and willing to fill jobs needed in Flagstaff. The developer states that the campus will provide equal quality care to all patients, including those covered by Arizona Health Care Cost Containment System (state administered Medicaid), commercial insurance, (e.g., Blue Cross Blue Shield), Tricare (Veterans) and many more. They also state that the Campus will enhance

the community's hospitality section because families will stay in Flagstaff to admit and visit with loved ones.

Goal ED.3 supports the start-up, retention, and expansion of existing businesses. The project will include two proposed lots along the Highway 89 frontage for future commercial development. These two lots will be available for any use allowed within the HC zone and are sized for restaurant, retail, or any other entrepreneurial business.

B. Finding #2

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan.

To meet the findings for approval, the proposed amendment must be found to: 1) not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City"); and 2) add to the public good as described in the General Plan. Staff believes that the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare. Staff also believes that the proposed amendment will add to the public good, as discussed in the developer's project narrative, and summarized below:

1. The development will provide a substance abuse treatment campus for Flagstaff and surrounding communities, which are experiencing a drug and alcohol crisis, and for which the developer states additional medical services are needed to adequately treat. The campus will serve patients ranging from 18 to 80+ years old, including expectant mothers and post-delivery mothers and babies. The treatment program is based on the company's existing treatment program in Tucson, AZ.
2. The intent is to construct a visually appealing project for people entering the City limits.
3. The equestrian area will include a barn and arena with two to four horses that can be accessible to patients and staff. The equine therapy program incorporates equine interactions and/or the equine environment (mounted or ground-based), including horsemanship instruction and experiential learning adapted to the ability of those receiving services. This program aims to positively contribute to patients' cognitive, physical, emotional, and social well-being, achieve goals set forth by the clinical team, and promote the development of life skills to achieve patients' educational, professional, and personal goals.

C. Finding #3

The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Staff believes that the proposed application meets this finding. The Inter-Division Staff (IDS) reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements as well as impact analysis for the site. Any potential impacts will be mitigated by the developer and no off-site improvements are required to serve this development.

III. CITIZEN PARTICIPATION

i. 10-20.30.060: Neighborhood Meeting

The applicant held a virtual neighborhood meeting via Zoom on June 30, 2021 required for Zoning Map Amendment applications per section 10-20.30.060: Neighborhood Meeting of the Zoning Code. Prior to holding the meeting, the applicant submitted a Neighborhood Meeting Plan in compliance with this section that identified the required parties

to be notified, notification methods, and how the meeting would be conducted. City Code requires the applicant to notify property owners, citizens, jurisdictions and public agencies within 300 feet of the development or that may be affected by the application, but gives the Planning Director discretion to expand the notification area if deemed necessary. The Planning Director determined that a 600-foot notification radius was appropriate to capture all nearby property owners.

During the meeting the applicant provided background information about the project and answered questions posed by meeting attendees through the meeting chat or verbally. The applicant created a Record of Proceedings, which included background materials shared during the meeting and a list of questions from meeting attendees and responses. This document was provided to meeting attendees and city staff via hard copy mail and email in accordance with city code. Staff was contacted by two community members who requested additional information about the development.

The applicant requested, and received approval from the Planning Director, to waive the requirement for the second neighborhood meeting because the Record of Proceedings was deemed sufficient to address meeting attendees' questions (most of which focused on the details of how the facility would operate).

ii. 10-20.30.080: Notice of Public Hearings
Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with Zoning Map Amendment requests. In accordance with Arizona State Statute and City Code, notice of the public hearing was provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to required government agencies and all property owners within 600 feet (exceeding the minimum of 300 feet) of the site excluding rights-of way. No public comments have been received as of the writing of this report.

RECOMMENDATION:
Staff believes that the proposed Concept Zoning Map Amendment is in substantial conformance with the required findings. Staff recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation to approve an amendment to the Zoning Map for 1.10 acres from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a Resource Protection Overlay (RPO), subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the Concept Plan, Natural Resource Protection Plan, and project narrative including but not limited to the proposed density, intensity, and general layout of the site, deemed "Complete with Conditions" by the Inter-Division Staff (IDS) on March 16, 2021.
2. The proposed Equestrian Recreational Facility will be an accessory use to the primary Custodial Care Use, shown in the Concept Plan as a mental behavioral health and substance abuse treatment campus.
3. The proposed development shall obtain a Conditional Use Permit for the Equestrian Recreational Facility, as required by the Zoning Code, as a condition of Site Plan approval.
4. The proposed development shall meet all requirements for the keeping of horses as stated in City Code Section 6-03: Animal Keeping.
5. The proposed development shall meet all other requirements of the Zoning Code and other City codes, ordinances, and regulations.
6. In the event the property is rezoned, and the developer fails to obtain final Civil Plan approval within two years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the property to revert to the former classification of Highway Commercial (HC) with a Resource Protection Overlay (RPO) in accordance with A.R.S. § 9-462.01.

Attachments:

1. Application
2. Legal Ad
3. Legal Description
4. Vicinity Map
5. Zoning Vicinity Map
6. Concept Plan, Concept Plat, and Concept Zoning Map Amendment
    - Civil and Architectural Concept Plan
    - Concept Plat, including Preliminary Landscape Calculations and Natural Resource Protection Plan
    - Concept Zoning Map Amendment, including requirement to extend sewer line from Water and Sewer Impact Analysis
7. Concept Building Materials, Elevations, Floor Plans, Civic Space
    - Conceptual materials
    - Admin Building concept floor plans and elevations
    - Detox Building concept floor plans and elevations
    - Group Building concept floor plans and elevations
    - Kitchen/Dining Building concept floor plans and elevations
    - Outpatient Building concept floor plans and elevations
    - Residential Treatment Center Buildings (Women and Men) concept floor plans and elevations
    - Sober Living Management Building concept floor plans and elevations
    - Sober Living Residential Buildings (Women and Men) concept floor plans and elevations
    - Open Space Concepts
8. Project Narrative and Regional Plan Analysis
9. Public Participation Plan
10. Natural Resource Protection Plan – Rural Residential Section

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Nicole Antonopoulos, Sustainability Director
Co-Submitter:	Martin Ince, Multi-Modal Planner
Co-Submitter:	Jenny Niemann
Date:	01/10/2022
Meeting Date:	01/18/2022

TITLE:

Transformative Transportation Solutions

STAFF RECOMMENDED ACTION:

This is an informative discussion on transformative transportation solutions.

Executive Summary:

This is an informational presentation to the Council about transformative transportation planning, or what has been referred to as the "Big Shift" in the Carbon Neutrality Plan (CNP). A transformative approach to transportation is called out in both the recently-adopted CNP and the draft Active Transportation Master Plan (ATMP) and is necessary to meet the City's goals for carbon neutrality as well as walking and biking. A transformative approach to transportation planning is based on the following principles:

- Emphasizes community mobility, active transportation, and the movement of people over the movement of vehicles. Pursues a wide range of options and solutions to enhance mobility, beyond just infrastructure and vehicular capacity.
- Takes a broad approach to transportation and considers a wide range of community objectives and goals.
- Uses travel demand management as a guiding principle, to simultaneously reduce demand for single-occupant vehicle use and increase capacity for active and sustainable travel modes.

In addition to supporting carbon neutrality and active transportation goals, this approach offers several community benefits:

- Represents a more effective way of managing congestion and mobility in both the short and long terms.
- Promotes a more equitable and inclusive transportation system.
- Supports a variety of community objectives, including safety, public health, economic vitality, environmental stewardship, community character, neighborhood enhancement, and quality of life.
- Encourages community engagement and participation in transportation planning processes.
- Furthers existing City goals and policies for transportation from the Regional Plan 2030 and other documents.

This presentation is intended as an exploration of a transformative transportation approach and what it means and will take for the City to make the "Big Shift". Several transportation planning concepts will be addressed, including travel demand management, traffic modeling, level of service, vehicle miles

traveled, induced demand, and complete streets/transportation.

This information is intended to provide the City Council with a greater understanding of transportation solutions that will help advance the CNP and the ATMP.

Financial Impact:

This is an informational update.

Policy Impact:

A transformative transportation approach supports goals and policies from several City documents, including the Regional Plan 2030, Carbon Neutrality Plan, and draft Active Transportation Master Plan.

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Safe and Healthy Community
Sustainable, Innovative Infrastructure
Livable Community

Carbon Neutrality Plan

Decreased Dependence on Cars

DD-2 Create inclusive networks for walking and biking that are continuous, attractive, safe, comprehensive, and convenient

DD-4 Transform transportation policies and planning to incorporate greenhouse gas emissions analysis and reduce dependence on driving.

Regional Plan

Goal E&C.2: Achieve carbon neutrality for the Flagstaff community by 2030.

Goal T.1. Improve mobility and access throughout the region.

Goal T.2. Improve transportation safety and efficiency for all modes.

Previous Council Decision on This:

Yes, the adoption of the Carbon Neutrality Plan in June 2021.

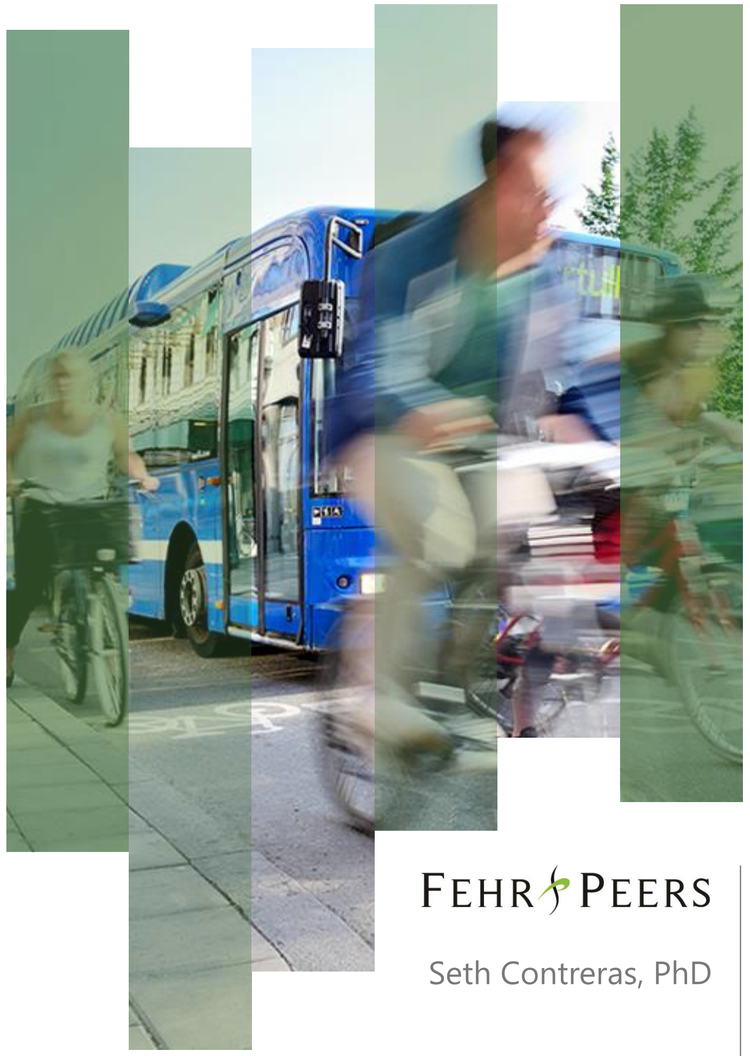
Attachments: Presentation



Transformative Transportation Systems

Discussion

1. Why are we here today?
2. MetroPlan
3. City of Flagstaff
4. Big picture concepts
5. What's next



FEHR PEERS

Seth Contreras, PhD

Big Picture Concepts



VMT v. LOS

What is VMT?

Odometer

Can still use Level of Service (LOS) for site access & local circulation/queuing considerations



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Level of Service

- Level of Service (LOS) = measure used to analyze traffic flow in seconds of delay per driver



Traffic = LOS A
Economy = LOS F

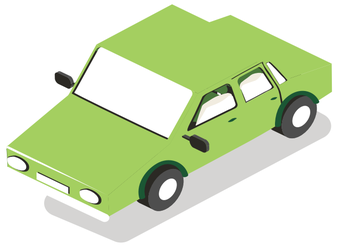


Traffic = LOS F
Economy = LOS A

LAX

- No LOS Impact
- VMT Impact





Induced Demand

Induced Vehicle Travel

- Adding highway capacity induces VMT
- Induced VMT is truly new, not shifted from elsewhere
- New VMT increases fuel consumption and emissions
- For each 1% increase in lane-miles, short-term VMT increases 0.1 to 0.6% and long-term VMT increases 0.6 to 1.0%

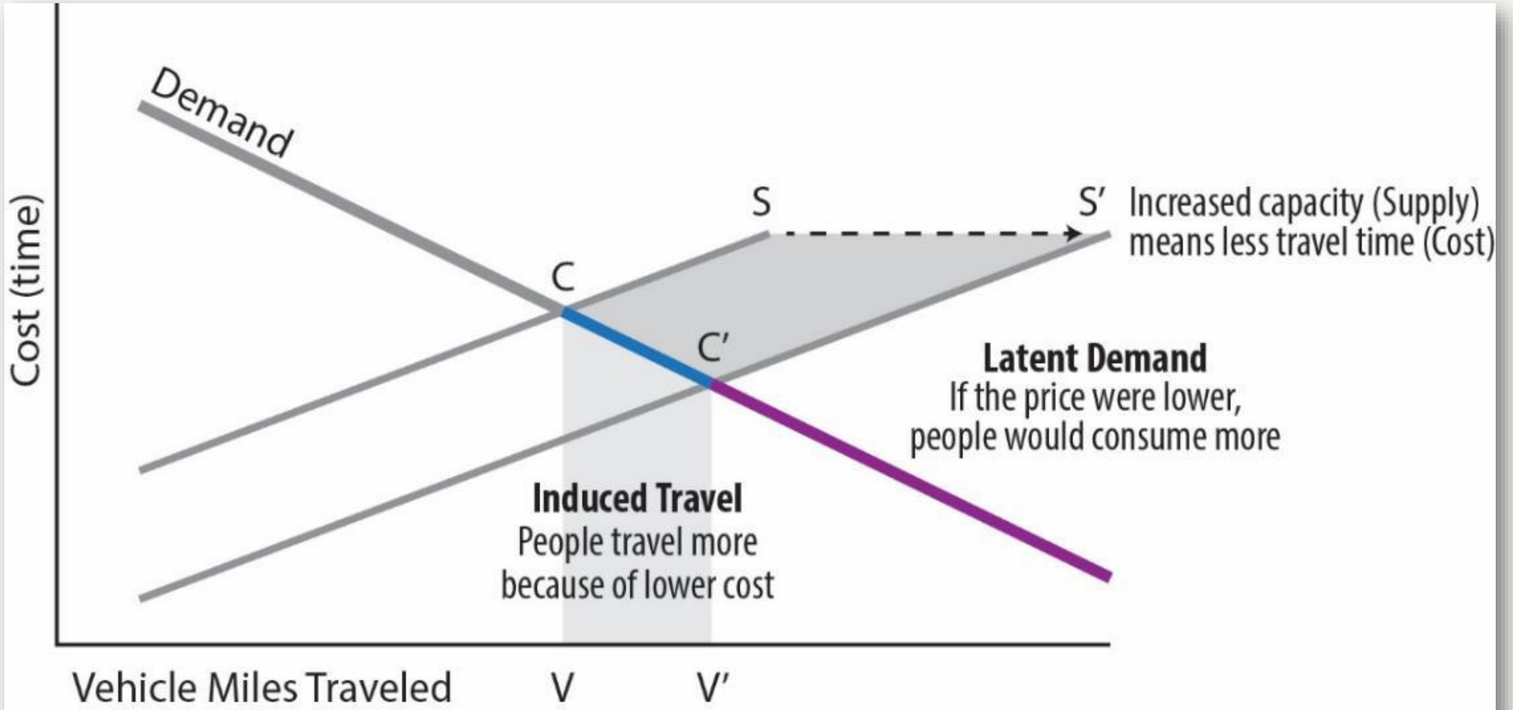
Resources:

Caltrans brief: http://www.dot.ca.gov/newtech/researchreports/reports/2015/10-12-2015-NCST_Brief_InducedTravel_CS6_v3.pdf

ARB brief: http://www.arb.ca.gov/cc/sb375/policies/hwycapacity/highway_capacity_brief.pdf

ARB Technical Background: http://www.arb.ca.gov/cc/sb375/policies/hwycapacity/highway_capacity_bkgd.pdf

Induced Vehicle Travel - Theory



NOTES:
C = Initial Cost
C′ = New Cost
S = Initial Supply/Capacity
S′ = New Supply/Capacity
V = Initial VMT
V′ = New VMT

Source: Susan Handy

Induced Vehicle Travel - Causes

Roadway expansion reduces travel time, which leads to:

1. Longer trips (↑ VMT)
2. Mode shift toward automobile (↑ VMT)
3. Newly generated trips (↑ VMT)
4. Route changes (can ↑ or ↓ or VMT)
5. More disperse land use development (↑ VMT)

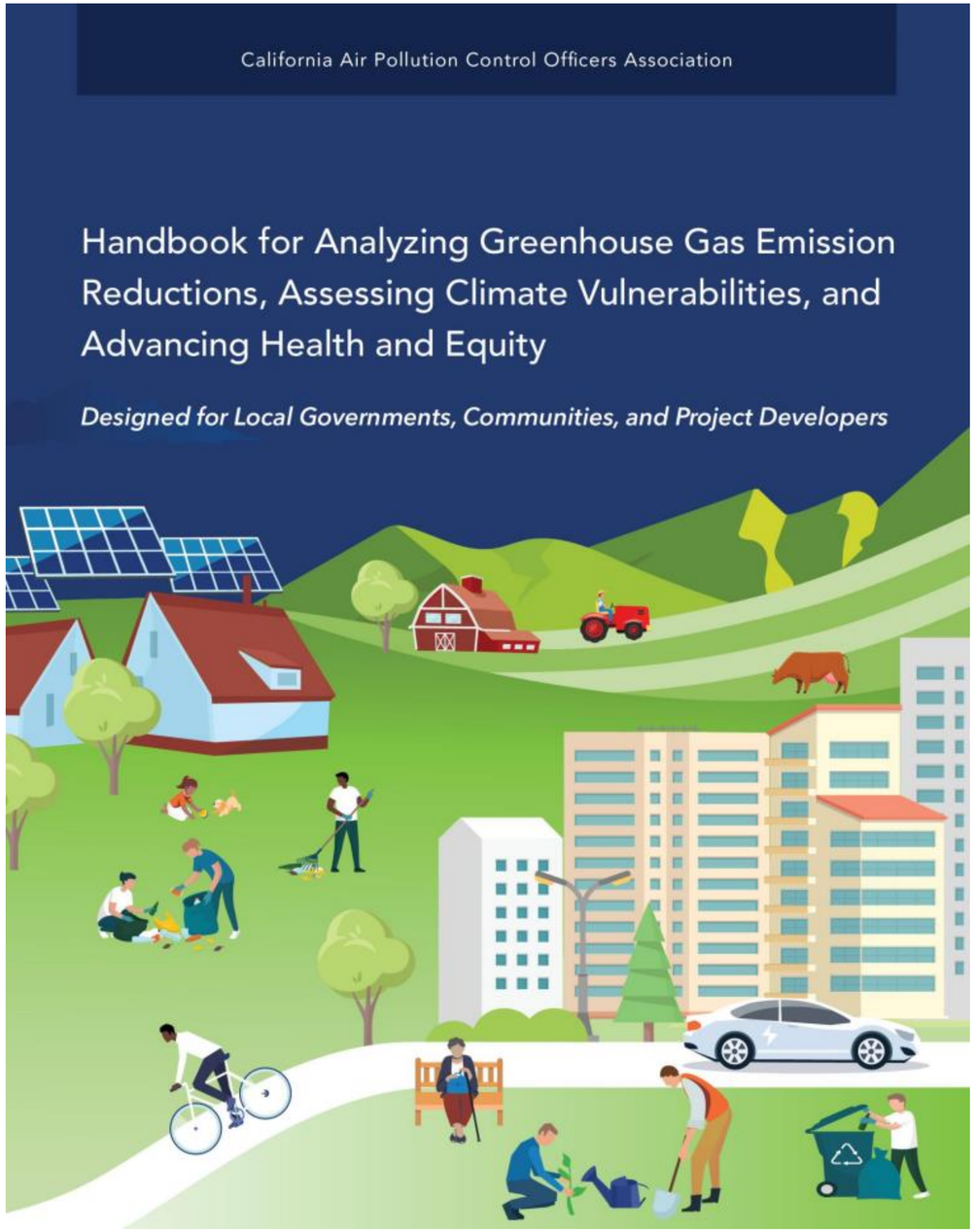


Transportation Demand Management

GHG Reduction Strategies

Co-Authored

- Final Handbook Published December 2021



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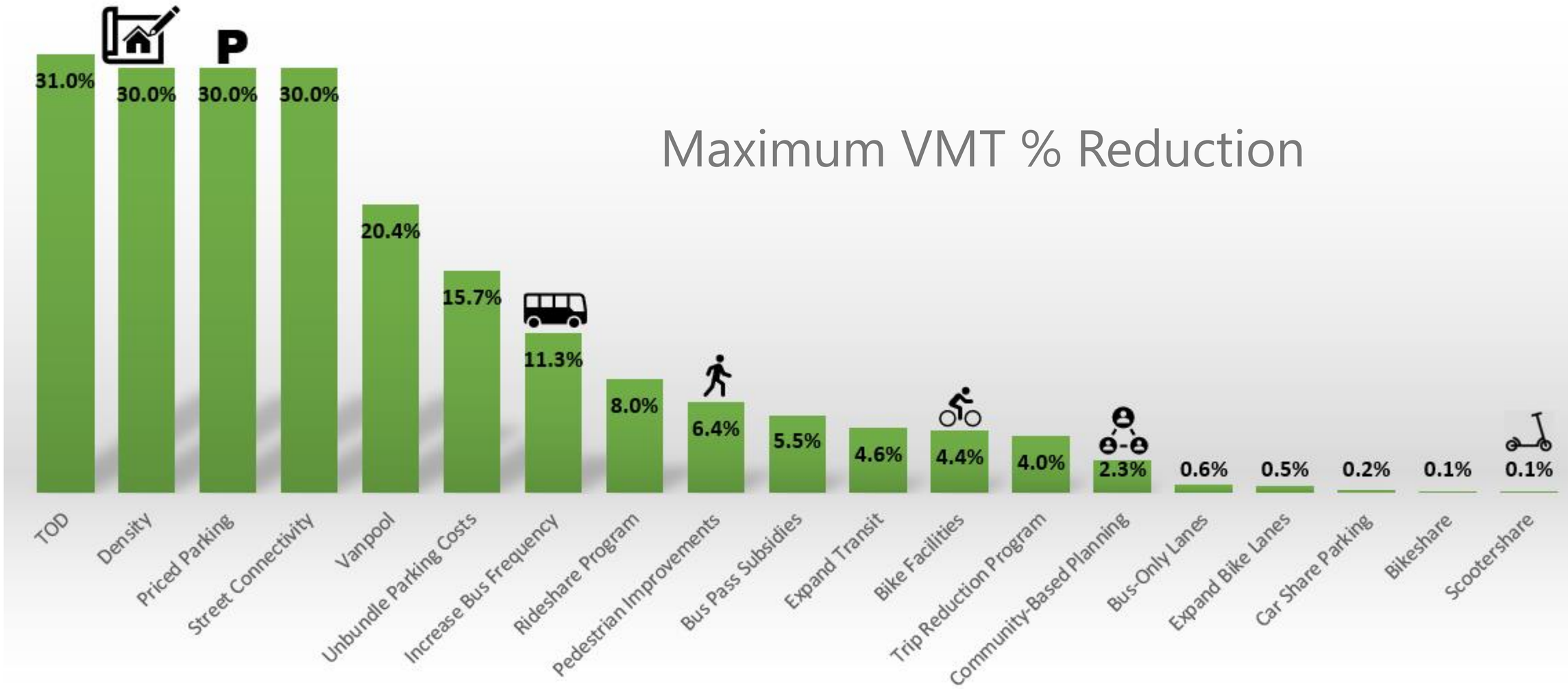
Transportation Demand Management

Table 1 – TDM Menu with Expected VMT Benefits

TDM Strategy	Maximum Expected VMT Benefit = office/ commercial = residential	Local Considerations
Transit or Shuttles		
Provide Subsidized or Discounted Transit Passes  (San Francisco Street & Route 66. Downtown Flagstaff. Source: F&P, 2021)	5.5% or Note: The elasticity of transit boardings with respect to transit fare price = -0.43, given the amount of VMT reduction is dependent on how much is subsidized or discounted (50% vs. 100%).	• NAU provides passes to students • Consider as a strategy in the short-range transit plan (SRTP) • Discount fares are provided by some employers; NAIPTA may be able to provide additional information

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Transportation Demand Management



Street Connectivity



GHG Mitigation Potential

30%

Up to 30.0% of GHG emissions from vehicle travel in the plan/community

Co-Benefits (icon key on pg. 34)

Climate Resilience

Improving street connectivity could increase route redundancy, allowing faster and more efficient travel during extreme weather events, evacuations, or for emergency vehicles requiring access to hazard sites.

Health and Equity Considerations

Multiple active modes routing options allows vulnerable road users to choose based on perceived safety, comfort, speed, and other factors.

Measure Description

This measure accounts for the VMT reduction achieved by a project that is designed with a higher density of vehicle intersections compared to the average intersection density in the U.S. Increased vehicle intersection density is a proxy for street connectivity improvements, which help to facilitate a greater number of shorter trips and thus a reduction in GHG emissions.

Subsector

Land Use

Locational Context

Urban, suburban

Scale of Application

Plan/Community

Implementation Requirements

Projects that increase intersection density would be building a new street network in a subdivision or retrofitting an existing street network to improve connectivity (e.g., converting cul-de-sacs or dead-end streets to grid streets).

Cost Considerations

Capital and infrastructure costs for improved street connectivity may be high. Depending on the location, losses may also be incurred through the reduction of sellable land due to the increased street footprint. Benefits come mainly from the reduction of traffic on arterial streets, which reduces congestion and allows for safer use of nonmotorized transportation, such as bikes. These outcomes, in turn, can reduce car usage, which provides costs savings to commuters and municipalities.

Expanded Mitigation Options

Pair with Measure T-18, *Provide Pedestrian Network Improvement*, to best support use of the local pedestrian network.

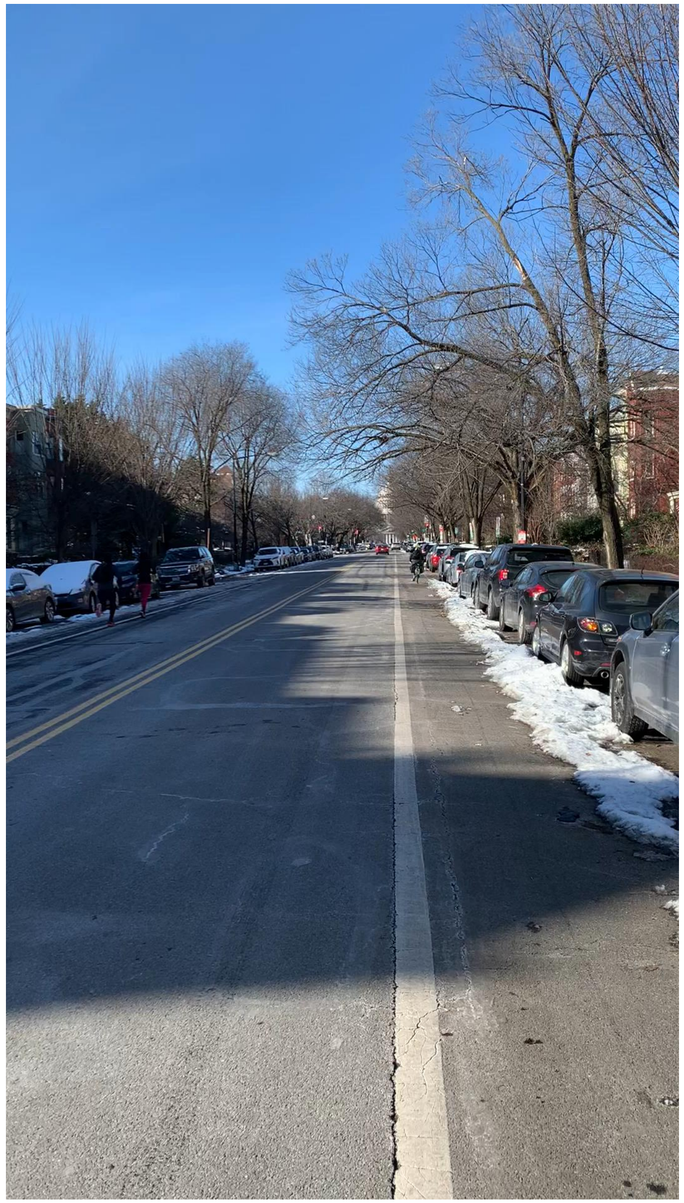
Active Transportation







Shared Mobility









Technology & Emerging Trends

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Autonomous Vehicles



0	1	2	3	4	5
No Automation	**Driver Assistance**	**Partial Automation**	**Conditional Automation**	**High Automation**	**Full Automation**
Zero autonomy; the driver performs all driving tasks.	Vehicle is controlled by the driver, but some driving assist features may be included in the vehicle design.	Vehicle has combined automated functions, like acceleration and steering, but the driver must remain engaged with the driving task and monitor the environment at all times.	Driver is a necessity, but is not required to monitor the environment. The driver must be ready to take control of the vehicle at all times with notice.	The vehicle is capable of performing all driving functions under certain conditions. The driver may have the option to control the vehicle.	The vehicle is capable of performing all driving functions under all conditions. The driver may have the option to control the vehicle.

Source: Society of Automotive Engineers (SAE)

Las Vegas Shuttle



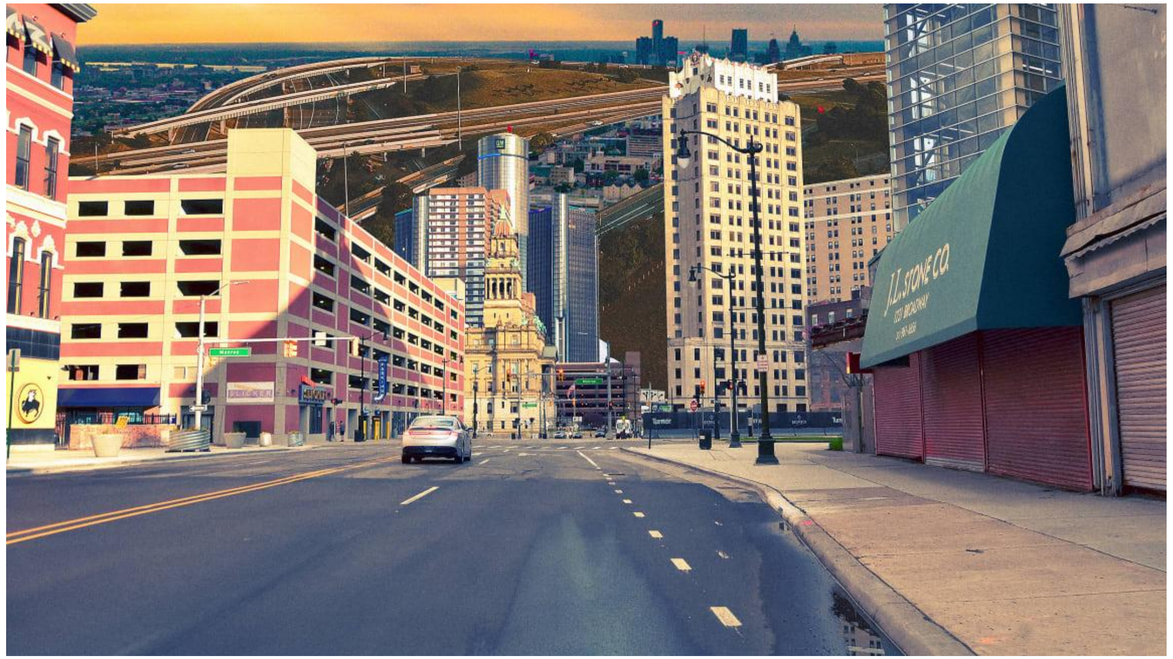
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Rethinking the Curb





Ford & Detroit



Summary

Big Shift

