

# Community Development Monthly Report

## November 2022



**"Mission: We build community together, we provide service with integrity and we honor the diverse heritage of Flagstaff."**

### In this Issue

- Current Planning
- La Plaza Vieja
- Planning & Zoning
- Building Safety
- Regional Plan 2045
- Housing
- Real Estate
- Monthly Stats

### La Plaza Vieja Community Workshop



Staff held a second design review community workshop on November 17th at Our Lady of Guadalupe. Information gathered from the previous community workshops was presented in a slide presentation showcasing the recommend elements for future development projects.

Links to the video of the latest workshop and the workshop presentations can be found on the La Plaza Vieja page on the City of Flagstaff website -

[La Plaza Vieja Character Overlay | City of Flagstaff Official Website](#)

### Current Planning



Current Planning held 4 Pre-Application meetings in November.

Six new Concept Plan applications were received during the month.

The Home 2 Suites, a 4-story 200 room hotel, located at 3451 S Lake Mary Road, received site-plan approval and will move onto civil plan review and building permit.

**CONGRATULATIONS**

Planner Genevieve Pearthree recently passed the AICP exam and is now a member of the American Institute of Certified Planners. Certified planners pledge to uphold high standards of practice, ethics, and professional conduct, and to keep their skills sharp and up to date by continuously pursuing advanced professional education.





### Planning & Zoning Commission

The Planning and Zoning Commission heard a request for a Minor Amendment to the 2030 Flagstaff Regional Plan. Northern AZ Healthcare requests a change in place type designation within the future suburban activity center from neighborhood scale to regional scale; moving the center point of a future suburban activity center; change the area type designation of approximately 28 acres to Existing Employment; and realign a future circulation road corridor. This Minor Regional Plan Amendment request is the precursor to two other entitlement cases including a new Specific Plan and a Concept Zoning Map Amendment. To view the agenda item click here - [Click this link to view Agenda Item](#)

### Community Development @ City Council

On November 1st City Council gave approval on 2 Final Plat's; Final Condominium Plat for Rio Homes Unit 4 Multi-Family (PZ-19-00019-09), a 40-unit multi-family residential condominium subdivision; and Final Plat for Rio Homes Unit 4 Multi-Family, a 6-unit multi-family residential townhome subdivision (PZ-19-00019-08).

At the November 15th City Council Meeting, Ordinance No. 2022-28, amending the Flagstaff City Code, Title 10 Flagstaff Zoning Code, Section 10-90.40.030 Rural Floodplain Map, to change the map designation from Rural Floodplain to Urban Floodplain on eight parcels of land located generally between W Forest Avenue and N San Francisco Street was adopted by a vote of 4 to 2. [Click this link to view Agenda Item](#)

Resolution No. 2022-51 and Ordinance No. 2022-27, 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 entitled "PZ-19-00248 Updates to Zoning Code - Outdoor Lighting Standards" 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 modify the existing Outdoor Lighting Standards. The resolution and ordinance was approved by a unanimous vote . [Click this link to view Agenda Item](#)



## Building Safety

We are very happy to welcome Plan Reviewers Brian Cook and Phillip Clark, along with Permit Technician Stefani Brown, who are continue with their training. Our third plan reviewer, Steven Strum began with Building Safety on December 27th.

Code Compliance worked with a resident located on WC Riles in removing items from the public right of way. There is continued monitoring of a property on N Tindle Blvd to ensure that the property remains secure as the structure has been deemed unsafe. Staff has been addressing the increase in graffiti around the community.

Jackson's (Mobil) fuel Station at 940 Country Club is nearing completion with the intention of completion by Christmas. Amy Hagen and Rick Stanionis worked with Sarah Langley on a written statement in response to an inquiry by an AZ Daily Sun reporter regarding an article written about the Elara apartment project and complaints received from residents about problems with their units.

A new job requisition has been completed for recruiting another building inspector and should be posted by 12/16/22. Current job listings can be found here - [Job Opportunities | Sorted by Job Title ascending | . \(governmentjobs.com\)](#)





## 2045 Regional Plan

To formally kick off the Regional Plan update process, between August and November, the Regional Plan update team (City and County) hosted 11 visioning workshops throughout the Regional Planning area. All workshops were held in-person and two had a hybrid format that enabled participants to join virtually. Across the 11 workshops, over 160 people attended and provided input.

### Why do we vision?

To chart a path for Flagstaff's future, we need to reflect on its past, discuss its present, and dream about its future. Visioning is where we bring together those conversations with curiosity and look for inspiration to guide the next version of the Regional Plan. The agenda and content of each workshop was similar, but the topics discussed were determined by participants. The workshops included a brief presentation about the Regional Plan and several breakout activities for community members to talk, listen, share, and think about the future of our community. The breakout activities were:

### Breakout Station 1: What is Possible? / What is our Vision? (Card storming)

This station asked participants to write a vision statement for the future of the Flagstaff Region. A Vision Statement is intended to reflect what community members value the most about their community and the shared aspirations of what they want their community to become.

### Breakout Station 2: What challenges or trade-offs do we need to plan for? (Dotmocracy)

At this station, participants were asked to consider and prioritize a series of planning questions. The questions posed to participants came from a community forum survey that asked people "What are 3 questions about the Flagstaff Region that the Regional Plan should answer to help our community face the challenges of our present and future." Workshop participants were also able to write new questions.

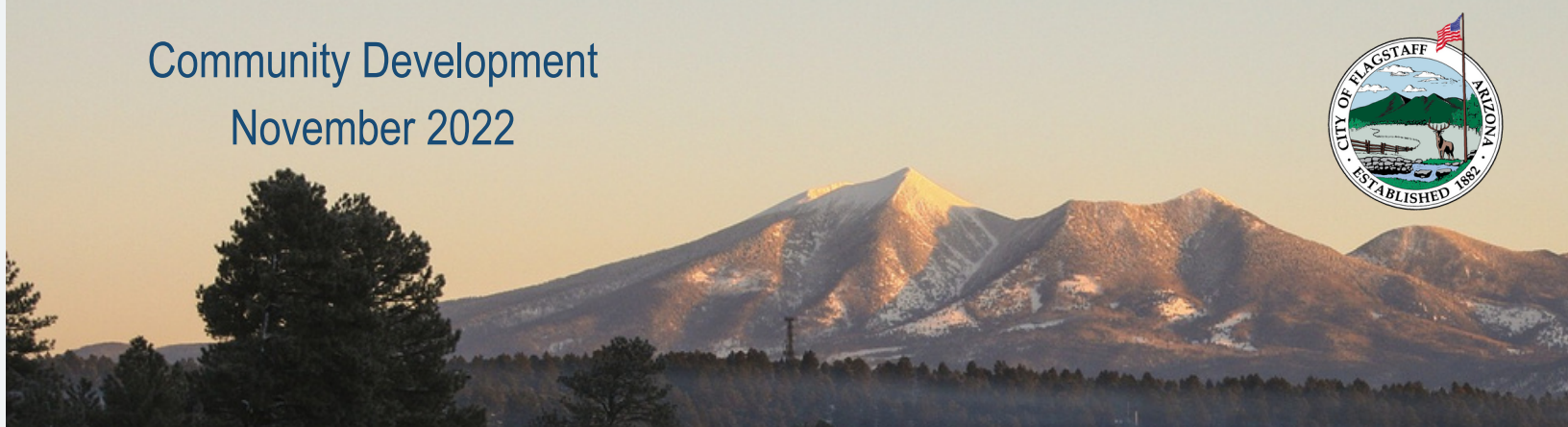
### Breakout Station 3: What makes our community strong? (Asset mapping)

At this station, participants were asked to identify community assets – things that make the Flagstaff community strong. This could be done by identifying assets on paper maps of the region (image below) or by writing the assets on a white board.

### Breakout Station 4: Talk with your neighbors. (Fishbowl and Art Boxes)

The last breakout station was a less formalized activity, intended to let people discuss issues, concerns, and ideas with a staff person and other participants. Depending on the preferences of participants, the conversations would happen in a talking circle or while creating art with one of the Regional Plan art boxes (image below).

The project team is now compiling feedback from the workshops and working to produce a final report summarizing what was heard throughout the workshops.



 **Housing Section** 



The Citizens of Flagstaff passed Proposition 442, authorizing the issuance of \$20,000,00 in general obligation bonds to create rental and homeownership opportunities for Flagstaff residents, addressing the Housing Emergency declared by City Council in 2020. Staff will be working on a Fiscal Year 2022-2023 Annual Implementation Plan, encompassing both the 10-Year Housing Plan and newly approved bond funds. This Implementation Plan is anticipated to be on the January 26th, 2023 Housing Commission agenda for input and consideration. It will then be presented to City Council in the coming months.



Housing had 3 closings on permanently affordable homes in October/November. Two of the three homes are newly constructed units in the Crestview neighborhood, with the third home being a Rio townhome resale. A single mother of two, a family of 4, and a couple pursuing graduate degree's are now new homeowners.



Housing staff attended the final round of meetings for the Eviction Prevention Learning Lab, a nation-wide program that was developed as a response to the COVID-19 pandemic. This group will meet on an ongoing basis to share resources about emergency rental assistance programs, outreach efforts for tenants and landlords, and critical information from Coconino County Superior Court about their eviction prevention efforts.

Find out more about housing in Flagstaff here:  
[December 2022 Newsletter \(az.gov\)](#)





## Real Estate

Real Estate presented to the City Council on September 6th, Ordinance No 2022-21 allowing the City to purchase an approximately 2,614 square foot parcel belonging to the BNSF Railway Company. This parcel is sandwiched between City property located at 116 and 216 W Phoenix Avenue and will house Mountain Line's new Downtown Connection Center.



In November the City Council heard the first reading on Ordinance No. 2022-31 allowing the abandonment of approximately 5,237 square feet of public right-of-way at the northwest corner of Fontaine Street and Hoskins Avenue. Council unanimously voted to approve this item for a final reading. [Click this link to view Agenda Item](#)

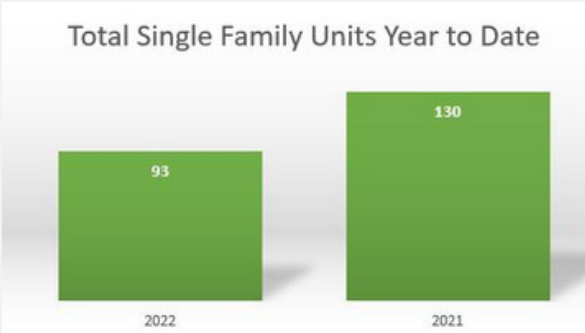
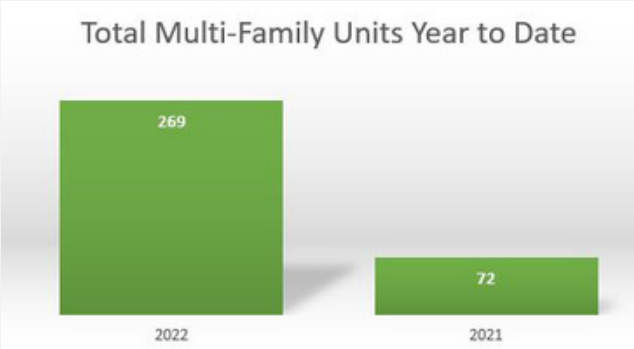
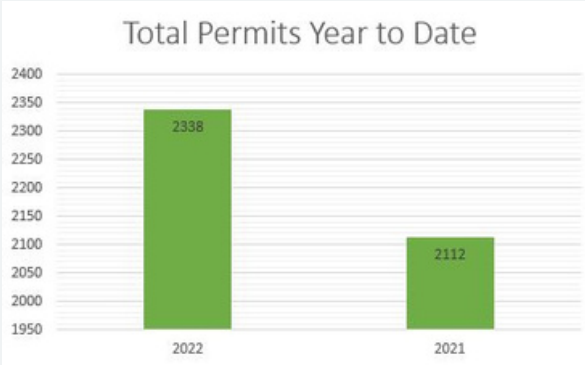


Also heard by the City Council in November was the first reading on Ordinance No. 2022-24 authorizing the acquisition of real property interests for the Milton Road and University Avenue Right-Of-Way Project. Council approved this item 3-2 with one council member abstaining for a final reading. [Click this link to view Agenda Item](#)

# Community Development Stats



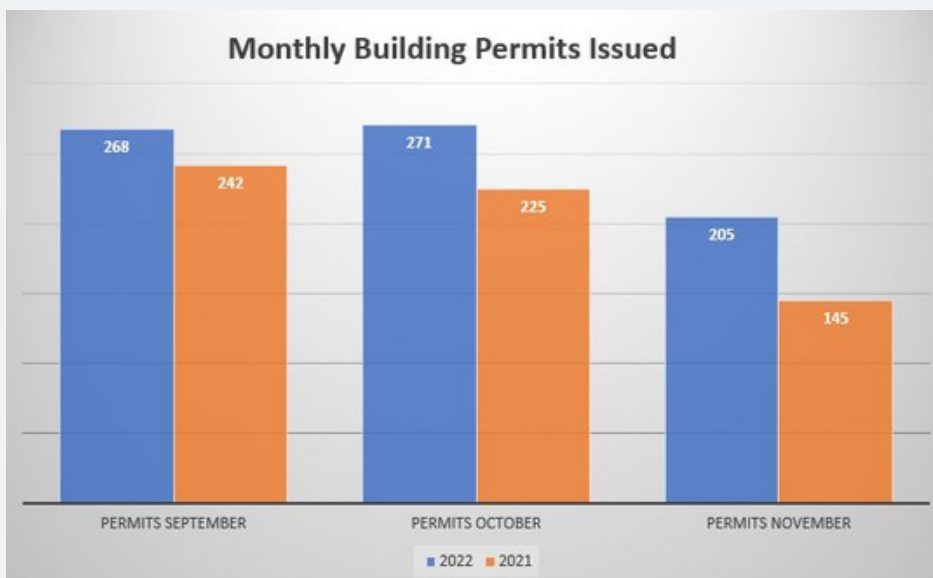
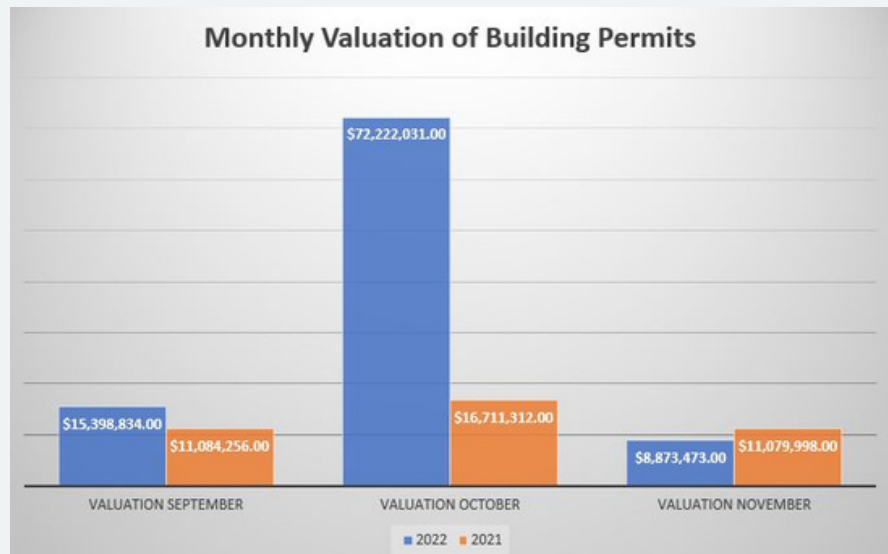
## Year to Date Building Permits as of November 2022



# Community Development Stats

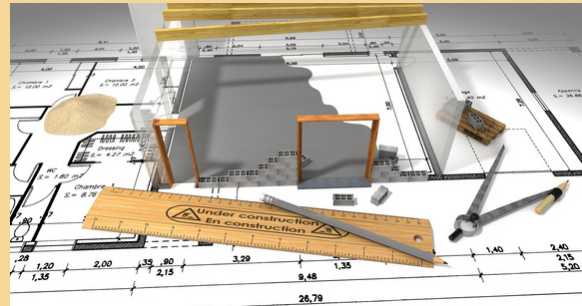


## Monthly Permit Totals





## Inspections / Plan Reviews



# Community Development Stats



## Code Compliance Violations

### City of Flagstaff - Code Compliance Violation Reporting 2022

Complaint	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Staff Driven Complaint	108	99	170	68	116	172	147	163	121	77	99	
Citizen Driven Complaint	14	22	36	16	23	34	27	16	18	7	21	
New Cases	122	121	206	84	139	206	174	179	139	84	120	
<b>Case Status</b>												
Open Cases (of total new cases above)	13	12	30	27	32	36	20	32	18	14	30	
Closed Cases (of total new cases above)	109	109	176	57	107	170	154	147	121	70	90	

Violation Type	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Year End Totals
Abandoned/Junked Vehicles	0	0	4	1	7	2	1	10	5	2	9		41
Accessory Dwelling Unit	0	0	0	0	0	0	0	0	0	0	0		0
Building Regulations	0	0	0	0	0	1	0	0	0	0	1		2
Camping on Public Property within City Limits	1	1	0	1	2	1	0	1	2	0	0		9
Collection/Disposal Practices	6	6	16	10	8	15	6	8	21	6	8		110
Commercial Work on Motor Vehicles	0	0	0	0	0	0	0	0	0	0	0		0
Displaying Vehicles for Sale of Private Property	3	2	1	0	0	0	0	4	4	0	0		14
Failure to Remove Snow/Obstructions from Sidewalk & Deposit of Snow in ROW/Hedges over Sidewalk	27	40	70	11	2	17	11	13	13	7	14		225
Failure to Meet Landscape Standards	0	0	0	0	1	0	0	0	0	0	0		1
Failure to Meet Outdoor Lighting Standards	1	6	9	5	2	6	1	0	2	1	3		36
Failure to Meet Parking Standards/General Parking Standards	0	1	15	1	2	1	2	1	1	1	0		25
Failure to Meet Resource Protection Standards	0	0	0	0	0	2	0	1	0	0	0		3
General Restrictions/Requirements for all Signs, Failure to Meet Temporary Sign Standards	3	8	0	3	23	69	65	27	15	22	23		258
Failure to Meet Building from Standards/Setbacks	0	0	0	0	0	0	0	0	0	0	0		0
Failure to Comply with Transect Zone Standards	0	0	0	0	0	0	0	0	0	0	0		0
General Rules & Standards (Solid Fuel Burning Devices)	0	0	0	0	0	0	1	0	0	0	0		1
Graffiti	73	49	77	41	83	85	75	98	69	39	57		746
Littering	1	2	1	0	3	0	2	6	3	0	2		20
Illegal Use or Activity without Permit	3	3	7	3	0	5	2	7	0	3	1		34
Illegal Use in Zone	1	0	0	1	0	1	0	0	1	1	0		5
Keeping of Certain Animals	0	1	3	0	0	0	3	0	0	1	0		8
Outdoor Feeding & Protection of Wildlife	0	0	0	0	0	0	0	0	0	0	0		0
Parking of Commercial Vehicles in Residential Zone	0	0	0	0	0	0	0	0	0	0	0		0
Parking of RV's	0	0	0	0	0	0	0	0	0	0	0		0
Posting of Handbills on Public/Private Property	0	0	0	0	0	0	0	0	0	0	0		0
Specific to Uses	0	0	1	0	0	0	1	2	0	0	0		4
Stopping, Standing & Parking Restrictions	0	0	0	0	0	0	0	0	0	0	0		0
Storage Containers Temporary/Permanent	0	0	0	0	0	0	0	0	1	0	0		1
Storage of Unregistered/Inoperable Vehicles	0	0	0	0	0	0	1	0	1	0	0		2
Storing or Placement of Solid Waste	1	0	0	7	0	0	0	0	0	0	0		8
Unauthorized Accumulation of Litter on Private Property	1	0	0	0	0	0	1	0	1	0	1		4
Uninhabited or Vacant Private Property	0	0	0	0	0	0	1	0	0	0	0		1
Violation of Encroachment Standards	0	0	1	0	0	0	0	0	0	0	0		1
Violation of Fence/Wall & Screening Standards	0	0	0	0	0	0	1	0	0	0	0		1
Water Conservation	0	0	0	0	1	0	0	1	0	0	0		2
Other Misc	1	2	1	0	5	1	0	0	0	1	1		12
<b>Total Complaints by Month</b>	<b>122</b>	<b>121</b>	<b>206</b>	<b>84</b>	<b>139</b>	<b>206</b>	<b>174</b>	<b>179</b>	<b>139</b>	<b>84</b>	<b>120</b>	<b>0</b>	<b>1574</b>

*Happy Holidays*