

Community Development End of Year Report for 2022



Community Development is pleased to share this End of Year Report that includes highlights from 2022. Behind all the numbers and words are real people providing a wide range of services to the residents of Flagstaff. We remain committed to our mission to serve the community with integrity and is a reflection of the fine folks in Community Development working together to make Flagstaff a better place for all. – Dan Folke, Community Development Director

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

In this Issue

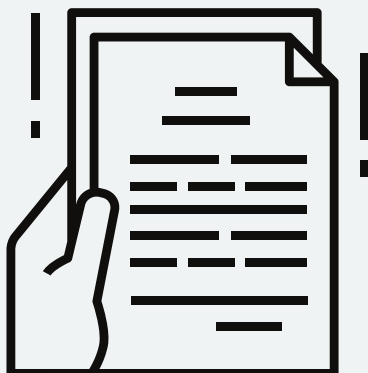
- Current Planning
- Historic Preservation
- Planning & Zoning
- Building Safety
- Regional Plan 2045
- Housing
- Real Estate
- End of Year Statistics

Current Planning

2022 saw numerous Development and Planning applications filed with the City.

- 50 Concept Plans were filed for review as well as 16 Site Plans.
- 7 new Development Agreements were submitted. The Cortland's development agreement was approved as was Juniper Point's development master plan.
- 2 Concept Plats, 8 Preliminary Plats, and 13 Final Plats were submitted in 2022.
- 22 Lot Combo/Spilt submissions were processed by Community Development .
- 17 Model Building Plan Reviews were received, while 14 had been approved by year's end.
- 90 Pre-Application Meetings were held by the Planning Department, which are designed to assist applicants prepare for project/permit submittals.
- 31 submittals came before Heritage Preservation for review to ensure that historic overlays are being maintained.
- 15 amendments were processed, 11 were Zoning Code Text Amendments and 4 were Zoning Map Amendments.

Click the link for a comprehensive list of private development - [Development Status Reports | City of Flagstaff Official Website \(az.gov\)](#)





Historic Preservation

Schultz Creek Basin Flood Control Project

The expedited response needed to mitigate the flooding after the Tunnel Fire was a challenge met by Historic Preservation.

- Many aspects of this effort to create flood mitigation had to be accomplished in an expedited manner for both Federal compliance as well as Local.
- This is the location of the first water reservoir and water distribution system from Flagstaff. It was locally designated with a historic zoning overlay for this reason.
- The Heritage Preservation Commission had a public hearing and made the determination that mitigation of the site would compensate for its loss. HPO recommended on site mitigation that is now in the planning stage.
- The pipe and concrete from the water distribution system is planned to be used as the base for interpretive signage at the site.
- Historic information regarding the Beal Wagon Road (camel road) will be noted by the marker at the SE corner of the site.
- The engineering that took place did manage to avoid approximately ¼ of the rim of the historic reservoir and its trees which still allows for an idea of its detentions.
- The site was also the location of Flagstaff's first Country Club.
- Indications of indigenous pottery scatter and a projectile were found.
- A cultural resource firm and a backhoe were brought in to carefully trench 3 areas to see if this was an inhabited site. It was not, though the scatter was prehistoric, it was washed into the site.
- Flagstaff initiated a contract, and paid for a Cultural Resource Survey and field investigation to expedite this important flood mitigation project (to be reimbursed with the grant).
- SHPO also agreed with an expedited effort with reporting to be received later on for full compliance.
- It is important to note that Flagstaff as a Certified Local Government can play a part in Federal Compliance with 106 that looks favorably on local concerns that compliance with the intent of the National Historic Preservation Act will take place.



Historic Preservation

Phase I Cleo Murdoch Neighborhood Park Early Concepts



The Murdoch Center, in conjunction with a Community Development Block Grant (CDBG), is working to create a park around the Center consistent with the South Side Plan. Historic Preservation has been working on outreach for the design to keep with the Southside character overlay. The graphic above shows an initial landscape concept for Phase 1 of the plan.

The plan shows that the existing mega chess board will be kept along with the building housing the chess pieces. This area will be expanded to include tables with regular sized chess board. The current pocket park on the west side is shown with a reduction in shrubs effectively doubling the available park area.

Dark sky compliant lighting will added to enhance security to the area. The concept presents opportunities for public art and ethnic history interpretation. A new concrete path is planned for ADA access to the site.

Phase 2 and future expansion will be incorporating a space along Butler Ave, currently used for parking, to create a public plaza with the possibility of an outdoor stage.



Planning & Zoning Commission

The Planning and Zoning Commission had a variety of items presented for their consideration in 2022.

8 preliminary Plats were heard and forwarded on to the City Council.

4 Conditional use permit requests were heard, ranging from a wholesale food store which will be open to the public to a new wireless communications antenna.

There were 2 Concept Zoning Map Amendments presented, most notable was one which would change 299.68 acres across 10 parcels on McMillan Mesa from Rural Residential, Public Facilities, and Research and Development zones with a Resource Protection Overlay (RPO), to the Public Open Space zone with a RPO.

The Commission considered 6 Zoning Code Text Amendments, including extending the hours of operation for marijuana dispensaries .

Square Peg Development and Northern Arizona Healthcare requested Minor Flagstaff Regional Plan 2030 amendments.

Agenda and Minutes of the Flagstaff Planning and Zoning Commission can be found here - [Agenda - View Meetings \(flagstaffaz.gov\)](#)



Community Development Year End Report for 2022



Community Development @ City Council

January

Approved annexing approximately 10.05 acres of land located at 7000 North Highway 89

Final Plat approval for Canyon Del Rio, located at 3200 E Butler Avenue, a 50 lot single-family subdivision on 13.34 acres in the Single-family Residential (R1) Zone.

Final Plat approval for Canyon Del Rio, located at 3200 E Butler Avenue, a 50 lot single-family townhome subdivision on 9.03 acres in the Medium Density Residential (MR) Zone.

February

Preliminary Plat approval for Fimbrez Estates located at 1300 W Lower Coconino Avenue, a six-lot, single-family subdivision on 10.04 acres in the Estate Residential (ER) Zone within the Resource Protection Overlay (RPO).

Approval was given to an Agreement for Option to Lease City-owned real estate located at 1700 East Sixth Avenue for the purpose of developing permanently affordable housing. This project would utilize City-owned property to construct 11 3-bedroom apartment units, contributing to the overall goal of the housing plan to reduce the current affordable need in our community by half over the next ten years through unit creation or subsidization for at least 6,000 low-to-moderate Flagstaff residents.

Flagstaff's 10-Year Housing Plan was approved. The plan was developed in response to the City's declared Housing Emergency.

Approval of amendments to the Zoning Code to modify the existing Residential Sustainable Building Standards.

Amending the Flagstaff Zoning Map to rezone approximately 299.68 acres of real property generally located at 1900 North Gemini Drive (McMillan Mesa), from the Rural Residential (RR), Public Facility (PF), and Research and Development (RD) zones with a Resource Protection Overlay (RPO) to the Public Open Space (POS) zone with a Resource Protection Overlay (RPO)

March

Approval of the Final Plat for Beaver Street Condos, an 8-unit residential condominium subdivision located at 613 North Beaver Street on 0.33 acres in the T4N.1 (Transect) Zone.

Amending the Flagstaff Zoning Map to rezone approximately 13.49 acres of real property generally located at 5531 East Cortland Boulevard, from the Highway Commercial (HC), Light Industrial-Open (LI-O), and Research and Development (RD) zones to the High Density Residential (HR). In addition authorization was given for the execution of a development agreement between the City of Flagstaff and Miramonte Holdings, LLC, for The Lofts at Continental, 139 dwelling units with 14 designated as affordable housing units. These units will be for households earning up to 80% of the Average Median Income (AMI), as defined by the Department of Housing and Urban Development.

Community Development Year End Report for 2022



Community Development @ City Council

April

Final Plat approval of a 2-lot subdivision, at 6275 N Rain Valley Rd, on an existing 10-acre parcel in the Rural Residential (RR) zone.

Modifications to property development standards for an affordable housing development located at 320 N Humphreys Street requested by Foundation for Senior Living was approved as presented.

May

Approval of Preliminary Plat for Ghost Tree at Pine Canyon located at 3201 South Clubhouse Circle, a 12-unit single-family home subdivision on 7.87 acres in the Single-Family Residential (R1) Zone

Approval of Preliminary Plat for Woodshire on Oak Condominiums located at 302 W Oak Avenue, a 13-unit condominium subdivision on 0.89 acres in the Medium Density Residential (MR) and High Density Residential (HR) Zones.

Approval of Preliminary Plat for Aries at Timber Sky Phase II located at 3501 E Route 66, a 16-lot single-family subdivision on 6.59 acres in the Single-Family Residential (R1) Zone.

Approval to amend the Flagstaff Regional Plan 2030 to change the area type designation of approximately 24.75 acres from State Land to Employment area type, generally located at 2661 N El Paso Flagstaff Road. In addition, amending the Flagstaff Zoning Map to rezone approximately 7.29 acres of real property, from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Heavy Industrial Open (HI-O) Zone with a Resource Protection Overlay (RPO) and allowing a Variance from the minimum screening requirements and the minimum landscape requirements for a proposed Composting Facility.

Approval to amend the Flagstaff City Code, Division 10-20.40: Permits and Approvals, Section 10-20.40.060: Development Agreement adding subsection E. Notification Requirements for a Development Agreement.

Authorization was given to execute a Development Agreement between the City of Flagstaff and Flagland LLC for Flagstaff Rehab Campus related to the development of approximately 12.19 acres of real property generally located at 7000 North Highway 89.

Community Development Year End Report for 2022



Community Development @ City Council

June

Authorization was given to execute a Development Agreement between VP66 & Woody Mountain, LLC and the City of Flagstaff related to the development of approximately 197.58 acres of real property generally located at 3425 W Route 66 known as Timber Sky. This 4th amendment increases the affordable rental units from 100 to 190 and no less than 3 acres will be donated to Habitat For Humanity to develop no less than 40 permanently affordable homes through the City Community Land Trust program.

July

Final Plat approved for Aries at Timber Sky Phase II located at 3501 E Route 66, a 16- unit single-family subdivision on 6.59 acres in the Single-Family Residential (R1) Zone, and Woodshire on Oak Condominiums located at 302 W Oak Avenue, a 13- unit condominium subdivision on 0.89 acres in the Medium Density Residential (MR) and High Density (HR) Zones.

Approval of Preliminary Plat, for Rio Homes Unit 4, a 6-unit multi-family residential townhome subdivision (PZ-19-00019-07). The 5.1-acre site is located at 1221 East Emma Drive in the MR, Medium Density Residential Zone, and has a Resource Protection Overlay (RPO).

Approval was given to a Lease of City-Owned Property located at 203 E. Brannen known as the Murdoch Community Center to Southside Community Assoc.

August

Approval of Preliminary Plat, for Sirius at Timber Sky - Block 4 located at 3191 McAllister Ranch Road, a 63 lot single-family subdivision on 21.82 acres in the Single-Family Residential (R1) Zone.

September

City Council approved amending the Flagstaff Zoning Code, Division 10-40.60: Specific to Uses, Section 10-40.60.220 Marijuana Establishments Subsection C. Hours of Operation for Marijuana Dispensaries, allowing hours of operation to extend to 10:00PM..

Approval to adopt an ordinance amending the Flagstaff City Code, Title 11, General Plans and Subdivision, Division 11-10.20: Additional Procedures for Comprehensive Plan Updates, New Elements, and Major Amendments to the General Plan. This resolves a conflict with the requirements for public participation procedures within Flagstaff City Code, Title 11 and Flagstaff City Code, Title 10.

Community Development Year End Report for 2022



Community Development @ City Council

October

Preliminary Plat approval for Adora - Phase 2 at Timber Sky located at 2760 S Vega Street, a 39 lot single-family subdivision on 7.15 acres in the Medium-Density Residential (MR) Zone.

Adoption of a Resolution, amending the Flagstaff Regional Plan 2030 by amending Chapter X and Glossary to address Active Transportation. This provides additional descriptions of terms used in goals, policies, and maps. Will replace Map 26 with five maps that provide more detail on existing and planned pedestrian and bicycle systems in the city.

Approval of Flagstaff Regional Plan Update Contract for Scenario Planning and Associated Public Participation Services with Cascadia Partners.

November

Approval of the Final Condominium Plat for Rio Homes Unit 4, a 40-unit multi-family residential condominium subdivision. The 3.71-acre site is located at 1221 E. Emma Drive in the MR, Medium Density Residential Zone, and has a Resource Protection Overlay (RPO).

Approval of the Final Plat for Rio Homes Unit 4 Multi-Family, a 6-unit multi-family residential townhome subdivision. The 5.1-acre site is located at 1221 East Emma Drive in the MR, Medium Density Residential Zone, and has a Resource Protection Overlay (RPO).

Approval to Adopt an ordinance 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 7.76 acres of real property from Rural Floodplain to Urban Floodplain

Adoption of a resolution and ordinance, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code, to modify the existing Outdoor Lighting Standards.

December

Final Plat approval for Club Cabin Condominiums Unit 2 at the Estates at Pine Canyon Unit 1—a three-unit residential condominium subdivision on 10.88 acres at 3000 S. Clubhouse Circle.

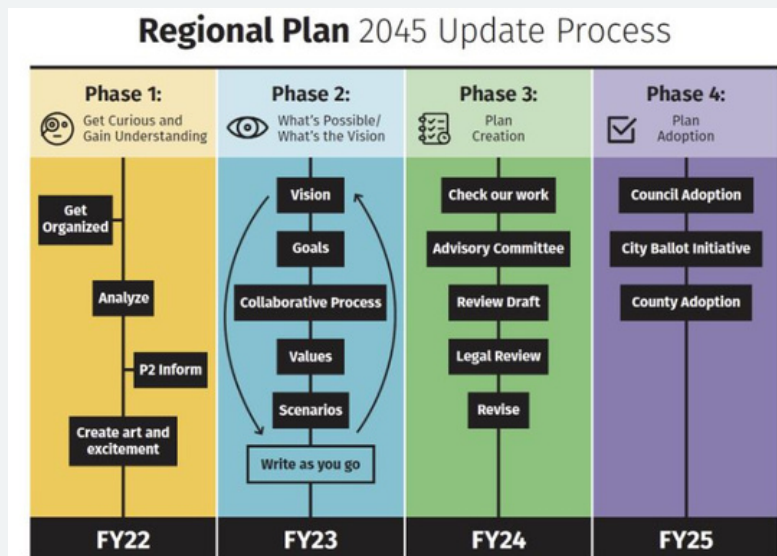
Approval to adopt a resolution, amending the Flagstaff Regional Plan 2030 to change the place type designation within a future suburban activity center (S16) from neighborhood scale to regional scale ; move the center point of a future suburban activity center (S16) north and east ; change the area type designation from existing Rural/Future Suburban to Existing Employment for approximately 28 acres; and realign a future circulation road corridor generally located at 1120 W Purple Sage Trail, for Northern AZ Healthcare (HAH).

City Council Agendas/Minutes/Videos can be found here - [Agenda - View Meetings \(flagstaffaz.gov\)](https://www.flagstaffaz.gov/agenda)

2045 Regional Plan

Flagstaff Regional Plan Update

The Flagstaff Regional Plan outreach began in the Fall of 2021. In 2022, Phase 1 and Phase 2 activities were completed. Phase 1 invited the public to engage the process with curiosity, imagination and hope. The goal is to inform the public about the process, its meaning and to solicit feedback on the qualities values and challenges that should be addressed in the plan update. The objective of Phase 2's engagements will be to identify critical success factors that the project will need to address and to get conceptual feedback on anticipated trade-offs and decision points.



In 2022, the project team created public participation opportunities through:

- Launching the Regional Plan project website at www.flagstaff.az.gov/regionalplan
- Producing 24 snapshot videos and 14 reports (so far)
- 12 Community events
- Youth outreach with Flagstaff High and Northland Youth Shelter
- Strengths, Weakness, Opportunities and Threats (SWOT) Analysis with Boards and Commissions
- 11 Visioning Workshop where Over 150 community members attended and participated in four activities: Community Asset Mapping, Card Storming Vision Statements, Dotmocracy – Critical Questions and Trade-offs, Talk with your neighbor/Art Boxes
- Hiring Scenario Planning Consultant
- Recruiting Technical Advisory Group



Housing Section



The community showed strong support for housing in Flagstaff with the passing of Proposition 442, which will help create more affordable rental and homeownership opportunities in Flagstaff.

The 10 - Year Housing Plan was adopted by City Council early in 2022. The Plan was created in response to the Council declared Housing Emergency and recognizing the need for a single, comprehensive community-facing document summarizing the City's immediate, short-term and long-term needs and strategies to improve housing affordability. Link to the 10-Year Housing Plan - [Create connect preserve.protectT.\(az.gov\)](#).

To view the report of the progress for the 10-Year Housing plan during 2022 click here - [10YHP-2022-Progress-Report---FINAL.\(az.gov\)](#).

The 2021 Community Development Block Grant(CDBG) Program Year (utilized in 2022) helped to support the following programs:

Eviction prevention for 39 households

A paid apprenticeship program to 3 survivors of domestic violence learning professional textile and sewing skills Support services for 72 youth experiencing homelessness working to obtain their diploma

5 new transitional housing units for victims of domestic violence

Hotel rooms and shelter services for over 1,000 individuals experiencing homelessness

To see the full year in review for Housing in Flagstaff click the link:

<https://www.flagstaff.az.gov/DocumentCenter/View/74895/City-of-Flagstaff-Housing-Section-2022-Year-in-Review>



Community Development Year End Report for 2022



Building Safety

Building Safety managed through numerous vacancies throughout the year. The department worked diligently, along with the support of Community Development staff, to ensure that plans were reviewed and permits issued to the community without delay.

Building Safety welcomed the additions of Brian Cook and Phillip Clark as Plans Reviewers, along with the new Permit Technician Stefani Brown.

Building Safety is currently recruiting two Building Inspectors, a Plans Reviewer, and a Code Compliance I Officer .

Current job listings can be found here - [Job Opportunities | Sorted by Job Title ascending | . \(governmentjobs.com\)](#)





Building Safety End of Year Statistics 2023

BUILDING SAFETY BY THE NUMBERS 2022

Total Permits Issued – 2,487

107

SINGLE FAMILY DWELLING PERMITS ISSUED (ALL TYPES)



45

ACCESSORY DWELLING UNIT (ADU) PERMITS ISSUED



168

COMMERCIAL BUILDING PERMITS ISSUED



452

REMODEL/ADDITION/T.I. PERMITS ISSUED



353

PHOTOVOLTAIC PERMITS ISSUED



2,402

PLAN REVIEWS COMPLETED



14,280

BUILDING INSPECTIONS PERFORMED



Total Construction Valuation - \$240,529,009

Community Development

End of Year for 2022



Code Compliance in 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	109	
Citizen Driven Complaint	14	22	36	16	23	34	27	16	18	7	21	9	
New Cases	122	121	206	84	139	206	174	179	139	84	120	118	
Case Status													
Open Cases (of total new cases above)	13	12	30	27	32	36	20	32	18	14	30	58	
Closed Cases (of total new cases above)	109	109	176	57	107	170	154	147	121	70	90	60	

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	1	42
Accessory Dwelling Unit	0	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	0	2
Camping on Public Property within City Limits	1	1	0	1	2	1	0	1	2	0	0	1	10
Collection/Disposal Practices	6	6	16	10	8	15	6	8	21	6	8	6	116
Commercial Work on Motor Vehicles	0	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	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	66	291
Failure to Meet Landscape Standards	0	0	0	0	1	0	0	0	0	0	0	0	1
Failure to Meet Outdoor Lighting Standards	1	6	9	5	2	6	1	0	2	1	3	0	36
Failure to Meet Parking Standards/General Parking Standards	0	1	15	1	2	1	2	1	1	1	0	0	25
Failure to Meet Resource Protection Standards	0	0	0	0	0	2	0	1	0	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	10	268
Failure to Meet Building from Standards/Setbacks	0	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	0
General Rules & Standards (Solid Fuel Burning Devices)	0	0	0	0	0	0	1	0	0	0	0	0	1
Graffiti	73	49	77	41	83	85	75	98	69	39	57	29	775
Littering	1	2	1	0	3	0	2	6	3	0	2	2	22
Illegal Use or Activity without Permit	3	3	7	3	0	5	2	7	0	3	1	1	35
Illegal Use in Zone	1	0	0	1	0	1	0	0	1	1	0	0	5
Keeping of Certain Animals	0	1	3	0	0	0	3	0	0	1	0	1	9
Outdoor Feeding & Protection of Wildlife	0	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	0
Parking of RV's	0	0	0	0	0	0	0	0	0	0	0	1	1
Posting of Handbills on Public/Private Property	0	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	0	4
Stopping, Standing & Parking Restrictions	0	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	0	1
Storage of Unregistered/Inoperable Vehicles	0	0	0	0	0	0	1	0	1	0	0	0	2
Storing or Placement of Solid Waste	1	0	0	7	0	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	0	4
Uninhabited or Vacant Private Property	0	0	0	0	0	0	1	0	0	0	0	0	1
Violation of Encroachment Standards	0	0	1	0	0	0	0	0	0	0	0	0	1
Violation of Fence/Wall & Scenic Standards	0	0	0	0	0	0	1	0	0	0	0	0	1
Water Conservation	0	0	0	0	1	0	0	1	0	0	0	0	2
Other Misc	1	2	1	0	5	1	0	0	0	1	1	0	12
Total Complaints by Month	122	121	206	84	139	206	174	179	139	84	120	118	1692

Community Development

End of Year for 2022



Dark Sky in 2022

City of Flagstaff/Coconino County Partnership - Dark Sky Compliance Report 2022 Coconino County Specific Cases

Complaint	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		
Staff Driven Complaint	-	-	0	3	1	0	1	0	0	0	1	0		
Citizen Driven Complaint	-	-	0	0	5	5	2	2	1	1	1	0		
New Cases	-	-	0	0	6	5	3	2	1	1	2	1		
Case Status														
Open Cases (of total new cases above)	-	-	0	2	5	3	3	0	1	0	0	0		
Closed Cases (of total new cases above)	-	-	0	1	0	2	0	2	0	1	2	1		
Closed Cases (from previous months)	-	-	0	1	1	1	2	1	1	0	1	0		
Hours Spent														Year End Totals
Total Hours spent on County Cases*	-	-	0	2	25	30	15	50	64	60	50	20		316
Hours spent on JLUS	-	-	0	2	25	30	15	50	64	60	50	20	316	

Violation	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Year End Totals
Residential Violations	-	-	0	0	4	4	2	2	0	0	1	1	14
Commercial Violations	-	-	0	3	2	1	1	0	1	1	1	0	10
Total Violations by Month	-	-	0	3	6	5	3	2	1	1	2	1	24

