

MINUTES

1. CALL TO ORDER

Mayor Daggett called the meeting of the Flagstaff City Council held February 4, 2025, to order at 3:04 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 discussion and consultation 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.

PRESENT:

ABSENT:

MAYOR DAGGETT
VICE MAYOR SWEET
COUNCILMEMBER ASLAN
COUNCILMEMBER GARCIA
COUNCILMEMBER HOUSE
COUNCILMEMBER MATTHEWS
COUNCILMEMBER SPENCE

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

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

The Council and audience recited the pledge of allegiance, Councilmember Aslan read the Mission Statement of the City of Flagstaff, and Vice Mayor Sweet read the 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. OPEN CALL TO THE PUBLIC

Open Call to the Public enables the public to address the Council about an item that is not on the prepared agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. Open Call to the Public appears on the agenda twice, at the beginning and at the end. The total time allotted for the first Open Call to the Public is 30 minutes; any additional comments will be held until the second Open Call to the Public.

If you wish to address the Council in person at today'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 Open Call to the Public and Public Comment. 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.

Nadine Hart addressed Council urging them to add another HUD resident to the Flagstaff Housing Authority Board. She expressed concerns about the Housing Authority and the Housing Commission.

Alan Winninger addressed Council and spoke about the 100 year anniversary of Route 66.

Colleen Maring, Chief People Officer and General Counsel for Northern Arizona Healthcare addressed Council about immigration enforcement in hospitals. She reassured the Council that patient care protocols and privacy standards will remain unchanged despite potential federal immigration enforcement activities in hospitals.

5. PROCLAMATIONS AND RECOGNITIONS

A. Proclamation: Black History Month

Vice Mayor Sweet read and presented the proclamation.

B. Proclamation: Career and Technical Education (CTE) Month

Mayor Daggett read and presented the proclamation.

6. COUNCIL LIAISON REPORTS

Councilmember Garcia reported that the Library Board met and discussed the new Bookmobile. They also discussed the library IGA and funding.

Councilmember Aslan reported that the Sustainability Commission reviewed the LASS/CAP and discussed the neighborhood sustainability grant program. He also shared that the Tourism Commission reported out on a variety of things happening in Flagstaff and discussed the Visitor Center Express at the Airport.

Vice Mayor Sweet reported that the Beautification and Public Art Commission and the MetroPlan Strategic Advance would be held the following week.

Councilmember House reported that the Commission on Diversity Awareness met to approve the two most recent proclamations and had a great conversation with the new Police Chief. They also discussed the rainbow pavement exhibit. She also reported that the Housing Commission received updates on the LASS/CAP study and provided input on that effort.

Mayor Daggett reported that the Commission on Inclusion and Adaptive Living met and was gearing up to do a series of walkability excursions to look at how accessible different buildings and public spaces were.

7. 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: Commission on Diversity Awareness

Moved by Councilmember Anthony Garcia, **seconded by** Vice Mayor Miranda Sweet to appoint Silina Martinez to a term ending in September 2026.

Vote: 7 - 0 - Unanimously

B. Consideration of Appointments: Commission on Inclusion and Adaptive Living

Councilmember Spence asked to reschedule his appointment to the next voting meeting.

Moved by Councilmember Austin Aslan, **seconded by** Councilmember Anthony Garcia to appoint Kendra Lopez to a term expiring in March 2027.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Khara House, **seconded by** Vice Mayor Miranda Sweet to appoint Rachel Simukonda to a term expiring in March 2028.

Vote: 7 - 0 - Unanimously

C. Consideration of Appointments: Sustainability Commission

Moved by Vice Mayor Miranda Sweet, **seconded by** Councilmember Austin Aslan to appoint Kristen Konkell to a term expiring in February 2028.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Anthony Garcia, **seconded by** Vice Mayor Miranda Sweet to appoint Tom Lammie to a term expiring in February 2028.

Vote: 7 - 0 - Unanimously

8. LIQUOR LICENSE PUBLIC HEARINGS

Applications under Liquor License Public Hearings may be considered under one public hearing and may be acted upon by one motion unless otherwise requested by Council.

A. Consideration and Action on Liquor License Application: Jared Michael Repinski, "Baja Mar" 6 E Aspen Ave #100, Series 12 (Restaurant), New License

Mayor Daggett opened the public hearing.

Deputy City Clerk Georganna Staskey introduced the applications and indicated that the Police Department and Community Development had provided their respective findings.

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

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Anthony Garcia to forward both applications to the state with a recommendation for approval.

Vote: 7 - 0 - Unanimously

9. CONSENT AGENDA

All matters under Consent Agenda are considered by the City Council to be routine. Unless a member of City Council expresses a desire at the meeting to remove an item from the Consent Agenda for discussion, the Consent Agenda 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 Lori Matthews, **seconded by** Councilmember David Spence to approve the Consent Agenda as presented.

Vote: 7 - 0 - Unanimously

A. Consideration and Approval of Contract: Renewal of a Contract for Choose Flagstaff (Economic Development) website maintenance services for \$20,000.

1. Approve renewal of contract with Indigo8 Internet for an additional 1 year term in the amount of \$20,000.
2. Authorize the City Manager to execute the necessary documents.

10. ROUTINE ITEMS

A. Consideration and Approval of Preliminary Plat Request from EPS Group, Inc, on behalf of CDR Devcorp LTD, for Preliminary Plat approval of "The Lookout at Canyon del Rio" located at 3770 E Whetstone Dr, a 50-lot single-family subdivision using Planned Residential Development (PRD) Standards on 7.11 acres in the Medium-Density Residential (MR) Zone.

Senior Planner Ben Mejia provided a PowerPoint presentation that covered the following:

THE LOOKOUT AT CANYON DEL RIO (PARCEL N)
REQUEST OVERVIEW
VICINITY MAP
BACKGROUND
PRELIMINARY PLAT
NATURAL RESOURCE PROTECTION PLAN
FOREST RESOURCES
SLOPE RESOURCES
REQUIRED FINDING #1: ZONING CODE (TITLE 10)
MEETS ZONING CODE STANDARDS FOR PRD IN THE MR ZONE
PRD DESIGN ELEMENTS
REQUIRED FINDING #2: ENGINEERING STANDARDS (TITLE 13)
MEETS ENGINEERING STANDARDS
REQUIRED FINDING #3: SUBDIVISIONS STANDARDS (TITLE 11)
MEETS SUBDIVISION AND LAND SPLIT REGULATIONS (CHAPTER 11-20)
FINDINGS AND RECOMMENDATION

Charity Lee, on behalf of Canyon Del Rio, thanked the Council for considering the application. She indicated that they had met all the requirements for zoning and engineering standards and provided all the required notifications.

The following individuals addressed Council to request that a notation regarding the proximity of Coconino Humane Association be added to the plat:

- Tony Cullum
- Nancy Novak
- Chrystal Redding
- Laney Hoover
- Teresa Schumann
- Michelle Ryan
- Charlotte Peterson
- Gail Cook

The following comments were received:

- A similar notation was made for the Sinagua Heights subdivision plat.
- It is good practice for potential property owners to be aware of what is in the neighborhood they are considering.
- The notation would provide awareness about possible impacts of living near an animal shelter.
- Coconino Humane wants to be a good neighbor and that begins with awareness.
- Coconino Humane does not want to face potential displacement for new development coming in.
- There is noise at the shelter and people need to know that the facility exists and noise could be an issue.
- The shelter wants to avoid any surprises for new residents.
- The shelter cannot take a chance of being shut down because of complaints.

Martina Valek submitted a written comment that supported the addition of a notation to the plat.

Councilmember Matthews asked if a notation on the plat was typical or standard practice. Mr. Mejia stated that it would be atypical to add it to the plat. Planning Director Michelle McNulty explained that the reason a notation was on the Sinagua Heights plat was because the facility is within the 200 foot requirement. The shelter is further than 200 feet and it is on the other side of Fourth Street which removes the requirement.

Councilmember Aslan acknowledged the request and understood the concern. He expressed support for providing notification to potential property owners by whatever mechanism possible and appropriate.

Councilmember Garcia stated that a plat notation may not be the correct placement and he did not foresee a significant problem given the distance away from the shelter, but he supported efforts to ensure notification to incoming property owners. He also asked about the road size and if that was standard for the development type leading into a cul-de-sac to which Mr. Mejia answered yes.

Ms. Lee stated that Canyon Del Rio was very supportive of Coconino Humane Association, and they have heard the concerns expressed. The plat satisfied all the requirements of the city, and the project was over 580 feet from the shelter. The plat did not require a notation however, they would be willing to disclose the facility as part of the public report that is provided to each new and prospective buyer. She also indicated that they would make the same commitment for all remaining plats within Canyon Del Rio.

A majority of Council expressed appreciation for hearing the public's concern and the willingness to include the information in the public report.

Councilmember Aslan shared that he was not satisfied with the accommodation and did not feel that the concerns of the community were satisfied. He hoped that the matter could be revisited in the future as it was likely that similar concerns would come up in the future as new development comes in.

Councilmember Spence voiced his support for adding in the final plat notation as a permissive issue.

Moved by Councilmember Austin Aslan, **seconded by** Councilmember Lori Matthews approve the Preliminary Plat, in accordance with the findings presented in this report and the Planning and Zoning Commission recommendation (5-0).

Vote: 7 - 0 - Unanimously

11. PUBLIC HEARING ITEMS

- A. Public Hearing and Consideration of Zoning Code Variance PZ-23-00161-04:** A request for a Zoning Code Variance from the wall plane massing requirements of 10-50.20.030.B.2: Architectural Standards -- Building Massing, of the Zoning Code. This request is to increase the maximum horizontal wall plane from 75 feet to 133 feet. The subject property is located at 3773 N Kaspar Drive and is zoned Highway Commercial (HC).

Mayor Daggett opened the public hearing.

Moved by Vice Mayor Miranda Sweet, **seconded by** Councilmember David Spence for the City Council to act as the Board of Adjustment.

Vote: 7 - 0 - Unanimously

Senior Planner Ben Mejia provided a PowerPoint presentation that covered the following:

PZ-23-00161-04 3773 N KASPAR DRIVE ARCHITECTURAL DESIGN STANDARDS -- MASSING VARIANCE REQUEST
AREA CONTEXT MAP
ZONING CODE REQUIREMENT
10-50.20.030.B (ARCHITECTURAL STANDARDS)
SITE PLAN
FLOOR PLAN
ELEVATIONS
REQUIRED FINDINGS
REQUIRED FINDINGS -- A
REQUIRED FINDINGS -- B
REQUIRED FINDINGS -- C
REQUIRED FINDINGS -- D
RECOMMENDATION

Heather Dalmolin CEO and General Manager for Mountain Line addressed the Council and shared that the property was purchased in 2005 and they had invested a lot in maintaining their presence. They were looking to expand the maintenance facility as their fleet has changed and grown. In 2022 the Mountain Line Board approved a Master Campus Plan that included additional bus storage and with the upcoming move of their operations to the new Downtown Connection Center, it allowed them the opportunity to utilize the space differently and it could be sized for their current and future fleet. The proposed parking would maximize how they use the space and provide parking for the Downtown Connection Center employees so they could ride the bus rather than parking downtown, keeping those spaces open for the public.

Ann Dunno with Mountain Line explained that the facility improvements would provide three maintenance lanes and six maintenance bays which would allow for the team to do 100% of maintenance inside of a building rather than in the elements outside. Furthermore, it would offer better safety standards and support their workforce development goal to recruit and retain fleet staff with the added benefits of working in a space designed and equipped for working on buses as well as space to build on training and development of skills. It would also help create partnership opportunities to create a heavy duty training program.

Councilmember Aslan asked about the logic or purpose of the maximum wall plane length, and if that was a structural or aesthetic consideration. Mr. Mejia stated it was both, and the intent was to avoid big box buildings, break up large wall planes, and create visual appeal by breaking up a building extending beyond 75 feet.

Councilmember Garcia asked if the same exception could be granted for others who apply and meet the findings. Mr. Mejia confirmed that the exception could be sought by anyone, whether they meet the findings and are approved would be decided by the Board of Adjustment.

Jill Stephensen addressed Council in support of public transportation and in support of the variance. She expressed that by doing so it showed support toward achieving the goal of carbon neutrality by 2030.

A written public comment was submitted by Summer Grandy supporting the variance.

There being no further public comment, Mayor Daggett closed the public hearing.

Moved by Councilmember David Spence, **seconded by** Vice Mayor Miranda Sweet to approve the proposed variance for a 133-foot wall plane in accordance with the findings presented in this staff summary.

Vote: 7 - 0 - Unanimously

Moved by Vice Mayor Miranda Sweet, **seconded by** Councilmember Lori Matthews to cease acting as the Board of Adjustment and resume acting as City Council.

Vote: 7 - 0 - Unanimously

- B. Consideration and Adoption of Resolution No. 2025-02 and Ordinance No. 2025-01:** 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-24-00216 - Resource Protection Standards Applicability" 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.

Mayor Daggett opened the public hearing.

Zoning Code Manager Tiffany Antol provided a PowerPoint presentation that covered the following:

ZONING CODE AMENDMENT CHAPTER 10-500 RESOURCE PROTECTION STANDARDS
SECTION 10-50.90.020: APPLICABILITY
RESOURCE PROTECTION STANDARDS APPLICABILITY
CITY'S PROPOSED ZONING CODE TEXT AMENDMENT
STAFF RECOMMENDATION
RESOURCE PROTECTION STANDARDS APPLICABILITY
RECOMMENDATION

Councilmember Matthews noted that there had been a lot of conversation about the resource protection overlay (RPO). There are areas in the city that have a lot of tree density and that was concerning from a fire protection perspective. It was a challenge trying to address the community need for housing and density along with resource protections. She asked if there were any access requirements associated with the amendment. Ms. Antol stated that there were no access requirements and that it was specific to the development of public streets. She indicated that there was an affordable housing incentive that allowed for a reduction in resources. There was still much work to be done to adjust the requirements for residential development.

Councilmember Matthews asked if there was a specific reason access or driveways were not included in the amendment. Ms. Antol explained that the feedback they received focused on the need to look at applicability to rights-of-ways. Driveways were different and they had different code standards; staff had not been able to do the research to be able to show what that could do to the overall site. They were committed to a fact-based and science-based approach to the entirety of the standards. They were trying to limit the amount of change that was being made to build in a little bit of breathing room for the residential developments that were struggling to meet both density and resource protection standards.

Councilmember Garcia asked how the issue was addressed prior to the proposed amendment. Ms. Antol stated that staff worked very closely with developers to identify modifications that would help meet the standards. It was a case-by-case situation and no resource protection plan came out perfect.

The following individuals addressed Council about the proposed amendment:

- Michelle James, Friends of Flagstaff's Future
- Eric Wolverton, Habitat for Humanity
- Charity Lee, Capstone Homes
- Nat White
- Guillermo Cortes

The following comments were received:

- We support the proposed amendments which would exempt all new public rights of way.
- This would slightly reduce the tree resource and allow for slightly higher density of housing.
- Hope the modifications will result in higher densities of housing.
- A couple of revisions to consider; strike the word "public" from Section B and add "internal circulation networks, driveways, and aisles within multi-family projects."
- Please support the proposed revisions.
- The 35 year old Resource Protection Overlay will lose a significant portion of its purpose.
- If there are trees where a development wants to put a street, they will be gone.
- 200 year old trees will be cut down.
- There may be developments that have no trees at all.
- This would allow for greater density than exists now but for 35 years we have been operating under it just fine.
- Please delay action on the amendment and ask staff to gather community input.
- There are better ways to get what we are looking for.
- Consider ways to include multi-family housing in the amendment.
- Many people are having a hard time getting insurance for their property because trees are so close to homes.

Mayor Daggett asked about the proposed revisions. Ms. Antol explained that the outreach with the community focused on the amendment being one small change in the larger RPO. They understand the need and concern for multi-family development, but it was important to be strategic in the research and understanding of the overall impacts. One of the most used incentives is the RPO reduction so anything that would be done in that respect may have greater impact than anticipated. There were other changes coming forward and the concern is there may be a loss of opportunity to address the issue holistically. The amendments should be done based on research and impact analysis; staff was working closely with the Fire Department on the RPO and will be back to Council soon with additional considerations.

Mayor Daggett asked about old growth trees. Ms. Antol stated that the code would give a higher point value to the trees with the larger diameter to incentivize the preservation of those trees. A top consideration with the overhaul is identifying ways to preserve heritage trees. By coming back to Council with a different approach to looking at resources, they hope to work with developers to deliver a project that works with the resources rather than tensing against it.

Councilmember Aslan expressed concern. He indicated support for the language that was supported by the Planning and Zoning Commission but was wary about any further tweaks. It was important to be very aware of the new fire wise paradigm but also balance the needs for resource protection.

Vice Mayor Sweet asked about impacts if the proposed amendment was postponed. Ms. Antol indicated that there was more internal vetting to be done. They were working on documentation, visualizations of the future proposals. She did not want to get into discussion about the new language because it still needed to be vetted with internal and external partners. She was hopeful that the additional modifications would come forward in the next few months. The code has been drafted, staff just needed to make sure everyone was on the same page.

Councilmember Matthews offered that there was a climate crisis and the efforts made by California in that regard have been all for naught with their recent fires. Flagstaff could be risking all the things that have been done if a catastrophic fire came into the city. The workforce commuting into Flagstaff from outside areas also impacts the Carbon Neutrality Plan and there needed to be a way to move

them into Flagstaff. It was not all about preserving trees but also looking at the bigger picture when they take away from the housing inventory and increase fire risk, there needed to be a conversation about change.

There being no further public comment, Mayor Daggett closed the public hearing.

Moved by Councilmember Austin Aslan, **seconded by** Councilmember Anthony Garcia to read Resolution No. 2025-02 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 "PZ-24-00216 -- RESOURCE PROTECTION STANDARDS APPLICABILITY"

Moved by Councilmember Austin Aslan, **seconded by** Councilmember Lori Matthews to read Ordinance No. 2025-01 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 "PZ-24-00216 -- RESOURCE PROTECTION STANDARDS APPLICABILITY"; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

- C. **Consideration and Adoption of Resolution No. 2025-03 and Ordinance No. 2025-02:** 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-24-00217 - Urban Farm Land Use" 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.

Mayor Daggett opened the public hearing.

Zoning Code Manager Tiffany Antol provided a PowerPoint presentation that covered the following:

ZONING CODE AMENDMENT CHAPTERS 10-40 & 10-80 URBAN FARM LAND USE PZ-24-00217
URBAN FARM LAND USE

Michelle James and Peter Frederici addressed Council in support of the amendment and encouraged further changes that would take place on land under other zoning designations.

Councilmember Spence encouraged NAU to evaluate their land holdings to see where opportunities to increase local food production may exist. He also encouraged student involvement with urban farming and climate action.

Summer Grandy submitted a written comment in support of the code amendment.

There being no further public comment, Mayor Daggett closed the public hearing.

Moved by Councilmember Anthony Garcia, **seconded by** Councilmember David Spence to read Resolution No. 2025-03 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 "PZ-24-00217 -- Urban farm land use"

Moved by Councilmember Anthony Garcia, **seconded by** Vice Mayor Miranda Sweet to read Ordinance No. 2025-02 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 "PZ-24-00217 - URBAN FARM LAND USE"; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

- D. **Consideration and Adoption of Resolution No. 2025-05:** A resolution of the Flagstaff City Council, authorizing the execution of the Second Amendment to the Mill Town Development Agreement between Vintage Partners, LLC and the City of Flagstaff related to the development of approximately 13 acres of real property generally located at 1801 S Milton Road.

Mayor Daggett opened the public hearing.

Senior Planner Wesley Welch provided a PowerPoint presentation that covered the following:

MILL TOWN DEVELOPMENT AGREEMENT 2ND AMENDMENT
DEVELOPMENT AGREEMENT
HISTORY AND PURPOSE
HIGH OCCUPANCY HOUSING (HOH)
MILLTOWN
COUNCIL OPTIONS

Councilmember Spence expressed wariness as to why the development would not be required to meet the current zoning requirements. He believed that anything that was built should be built to current regulations.

Lindsay Schube from Gammage and Burnham, explained that the development was approved in 2018 as a public/private partnership and Vintage Partners had met all their requirements thus far. They had heard that the development was too dense and too big. Under the current proposal they could make a minor modification which required 0% deviation however, there was conflict with the architecture, and the changes were found to be more than 10%. The proposal now was to right size the current development, which was a 20% shorter building, 25% less dwelling units, and 40% less beds. It would be bigger more efficient units with fewer parking spots. The High Occupancy Housing (HOH) standards required a significant amount of parking. With a managed development with a well-managed parking program it was not necessary. Vintage Partners would still be required to uphold all other obligations.

Mayor Daggett stated that there was no information about the new design. Ms. Schube explained that the amended site plan, with all the details, would come back to Council for discussion and possible approval. The action needed was to provide the ability for the developer to update the site plan and bring it back for approval.

Councilmember Garcia asked if it was a less student centric housing project with more family housing. Ms. Schube stated that it was still a mix of studio to four-bedroom units and given its proximity to NAU it would likely appeal to students.

Ms. Antol shared that HOH policies were not in place when the development was submitted and going through the process.

Councilmember Aslan expressed concern about the precedent the amendment could set for other developments. He was frustrated with all the allowances, variances, and conditional use permits provided and requested. He asked why the project could not be right sized under current zoning requirements.

Deputy City Attorney Kevin Fincel stated that developers were locked into the original codes that existed when they submitted their projects. The development was taking longer than originally thought and they are requesting that they could continue to use their locked in code and right size the project. HOH did not apply to Vintage because at the time of submittal they were grandfathered into pre-HOH.

Ms. Schube explained that they were unable to go shorter or reduce the beds and units without a 10% modification which triggers the need for an amendment. Many of the things within the existing agreement are the same, they are just trying to reduce the size and have less parking spots within the confines of the 2018 code. They were not seeking any changes to the bigger elements of the project.

Vice Mayor Sweet stated that she liked the changes and the overall development more than the original proposal. She believed that they would follow through in the best interest of the city. She suggested that a continuance might be in order to allow the new councilmembers to get up to speed with more information on the project.

Councilmember Matthews stated that the concerns that had been expressed would all be discussed with the new site plan but what they were seeking was the assurance that they could continue on with the original agreement under the 2018 code. She indicated that the developer was a good partner and delivered many community benefits including the Rohrs affordable housing, land for Habitat for Humanity, the Milton underpass, and others. She believed that the request was reasonable and she trusted that staff had brought the matter to the Council because it was the proper way to do it.

Ms. McNulty shared that staff asked the developer to approach the amendment in this order. It costs a lot of money to bring a concept plan and a site plan to review and to be respectful of that impact, they felt that coming to Council to provide their direction helped provide assurance for the expenditure of that time and resource.

Walter Crutchfield of Vintage Partners addressed Council sharing that they have kept their word on all the public improvements associated with the project. There was an agreement in place and because so much time had elapsed with all the things they were doing they were now at a place where an extension was needed. They would still come to Council with a new site plan for consideration.

Michelle James with Friends of Flagstaff's Future and Nat White provided public comment.

The following comments were received:

- The public needs to understand why the HOH zoning cannot be met.
- HOH was created by the public to prevent something like the Hub from being created.
- More time is needed for staff to provide information as to why Milltown cannot meet HOH or current zoning requirements.
- A shorter building is a good idea but the public does not want student housing.
- There are inconsistencies with what is being requested.

Michelle James also submitted written comments in opposition to the amendment of the Development Agreement stating crucial information was missing.

Councilmember Matthews asked what additional information could be provided if the matter was postponed. Ms. McNulty stated that staff could provide information on the history of the Milltown project, the terms of the Development Agreement, and the differences between the 2017 code and the current code. She would not be able to provide information on their site design and why they could not need those codes.

Councilmember Garcia asked why the HOH piece needed to be removed. Ms. Schube stated that HOH required more parking which was not needed by the development. The CUP requirement was put into place for developments like the Hub because they could be built by-right. Milltown requires

entitlements that require Council approval. This was a public/private partnership where the developer has fulfilled their requirements. They could go forward as approved, but they would rather right size the project. This was a request to come back to Council with a new plan for consideration.

Councilmember Matthews noted that the Hub was a four- and five-bedroom unit with a common area, she asked if Milltown would also have that structure. Ms. Schube stated that it would be a rent by the room but a much smaller version with more studios and two bedrooms than what was currently in the design.

Council discussed the possibility of a postponement and the information they wanted to have when it came back for consideration.

Mayor Daggett left the public hearing open to allow for the matter to be postponed.

Moved by Vice Mayor Miranda Sweet, **seconded by** Councilmember David Spence to postpone the matter to a date certain of March 4, 2025.

Vote: 7 - 0 - Unanimously

A break was held from 7:28 p.m. through 7:47 p.m.

12. REGULAR AGENDA

- A. **Consideration and Adoption of Resolution No. 2025-04:** A Resolution of the City Council of the City of Flagstaff, approving the Second Amendment to an Intergovernmental Agreement with the Arizona Board of Regents related to Consolidation of University Campus and Road Projects.

Real Estate Manager Bryce Doty provided a PowerPoint presentation that covered the following:

NAU IGA AMENDMENT
MIKES PIKE SIDEWALK EASEMENT
UNIVERSITY DR. QUIT CLAIM PORTION

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Anthony Garcia to read Resolution No. 2025-04 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING THE SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA BOARD OF REGENTS RELATED TO CONSOLIDATION OF UNIVERSITY CAMPUS AND ROAD PROJECTS

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Austin Aslan to adopt Resolution No. 2025-04.

Vote: 7 - 0 - Unanimously

13. DISCUSSION ITEMS

- A. **Land Availability Suitability Study and Code Analysis Project - Code Concepts Report**

Planning Director Michelle McNulty, Zoning Code Manager Tiffany Antol, and Sustainability Analyst Genevieve Pearthree, provided a PowerPoint presentation that covered the following:

OVERVIEW & OBJECTIVES OF THE LASS+CAP PROJECT
FOCUS OF CODE DIAGNOSTIC REPORT
KEY CODE BARRIERS
CODE CONCEPTS REPORT
CODE CONCEPTS REPORT METHODOLOGY
SCENARIOS FOR CORE STANDARDS AND INCENTIVES

PRIORITIZATION OF OUTCOMES UNDER EACH SCENARIO
SUMMARY OF SCENARIOS FOR CORE STANDARDS AND INCENTIVES
USE REGULATIONS AND HOUSING TYPES
MAXIMUM DENSITY BY SCENARIO AND ZONE (UNITS PER ACRE)
DENSITY BONUSES BY SCENARIO AND INCENTIVE PROGRAM
FLOOR AREA RATION
MAXIMUM FLOOR AREA RATIO (FAR) BY SCENARIO AND ZONE
PARKING STANDARDS BY SCENARIO
SUSTAINABILITY STANDARDS BY SCENARIO
CARBON EMISSIONS MODELING -- BUILDINGS
CARBON EMISSIONS MODELING -- KEY FINDINGS
TOTAL CAPACITY (NEW NET UNITS) FOR CODE SCENARIOS
KEY FINDINGS & IMPLICATIONS FROM SCENARIOS
CORE STANDARDS & INCENTIVES DECISION POINTS
CODE CONCEPTS
CODE CONCEPTS DECISION POINTS
NEXT STEPS

Mayor Daggett asked about public outreach. Ms. McNulty stated that they continue to look for opportunities and other funding options for public outreach and information sharing.

Councilmember Matthews stated that it was difficult to provide direction without knowing the financial impact.

Councilmember Aslan expressed excitement about the process and the outcomes. He noted support for Scenario 2 and that he wanted to see it applied more broadly across Flagstaff.

- Taylor Cerchie
- Tyler Denham
- Deb Harris
- David Hayward
- Zak Skelton

The following comments were received:

- Focus on changing the underlying codes.
- Reduce mandatory parking minimums.
- Pre-approved building plans should be considered.
- Prioritize improvements for by-right developments.
- Improve incentive programs
- Study a broader array of solutions.
- Give staff the permission to bring you all the options available even if the public does not like them.
- Staff should not have to bear the brunt of dissatisfaction for decisions Council makes.
- Support Option 3.
- Convert parking lots to housing.

A written public comment was submitted by Tyler Denham regarding the project. He included a report in opposition of aspects of the project and has a list of suggestions for it.

A written public comment was submitted by Michelle James opposing the current plan stating it is too broad and adding suggestions to project.

A written public comment was submitted by Kyle Nitschke opposing the current plan and urging the City Council to eliminate parking minimums.

A written public comment was submitted by Kathleen Armstrong urging Council to prioritize sustainability in everything they do, and most especially in the Code Analysis Project.

A written public comment was submitted by Samuel Noble in support of the Code Analysis Project,

specifically reduced street widths, Scenario 2 and 3 to by right development, and reduced parking minimums.

Councilmember Garcia expressed support for Scenario 3 and encouraged the incorporation of sustainability in all the areas.

Councilmember Matthews voiced support for Scenario 3 and having a menu of items available for developers to customize. She expressed her desire to have as much information as possible.

14. 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 request by Councilmember House to place on a future agenda a discussion regarding efforts to institutionalize as a landmark the El Pueblo motel for its connection to the Code Talkers.

Mayor Daggett shared that the owner of the property was still working to get financing for restoration. While he wanted to honor the Code Talkers, he was not interested in pursuing a landmark designation at the moment.

Councilmember House stated that she wants to pursue and support the institutionalization of the site in whatever way possible. Efforts were underway to restore the location and the remaining Code Talkers were interested in seeing the site preserved. The legacy and historical relevance was immense and it was important to keep it at the forefront for recognition.

There was requisite support to advance the item forward to a future agenda for discussion.

15. OPEN CALL TO THE PUBLIC

Deb Harris addressed Council and thanked them for participating in the Black History Month events. She announced that the renovations had been completed at the Murdoch Center and thanked the Council for entrusting the Southside Community Association to be the steward for that facility.

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

Vice Mayor Sweet noted that First Friday Artwalk was that week and that the Downtown Chocolate Walk was that upcoming Saturday.

Councilmember Spence requested a FAIR to identify and adopt Council goals for 2025/2026. He also requested a FAIR to discuss the immigration deportation issues in Flagstaff in light of the current federal deportation initiatives.

17. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held February 4, 2025, adjourned at 9:06 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 February 4, 2025. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 1st day of April, 2025

CITY CLERK