

MINUTES

1. CALL TO ORDER

Mayor Daggett called the meeting of the Flagstaff City Council held August 26, 2025, 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 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

Present: Mayor Becky Daggett
Vice Mayor Miranda Sweet
Councilmember Austin Aslan
Councilmember Anthony Garcia
Councilmember Khara House
Councilmember Lori Matthews
Councilmember David Spence

Staff 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 Garcia 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. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- A. **Consideration and Approval of previous minutes:** City Council Special Meeting of July 29, 2025, Regular Meeting of July 1, 2025, Joint Work Session of June 30, 2025, Work Session of June 24, 2025, Regular Meeting of June 17, 2025, Work Session of June 10, 2025, Regular Meeting of June 3, 2025, Work Session of May 27, 2025, Regular Meeting of May 20, 2025, Work Session of May 13, 2025,

Regular Meeting of May 6, 2025, Regional Plan Retreat of May 2, 2025, Budget Retreat of April 25, 2025, Budget Retreat of April 24, 2025, Special Meeting/Work Session of April 8, 2025, Special Meeting of July 3, 2024, Joint Work Session of March 25, 2024, Regular Meeting of March 19, 2024, Regular Meeting of March 5, 2024, Joint Work Session of March 4, 2024, Work Session of February 13, 2024, Regular Meeting of February 6, 2024, Budget Retreat of February 2, 2024, Budget Retreat of February 1, 2024, Work Session of January 23, 2024, Work Session of January 9, 2024, Work Session of November 14, 2023, Work Session of October 24, 2023, Work Session of June 14, 2022, Work Session of October 11, 2022, Special Work Session of May 24, 2022, and Work Session of October 12, 2021.

Moved by Councilmember Anthony Garcia, **seconded by** Vice Mayor Miranda Sweet to approve the minutes of the City Council Special Meeting of July 29, 2025, Regular Meeting of July 1, 2025, Joint Work Session of June 30, 2025, Work Session of June 24, 2025, Regular Meeting of June 17, 2025, Work Session of June 10, 2025, Regular Meeting of June 3, 2025, Work Session of May 27, 2025, Regular Meeting of May 20, 2025, Work Session of May 13, 2025, Regular Meeting of May 6, 2025, Regional Plan Retreat of May 2, 2025, Budget Retreat of April 25, 2025, Budget Retreat of April 24, 2025, Special Meeting/Work Session of April 8, 2025, Special Meeting of July 3, 2024, Joint Work Session of March 25, 2024, Regular Meeting of March 19, 2024, Regular Meeting of March 5, 2024, Joint Work Session of March 4, 2024, Work Session of February 13, 2024, Regular Meeting of February 6, 2024, Budget Retreat of February 2, 2024, Budget Retreat of February 1, 2024, Work Session of January 23, 2024, Work Session of January 9, 2024, Work Session of November 14, 2023, Work Session of October 24, 2023, Work Session of June 14, 2022, Work Session of October 11, 2022, Special Work Session of May 24, 2022, and Work Session of October 12, 2021.

Vote: 7 - 0 - Unanimously

5. 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.

Parks, Recreation, Open Space, and Events Division Director Rebecca Sayers addressed Council and highlighted Senior Deputy City Manager Shannon Anderson who was the recent recipient of the Gabe Zimmerman Award for Public Service.

Charlie Silver addressed Council and stated he was a longtime resident and requests Council to think about what makes Flagstaff unique. He requested more be done for conservation and preserving the essence of Flagstaff.

Northern Arizona Healthcare Chief People Officer Colleen Maring addressed Council and provided an update on their strategic planning meeting. She stated the plan can be accessed on their website. She briefly highlighted the main points of the plan and stated the Community Health Needs Assessment can also be accessed online. She stated they will post progress as they meet the goals.

Mayor Daggett took a moment of silence for a Captain Paul Sanders from the Flagstaff Fire Department who has recently passed away.

6. PROCLAMATIONS AND RECOGNITIONS

A. Proclamation: SMART Week

Mayor Daggett read and presented the proclamation.

7. July and August Work Anniversaries

Senior Deputy City Manager highlighted those employees with work anniversaries in July and August.

Mayor Daggett noted the number of tenured firefighters on the list.

8. COUNCIL LIAISON REPORTS

Councilmember Garcia shared updates from the Parks and Recreation Commission on playground equipment, recreation center improvements, and the Bushmaster sports court. He noted the commission's interest in sound mitigation at Bushmaster Park and upcoming discussions on further updates. He expressed appreciation for Parks and Recreation Commission and looks forward to this week's Library Board discussions.

Councilmember Aslan stated he has a few commission meetings in the coming week.

Vice Mayor Sweet stated that she was nominated as Vice Chair of Northern Arizona Council of Governments, with her first meeting later that week. She noted MetroPlan secured over \$34 million in grants for 2025 regional projects. Mountain Line will hold its first meeting at the new Downtown Connection Center the following day. She also mentioned the freshly painted water tank at Buffalo Park and a recent Water Commission meeting focused on using reclaimed water on Flagstaff golf courses.

Councilmember Spence stated he attended the Open Spaces Commission and Transportation Commission meetings during the Council break, noting that both commissions remain actively engaged in assessing community needs.

Mayor Daggett stated there was a Commission of Inclusion and Adaptive Living meeting later in the week.

9. 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: Beautification and Public Art Commission

Moved by Councilmember Khara House, **seconded by** Councilmember Lori Matthews to appoint Meredith Curley to the Beautification and Public Art Commission.

Vote: 7 - 0 - Unanimously

B. Consideration of Appointments: Airport Commission

Moved by Councilmember David Spence, **seconded by** Councilmember Khara House to appoint Thomas Waddell to the Airport Commission.

Vote: 7 - 0 - Unanimously

Moved by Mayor Becky Daggett, seconded by Councilmember David Spence to appoint Robert Hanovich to the Airport Commission.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Khara House, seconded by Councilmember Lori Matthews to appoint Chris Spelke to the Airport Commission.

Vote: 7 - 0 - Unanimously

C. Consideration of Appointments: Personnel Board

Moved by Councilmember Austin Aslan, seconded by Councilmember Anthony Garcia to appoint Cynthia Chilcoat to the Personnel Board.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Lori Matthews, seconded by Councilmember David Spence to appoint Kenyon Lemon to the Personnel Board.

Vote: 7 - 0 - Unanimously

10. 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.

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

Vote: 7 - 0 - Unanimously

A. Consideration and Action on Liquor License Application: Consideration and Action on Liquor License Application: Ronda Renee Stump "Flagstaff Mountain Market LLC", 1508 E Route 66 , Series 007 (Beer and Wine Bar), Owner/Location Transfer.

B. Consideration and Action on Liquor License Application: Michael Walter Marquess "Mother Road Brewing", 1300 E Butler Ave. Ste 200, Series 001 (In-State Producer), New License

11. 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.

Mayor Daggett pulled Item 11C from the Consent Agenda stating it would come back to Council at a later date and Councilmember Garcia requested to pull Item 11H for discussion.

Moved by Councilmember David Spence, seconded by Councilmember Lori Matthews to approve the Consent Agenda as presented with the exception of Items 11C and 11H.

Vote: 7 - 0 - Unanimously

- A. Consideration and Approval of Contract: Seventh Amendment to the Construction Manager at Risk (CMAR) Construction Services Agreement with Eagle Mountain Construction, Inc. for the Spruce Wash Flood Mitigation Suite of Projects to add Guaranteed Maximum Price (GMP) 7 for the Killip Outlet.**
1. Approve the Seventh Amendment to the CMAR Construction Services Agreement with Eagle Mountain Construction, Inc. for the Spruce Wash Mitigation Suite of Projects to include GMP 7 in the amount of \$985,666 and adding 0 days to the contract duration; and
 2. Approve an Owner's Contingency of \$15,000, which is approximately 2.0% of GMP 7; and
 3. Authorize the City Manager to execute the necessary documents.
- B. Consideration and Approval of Contract: Library Computer Replacement Cycle Purchase for an amount not to exceed \$426,085, annually with Dell Marketing, LP, for a period of 3 years, with 2 one-year extensions.**
1. The City Council approves the Library Computer Replacement Cycle Purchase for an amount not to exceed \$426,085, annually with Dell Marketing, LP, for a period of 3 years, with 2 one-year extensions; and
 2. Authorize the City Manager to execute the necessary documents.
- C. Consideration and Approval of Final Plat Request from EPS Group, Inc, on behalf of CDR Devcorp LTD, for Final 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 within the Resource Protection Overlay (RPO).**
- Item pulled from the agenda.
- D. Consideration and Approval of Contract: Award a 3-Year Subscription with Q-Mation for a SCADA Software Package in an amount not to exceed \$121,344.**
1. Approval of 3-Year Subscription with Q-Mation for a SCADA Software package in an amount not to exceed \$121,344; and
 2. Authorize the City Manager to execute all necessary documents.
- E. Consideration and Approval of Contract: Library Books, Spoken Word, DVDs and Digital Media Cooperative Purchase from Baker & Taylor, LLC in an amount not to exceed \$200,000 annually for a period of 3 years, with 2 one-year extensions.**
1. The City Council approves the Library Books, Spoken Word, DVDs and Digital Media Cooperative Purchase from Baker & Taylor, LLC in an amount not to exceed \$200,000 annually for a period of 3 years, with 2 one-year extensions; and
 2. Authorize the City Manager to execute the necessary documents.
- F. Consideration and Approval of Contract: Library E-materials & DVDs Cooperative Purchase in an amount not to exceed \$50,000 annually with Midwest Tape, LLC, for a period of 3 years.**
1. The City Council approves the Library E-materials & DVDs Cooperative Purchase in an amount not to exceed \$50,000 annually with Midwest Tape, LLC, for a period of 3 years; and
 2. Authorize the City Manager to execute the necessary documents.

G. Consideration and Approval of Contract: Library E-materials Purchase for an amount not to exceed \$117,000, annually with OverDrive, Inc., for a period of 3 years, with 2 one-year extensions.

1. The City Council approves the Library E-materials Purchase for an amount not to exceed \$117,000, annually with OverDrive, Inc., for a period of 3 years, with 2 one-year extensions; and
2. Authorize the City Manager to execute the necessary documents.

H. Consideration and Approval of a Contract: First Amendment to the Mental Health Service Agreement with Redemption Counseling Center, Inc. for Flagstaff Fire and Police Department personnel

Councilmember Garcia inquired about how the program is communicated and whether additional measures are taken when services are underutilized.

Fire Chief Mark Gaillard explained that the department has shifted from solely focusing on equipment care to prioritizing firefighter health, including mental wellness. He emphasized the importance of annual physicals and mental health checkups for prevention, not just crisis response. He shared that even that morning, a crisis team met with the department following a recent loss. The program offers early intervention, education, and crucial access to mental health professionals, who are in short supply in the community.

Deputy Chief Chris Fennell added that both the Fire and Police Departments have used the program for about five years, noting it has saved marriages, jobs, and lives.

Councilmember Garcia thanked staff for highlighting the program's positive impact.

Councilmember House expressed appreciation for the department's prioritization of mental health and trauma-informed care, calling it an honor to serve on a council that supports this work.

Moved by Councilmember Anthony Garcia, seconded by Vice Mayor Miranda Sweet to approve the First Amendment to the Mental Health Service Agreement with Redemption Counseling Center, Inc. in the additional amount of \$293,872.50 for Flagstaff Fire and Police Department personnel and authorize the City Manager to execute all necessary documents.

Vote: 7 - 0 - Unanimously

I. Consideration and Approval of Contract: 3-Year Software Maintenance Agreement for GIS Software with Environmental Systems Research Institute, Inc. (esri) in the amount of \$197,508.43

1. Approve the 3-year Software Maintenance Agreement with esri for GIS software in the amount of \$197,508.43; and
2. Authorize the City Manager to approve the necessary documents.

J. Consideration and Approval of Contract: Arizona 911 Grant Agreement between Arizona Department of Administration Office of Grants and Federal Resources and the City of Flagstaff acting as the System Administrator for Coconino County.

Approve the acceptance of grant funding in the amount of \$497,152.00 from the Arizona Department of Administration, Office of Grants and Federal Resources, to support the FY2026 9-1-1 budget for Coconino County.

K. Consideration and Approval of Contract: Second Amendment to Greg Clifton Employment Agreement.

Approve the Second Amendment to Greg Clifton Employment Agreement and authorize the Mayor to execute the Second Amendment on behalf of the City.

12. 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 "Canyon del Rio- The Highlands" located at 3805 E Whetstone Dr, a 141-lot single-family subdivision on 27.07 acres in the Medium-Density Residential (MR) Zone.

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

CANYON DEL RIO -- THE HIGHLANDS (PARCEL R1)
REQUEST OVERVIEW
VICINITY MAP
BACKGROUND
PRELIMINARY PLAT
NATURAL RESOURCE PROTECTION PLAN
FINDING #1: ZONING CODE (TITLE 10)
FINDING #2: ENGINEERING STANDARDS (TITLE 13)
FINDING #3: SUBDIVISIONS STANDARDS (TITLE 11)
FINDINGS AND RECOMMENDATION

Councilmember House referenced the staff summary, noting its connection to the 10-Year Housing Plan and the mention of varied lot sizes. She asked whether the development would follow a standard single-family model or include a variety of housing types. Mr. Mejia responded that the current evaluation is focused solely on lot sizes, not floor plans, and that those details would come later in the process.

Charity Lee from Capstone Homes added that the project includes a range of lot sizes, which will support a mix of housing types, including different styles of townhomes. Home sizes are expected to range from 1,200 to 1,800 square feet on smaller lots and from 1,600 to 2,400 square feet on larger lots, offering a range of options and price points for homebuyers.

Mayor Daggett asked whether the development would include a homeowners association (HOA), to which Ms. Lee confirmed it would, under established Covenants, Conditions, and Restrictions for the HOA.

Mayor Daggett also inquired about the regulation of short-term rentals (STRs). Ms. Lee said they are exploring restrictions but are not planning to prohibit STRs entirely.

Councilmember Garcia thanked the presenters and asked for clarification on how short-term rentals are being addressed. Mr. Mejia explained that staff does not review STRs as part of the overall development review process.

Councilmember Spence raised concerns about the potential traffic impact of the 141 new dwelling units, specifically regarding the two planned access points onto John Wesley Powell. Mr. Mejia confirmed that access would be provided via both John Wesley Powell and Whetstone

Councilmember Spence asked whether future traffic volumes from the development would warrant a traffic light or roundabout, or if only stop signs were planned. Senior Transportation Engineer Steph Santana explained that a Traffic Impact Analysis (TIA) was completed and approved in 2017. Based on that analysis, stop-controlled intersections were deemed sufficient, and current traffic volumes do not justify further mitigation.

Councilmember Spence confirmed that stop signs are the current standard, and Ms. Santana affirmed that this is correct based on the TIA findings.

Andy Fernandez addressed Council and stated his history with the city and different referendums and petitions that he has brought forward. He spoke of the roundabouts on Fourth Street and believes they have had a negative impact.

Moved by Councilmember Anthony Garcia, seconded by Vice Mayor Miranda Sweet to approve the preliminary plat in accordance with the findings presented in the report and the Planning and Zoning Commission recommendation (7-0).

Vote: 7 - 0 - Unanimously

- B. Consideration and Approval of Contract:** Approve Change Order No. 3 to the Professional Services Contract with Burgess & Niple, Inc. in the amount of \$2,262,434.00 and add 730 calendar days for the Butler-Fourth Improvements Project.

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

BUTLER-FOURTH IMPROVEMENTS CHANGE ORDER NO. 3 PHASE B
BUTLER-FOURTH IMPROVEMENTS
CONSIDERATION AND APPROVAL OF CONTRACT
CHANGE ORDER NO. INCLUDES
PROJECT IMPROVEMENTS
BUTLER-FOURTH IMPROVEMENTS
PROJECT SCHEDULE
QUESTIONS

Councilmember Matthews asked for clarification on the approval process, specifically whether the item in question is a change order. She noted that typically, a change order reflects adjustments due to unexpected developments after an initial budget is set. However, in this case, it appears Phase A has been completed, and the change reflects moving into Phase B, which may have different costs as part of a larger, pre-planned process. Mr. Henry confirmed that a \$716,000 contract was executed for Phase A. Based on legal and procurement guidance, the most appropriate mechanism to proceed with Phase B is through a change order. Ideally, the initial request for services should have included two separate contracts for both phases. Since that was not done, the contract is now being revised to include Phase B.

Councilmember Spence asked to revisit the first slide showing the overview of the two planned roundabouts and expressed concern about future access to the Bluffs Center development. He asked how the facility will access Butler Avenue, given the current location of the roundabouts. Mr. Henry explained that the roundabouts are placed as currently shown. Canyon Del Rio will have multiple access points, and the Bluffs will have two. Final connections are still being evaluated, and a forthcoming traffic report will determine the exact number and type of access points needed. The report will ensure compliance with access requirements.

Councilmember Spence acknowledged the complexity of the analysis and asked whether a parallel or frontage road, like those seen in Phoenix, could be considered. This could provide an alternate, slower-moving connection to the roundabouts and allow traffic from the developments to merge onto Butler more safely. Mr. Henry responded that while the idea of a frontage or parallel road makes sense, implementing it would require acquiring additional right-of-way. The current design aims to remain within the existing corridor to avoid such acquisitions.

Councilmember Spence noted concern about future traffic patterns, especially with the roundabout near the interstate. He mentioned the existing bottleneck at Little America, where Butler narrows from four lanes to two and then back to four. He emphasized the importance of anticipating increased traffic from Canyon Del Rio and the Bluffs and how that might interact with stop-controlled intersections. Mr. Henry assured that all sections of Butler will eventually be four lanes and that traffic considerations have been accounted for. He noted that before Councilmember Spence joined the Council, several design options were reviewed and ultimately endorsed by City Council. The current plan reflects that direction.

Councilmember Spence clarified he was referring to the potential for a slip lane, a dedicated lane allowing traffic from Canyon Del Rio to merge onto Butler more smoothly. Mr. Henry confirmed there is a turn lane into Canyon Del Rio but no acceleration or slip lane. He said this could be further evaluated in the final traffic report.

Councilmember Spence emphasized the importance of thoroughly considering access from the Bluffs onto Butler.

Councilmember Garcia confirmed that the Council will have more opportunities to review access issues later. He expressed concern about access from Harold Ranch Road to the roundabout and urged staff to ensure that high-use roads are not unnecessarily restricted with stop points. Mr. Henry responded that traffic experts will be addressing these issues in the final analysis.

Mayor Daggett asked about improvements at Sinagua Heights, which is often mentioned in discussions about the area east of the roundabout. Mr. Henry explained that coming eastbound from the roundabout, there will be two lanes continuing into the road configuration at the western edge of the Sinagua Heights subdivision. No changes are planned within the subdivision itself, nor will additional right-of-way be requested. Traffic will continue westbound in two lanes. Near the roundabout, there will be a turn lane to access North Fourth Street, along with a single southbound lane. The design includes ADA-compliant pedestrian crossings, similar to those at Cedar, Lockett, and Fourth Street.

Mayor Daggett also asked whether the separated bike lanes end at the roundabout or continue east down Butler. Mr. Henry said the image lacks detail, but the configuration will be similar to the roundabout at Beulah but that cyclists will also still have the option to use the road itself.

Moved by Councilmember Lori Matthews, **seconded by** Vice Mayor Miranda Sweet to approve Change Order No. 3 to the Professional Services Contract with Burgess & Niple, Inc. in the amount of \$2,262,434.00 and add 730 calendar days for the Butler-Fourth Improvements Project.

Vote: 7 - 0 - Unanimously

13. PUBLIC HEARING ITEMS

- A. **Consideration and Adoption of Ordinance No. 2025-17:** An ordinance of the City Council of the City of Flagstaff, amending the Flagstaff Zoning Map to rezone approximately 13.82 acres of real property located at 2951 S Masonic Lane, from the Rural Residential (RR) zone within the Resource Protection Overlay Zone (RPO) and Suburban Commercial (SC) zone within the RPO to the Medium Density Residential (MR) zone within the RPO, providing for severability, authority for clerical corrections, and establishing an effective date.

Mayor Daggett opened the public hearing.

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

PINEHAVEN
AREA CONTEXT MAP
PROPOSED DENSITY
INCENTIVES
SITE DESIGN
BUILDING DESIGN
RESOURCE PROTECTION
PRELIMINARY LANDSCAPE PLAN
PUBLIC SYSTEMS IMPACT ANALYSIS
CITIZEN PARTICIPATION
DEVELOPMENT AGREEMENT
FINDINGS FOR ZONING MAP AMENDMENT
FINDINGS
FINDING #1 CONFORMANCE WITH THE GENERAL PLAN
FINDING #2 COMMUNITY BENEFITS AND PUBLIC GOOD
FINDING #3 SITE IS PHYSICALLY SUITABLE
RECOMMENDATION

CEO of Red Oak Development Tom Staub, Red Oak Development Architect Mark Lind, and Red

Oak Development Engineer Luke Caraway provided a PowerPoint presentation that covered the following:

PINEHAVEN
TOPICS
RED OAK DEVELOPMENT GROUP
MEET THE TEAM
PINEHAVEN: PROJECT OVERVIEW
PINEHAVEN
HOME TYPES AND EXTERIOR INSPIRATION
ARCHITECTURAL DESIGN INSPIRATION INTERIOR
ABOVE AND BEYOND
RESPONSIBLE DEVELOPMENT

Vice Mayor Sweet commended the developer for incorporating multimodal transportation elements and thoughtful local design. She appreciated the research that has gone into the project. She raised a concern about traffic at the Zuni and Lone Tree intersection, particularly during snow events, and urged for a proactive approach rather than waiting for a full traffic study. She also advocated for a consistent speed limit of 35 mph on John Wesley Powell. Ms. Santana explained that the project does not meet the threshold for a full TIA. However, a right-turn analysis was required, and a dedicated right-turn lane into Lone Tree is being added. There was no specific trigger to conduct a study at Zuni. Regarding John Wesley Powell, speed limits will be reassessed in the future, and it is likely they will be standardized to 35 mph.

Vice Mayor Sweet asked how traffic conditions will be monitored to know when a full study should occur. Ms. Santana responded that two upcoming projects will include traffic studies. Additionally, funding is allocated in the current budget to study Lone Tree in three sections.

Councilmember Matthews acknowledged the long development process, noting the team has worked on it for two to three years and was required to go through a full site plan without certainty of a rezone. She estimated the developer had already spent hundreds of thousands of dollars. Mr. Staub confirmed the costs exceeded that estimate and agreed there was no guarantee the rezone would be approved.

Councilmember Matthews also praised the use of fire-resistant materials and asked if this request is under the new Resource Protection Overlay pilot program. Mr. Mejia confirmed it was required under the pilot program.

Councilmember Matthews noted there is a large ditch near a bus stop across the street. Ms. Santana responded that the north-side bus stop on Zuni falls within the right-of-way, and the developer has agreed to install a sidewalk to improve access.

Councilmember Matthews recalled a previous Council discussion about the Lone Tree overpass, where a redesign was made after significant investment. She questioned whether traffic backups--particularly near I-40--had been considered, especially with new development increasing volume and possibly leading to 15-minute delays at intersections. Ms. Santana explained that the Lone Tree overpass study did consider the broader regional plan, which anticipated development in the southern part of the city. The overpass is expected to alleviate traffic on Milton Road, not just provide a railroad underpass.

Councilmember Matthews also brought up the idea of an observation deck, which she thought could have been a nice feature, and asked why it was not included. Mr. Staub responded that during initial community outreach, line-of-sight was a concern, and the feedback from residents prioritized parks and trails over an observation deck.

Councilmember Matthews concluded by expressing appreciation for the planning process and noted that developers are being more transparent. She acknowledged the trade-offs between costs and affordable housing and appreciated the inclusion of EV hookups and sustainable features.

Councilmember Spence shared his personal experience driving a school bus through the Zuni intersection, which he described as problematic. He supported the idea of adding a roundabout there to improve traffic flow, especially for the nearby Pinehaven area. Ms. Santana responded that MetroPlan completed a study that recommended a roundabout at that location, and it will be considered as funding and project timelines align.

Councilmember Garcia echoed the Vice Mayor's concerns and asked about crosswalks and access to the urban trail. Ms. Santana confirmed that a striped crosswalk had been added as part of a recent road repair and safety project. However, a full traffic signal is not currently warranted, though future studies may recommend it.

Councilmember Garcia asked specifically about trail connectivity. Ms. Santana stated that while a bus pull-out is being added on the north side of Zuni, no new urban trail connections are being included with this project.

Councilmember Garcia then raised a broader equity question, asking how the development integrates income diversity and whether decisions were made to prioritize luxury features over adding more affordable units. Mr. Staub explained that certain design features, such as the community center, have a base cost of around \$180,000 excluding labor and materials, with the center itself valued around \$3 million. These expenses limit the financial flexibility to add more affordable units without impacting the viability of the overall project. He emphasized the challenge of balancing community amenities with cost-effective housing.

Councilmember Garcia acknowledged the trade-offs and emphasized the importance of directing funding where it can have the most impact, like increasing the number of affordable beds. Mr. Staub agreed, noting that across the city, similar choices are made, whether investing in right-of-way, public spaces, or other features, each requiring prioritization.

Councilmember Garcia concluded by thanking Mr. Staub and staff, and commended the team for their work on the project.

Mary Norton, a member of the Planning and Zoning Commission, expressed appreciation for the development process, calling it refreshing and commending the development team for being receptive and responsive to both neighborhood concerns and the broader needs of Flagstaff. She emphasized the importance of reducing vehicle speeds in the area, noting that while the project did not trigger a TIA, real-world conditions sometimes warrant action regardless of technical thresholds. With continued growth in Juniper Point and Pine Canyon, she stressed the need to make intersections safer. She suggested considering a roundabout or, if more cost-effective, a four-way stop. As Zuni becomes more residential, she advocated lowering the speed limit to 25 mph, and standardizing John Wesley Powell to 35 mph. She also emphasized that improvements are urgently needed along Lone Tree.

Mayor Daggett thanked the team on the project, city staff, and the Planning and Zoning Commission for the recommendations.

Councilmember House expressed gratitude for the work that went into the project, emphasizing the value of collaboration. She noted that when the community comes together to support projects like this, it reflects the shared commitment to improving Flagstaff.

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

Moved by Councilmember Khara House, seconded by Councilmember Lori Matthews to read Ordinance No. 2025-17 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 ZONING MAP TO REZONE APPROXIMATELY 13.82 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 2951 S. MASONIC LANE, APN 103-26-002D, FROM THE RURAL RESIDENTIAL (RR) ZONE IN THE RESOURCE PROTECTION OVERLAY AND SUBURBAN

COMMERCIAL (SC) ZONE IN THE RESOURCE PROTECTION OVERLAY TO THE MEDIUM DENSITY RESIDENTIAL (MR) ZONE IN THE RESOURCE PROTECTION OVERLAY WITH CONDITIONS; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

- B. Consideration and Adoption of Ordinance No. 2025-18:** An Ordinance of the City Council of the City of Flagstaff, amending the Flagstaff City Code Title 7, Health and Sanitation, Chapter 7-03 City Water System Regulations of the City of Flagstaff City Code by amending Section 7-03-001-0011 Water Main Capacity Charges.

Mayor Daggett opened the public hearing.

Water Services Section Director Erin Young and Management Services Director Rick Tadder were available for any questions.

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

Moved by Councilmember Lori Matthews, seconded by Vice Mayor Miranda Sweet to read Ordinance No. 2025-18: by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING TITLE 7, HEALTH AND SANITATION, CHAPTER 7-03 CITY WATER SYSTEM REGULATIONS, OF THE FLAGSTAFF CITY CODE BY AMENDING SECTION 7-03-001-0011 WATER MAIN CAPACITY CHARGES; PROVIDING FOR PENALTIES, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

Council took a break at 6:10 p.m. through 6:28 p.m.

14. REGULAR AGENDA

- A. Consideration and Adoption of Ordinance No. 2025-15:** An ordinance of the City Council of the City of Flagstaff, authorizing the acquisition of real property interests for the Wildcat Interceptor Sewer Upsizing Project; providing for delegation of authority, providing for severability, authority for clerical corrections, and establishing an effective date

Real Estate Manager Bryce Doty provided a map of the area of impacted areas and was available for questions.

Moved by Councilmember David Spence, seconded by Vice Mayor Miranda Sweet to read Ordinance No. 2025-15: by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AUTHORIZING THE ACQUISITION OF REAL PROPERTY INTERESTS FOR THE WILDCAT INTERCEPTOR SEWER UPSIZING PROJECT; PROVIDING FOR DELEGATION OF AUTHORITY; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

- B. Consideration and Adoption of Ordinance No. 2025-14:** An ordinance of the City Council of the City of Flagstaff, ratifying the grants of easements and real property; and formally accepting grants of easements and real property; providing for severability, authority for clerical corrections, and establishing an effective date

Real Estate Manager Bryce Doty provided an explanation for the grouping of easements coming forward at one time with multiple easements and was available for questions.

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Anthony Garcia to read Ordinance No. 2025-14 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, RATIFYING THE GRANT OF EASEMENTS; AND FORMALLY ACCEPTING DEDICATIONS OF EASEMENTS AND REAL PROPERTY INTERESTS; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

15. DISCUSSION ITEMS

A. An Introduction to Virtual Power Purchase Agreements.

Sustainability Division Director Nicole Antonopulos, Northern Arizona University Chief Sustainability Officer Eric Neilson provided a PowerPoint presentation that covered the following:

AN INTRODUCTION TO VIRTUAL POWER PURCHASE AGREEMENTS
 AGENDA
 COMMITMENTS TO CLEAN ENERGY
 SUPPORTING CLEAN ENERGY GOALS
 AN INTRODUCTION TO VIRTUAL POWER PURCHASE AGREEMENTS
 FIRST LET'S DISCUSS POWER PURCHASE AGREEMENTS
 WHY A POWER PURCHASE AGREEMENT
 AN INTRODUCTION TO VIRTUAL POWER PURCHASE AGREEMENTS
 WHY A VIRTUAL POWER PURCHASE AGREEMENT
 MECHANICS OF A VIRTUAL PURCHASE AGREEMENT
 ROLE OF A VIRTUAL POWER PURCHASE AGREEMENT
 RISK WITH A VIRTUAL POWER PURCHASE AGREEMENT
 ROLE OF A VIRTUAL POWER PURCHASE AGREEMENT
 THE CITY'S CURRENT CLEAN ENERGY PORTFOLIO
 THE ARIZONA CONSORTIUM
 WHY A CONSORTIUM
 AN INTRODUCTION TO VIRTUAL POWER PURCHASE AGREEMENTS
 LOOKING AHEAD
 QUESTIONS

Councilmember Matthews sought clarification, comparing the proposed action to purchasing clean energy credits. She noted that it does not mean Flagstaff is directly using clean energy on-site and asked how this aligns with the City's carbon neutrality goals, which prioritize reducing emissions locally rather than elsewhere.

Ms. Antonopulos explained that this is a strategic first step toward transitioning to clean energy. While the city doesn't currently have the infrastructure to directly use renewable energy, purchasing energy credits is a cost-effective way to move forward. It also frees up approximately \$20,000 in funding for future, more localized renewable energy projects.

Councilmember Matthews further clarified that this new approach would, in theory, replace the current Green Power Partners program, which costs an additional \$100,000 annually for clean energy sourced from New Mexico. She asked whether the shift would result in a net financial gain. Ms. Antonopulos responded that while the immediate financial outcome is cost-neutral, the long-term potential for savings is significant, projected to exceed \$1 million by 2030. The move also opens the door to new opportunities in renewable energy development.

Councilmember Garcia noted the project was intriguing and asked about the risk-to-reward ratio, especially in comparison to upcoming initiatives. Ms. Antonopulos replied that the structure of the new opportunity, facilitated through Northern Arizona University offers favorable pricing and terms. With the City's prior experience in negotiating similar contracts, she expressed confidence that the rewards will outweigh the risks. Dr. Neilson added that the City is working with attorneys experienced in these types of contracts, further minimizing risk.

Councilmember Garcia then asked how this shift might affect the City's existing relationship with APS. Ms. Antonopulos clarified that the City's current partnership with APS under the Green Power Program would not be violated. Credits from the new program would not begin until 2027, providing time to manage the transition and unwind the existing agreement appropriately.

Councilmember Garcia expressed interest in receiving more information and looks forward to voting on the item in the future.

Vice Mayor Sweet thanked staff for their thorough presentation.

B. Land Availability and Suitability Study + Code Analysis Project (LASS + CAP) Code Concepts Report: Final Direction on Key Decision Points.

Sustainability Analyst Genvieve Pearthree, Climate Section Director Jenny Niemann, Housing Planning Manager Jennifer Mikelson, Planning and Development Services Director Michelle McNulty, and Zoning Code Manager Tiffany Antol provided a PowerPoint presentation that covered the following:

CODE CONCEPTS FINAL RECOMMENDATIONS
PRESENTATION OVERVIEW + GOALS
CITY HOUSING AND CLIMATE GOALS
ZONING AND HOUSING COSTS: OPPORTUNITIES AND LIMITATIONS
OUTREACH AND ENGAGEMENT: CITY COMMISSIONS & PARTNERS
OUTREACH AND ENGAGEMENT: COMMUNITY CONVERSATIONS
DECISION POINT 1 DENSITY
COMMUNITY CONVERSATION THEMES
NEXT STEPS
DECISION POINT 2 FLOOR AREA RATIO (FAR) CAPS
HOW FAR AND DENSITY MAXIMUMS WORK TOGETHER
COMMUNITY CONVERSATION THEMES
NEXT STEPS

Councilmember Garcia asked whether Floor Area Ratio (FAR) requirements may have redundancies with other zoning elements such as setbacks and height limits. He questioned whether adjusting or removing some of these limitations could allow for increased dwelling capacity, for example, by giving more FAR allowance to duplexes compared to single-family homes. Ms. Antol clarified that while it might appear redundant, setbacks and height limits serve distinct purposes and are important in guiding building code requirements. They can also contribute to cost-effective development. She explained that FAR measures total building floor area across all levels, while lot coverage refers only to the ground-level footprint. As part of upcoming zoning code recalibrations, staff will identify and address any true redundancies. However, the state has placed some limitations related to middle housing, so the City must navigate those carefully.

Councilmember Garcia asked how this would apply in areas like the Southside, where increased density is a priority. Ms. Antol responded that FAR currently applies only to commercial zones, not residential. In order to apply FAR to residential areas like Southside, it would need to be carefully recalibrated alongside other zoning standards to ensure it supports the desired level of density without unintended consequences.

Councilmember Garcia also referenced prior discussions about replacing lot coverage with a FAR cap and asked what other changes are under consideration. Ms. Antol clarified that the intent is not to replace lot coverage standards with FAR, but rather to calibrate all zoning standards, FAR, lot coverage, setbacks, and height, in a coordinated and consistent way.

Councilmember Garcia noted that some commercial projects are currently exceeding FAR limits. Ms. Antol acknowledged this and explained that the current FAR standards in the code are not effectively regulating the types of development being discussed. Future recalibrations will better align FAR regulations with Flagstaff's goals.

DECISION POINT 3 MENU OF SUSTAINABILITY OPTIONS

COMMUNITY CONVERSATIONS THEMES

NEXT STEPS

DECISION POINT 4 PARKING

THE ZONING CODE AND HOUSING COSTS: OPPORTUNITIES AND LIMITATIONS

HOW PARKING REQUIREMENTS IMPACT LAND USE, BUILDING FORM, AND RENT

MORE PARKING CAN REQUIRE LARGER BUILDING AND A PARKING GARAGE >> HIGHER

RENT AND HIGHER EMISSIONS

LESS PARKING CAN REDUCE THE BUILDING SIZE >> LOWER MONTHLY RENT AND LOWER EMISSIONS

EVEN LESS PARKING CAN REDUCE BUILDING SIZE EVEN FURTHER >> LOWER MONTHLY RENT AND EMISSIONS, MORE OPEN SPACE

COMMUNITY CONVERSATION THEMES PARKING

NEXT STEPS

Councilmember Matthews asked for clarification on the proposed "menu" approach, specifically how it functions in practice. She questioned what motivates a developer to choose certain items from the menu. Ms. Pearthree explained that developers would be required to select items from the menu to meet a minimum point threshold. This structure is designed to guide them toward meeting policy goals while allowing flexibility.

Councilmember Matthews followed up by asking whether this approach could be a workaround to navigate state restrictions, such as those that prevent the City from mandating certain requirements like all-electric buildings. Ms. Niemann responded that the menu concept is based on feedback from the development community, who want flexibility in meeting City goals. Some developers may prioritize energy, others water or traffic improvements. The aim is to offer multiple pathways to compliance. The focus is on simplifying the system and allowing developers to choose what works best for their project.

Councilmember Matthews emphasized the importance of aligning the menu approach with other development processes to avoid unintentionally creating barriers to affordable housing.

Councilmember Garcia shifted the conversation to parking, asking how current minimum parking requirements were created. Ms. Pearthree noted that the history of parking minimums is long-standing and not always based on detailed local data.

Ms. Antol added that some parking standards are influenced by transportation modeling, though the standards themselves have not evolved much over time. While some parking studies are done locally, many of the standards remain outdated.

Councilmember Garcia asked when the City would begin reassessing parking requirements to make them more realistic. Ms. Antol replied that the current code update project is the right time to do so. However, removing minimums--especially for residential versus commercial uses--may generate more public feedback, particularly around uses like movie theaters.

Councilmember Garcia suggested eliminating parking minimums temporarily while the City evaluates long-term policy. Ms. Antol responded that Council has the authority to do so. She added that while eliminating parking minimums is possible, adding maximums should also be considered. Letting the market dictate parking needs is a viable approach.

Councilmember Garcia then asked whether parking management could be a useful tool in the overall solution. Ms. Antol explained that the City code currently requires properties to provide on-site parking. Parking management, on the other hand, focuses on regulating public right-of-way and shared spaces. It is especially useful in neighborhoods with diverse land uses. While it is not a comprehensive fix, it is an important tool.

Councilmember Spence expressed agreement with Councilmember Garcia and said he would like to see staff direct the consultant to explore eliminating minimum parking requirements as part of the zoning code update.

DECISION POINT 5 REDUCED STREET WIDTH

COMMUNITY CONVERSATION THEMES

NEXT STEPS

DECISION POINT 6 WINTER PARKING ORDINANCE

COMMUNITY CONVERSATION THEMES

NEXT STEPS

SCENARIO 1: ANTICIPATED HOUSING AND CLIMATE OUTCOMES

SCENARIO 2: ANTICIPATED HOUSING AND CLIMATE OUTCOMES

SCENARIO 3: ANTICIPATED HOUSING AND CLIMATE OUTCOMES

FLOOR AREA RATIO

Councilmember Garcia thanked staff for effectively conveying community input but expressed concern that the proposed ideas, while conceptually strong, may not translate well into practice--particularly in denser developments. He noted that despite the vision presented, it is difficult to picture successful implementation without addressing real-world density impacts and ensuring the plan reflects the community's will. Ms. McNulty responded that these strategies would be implemented primarily in new developments and could also apply during major redevelopment or road projects. Those situations present opportunities to establish updated standards moving forward.

Councilmember Matthews shared a personal experience living in a newer development with narrow streets. She explained that during events like football games, when driveways are too short and cars are not staggered properly, streets can become impassable--even for emergency vehicles. While she supports narrower streets and reduced parking requirements in theory, she emphasized the importance of evaluating how all these changes interact. She urged that when the consultant assesses parking policy, they consider the cumulative effect of multiple changes and their potential to create real access issues. She asked for reassurance that such impacts are being carefully reviewed and addressed.

Councilmember House echoed appreciation for staff and emphasized the need to think holistically. She referenced the winter parking ordinance as an example, noting that similar policies from other cities--such as those in Pennsylvania, where she grew up--have both benefits and challenges. She stressed that any changes, including the reduction of parking minimums, must be introduced with intentional community engagement and education. Drawing from her experience in property management, she shared a concerning example where conflicts over parking led to a physical altercation, underscoring the potential consequences of poorly managed policy shifts. She emphasized the importance of preparing the community not just for logistical changes, but for the cultural and ideological shifts they represent.

Vice Mayor Sweet noted that the conversation was only possible because of the prior full-day community retreat and emphasized the need for scenario modeling in future presentations. She said it is difficult to grasp the implications of these changes without clear visuals to demonstrate them.

Councilmember Aslan praised staff and asked if the new parking approach could be applied universally to new developments but allow developers to apply for exceptions on a case-by-case basis, subject to Council review. Ms. Antol clarified that parking regulations are based on land use rather than zoning, and the City can explore what exemptions might look like across different types of development.

Ms. McNulty added that if a neighborhood already has known parking issues, staff would not recommend prohibiting parking in those areas. She compared the process to how new street design standards are applied over time--resulting in a phased, measured impact. The consultants will be analyzing these phased changes and what implementation might look like over time.

Councilmember Aslan also asked about Rural Residential (RR) zones. Ms. McNulty confirmed that RR zones had been flagged as having unique challenges and said those concerns would be included in future analysis and recommendations. She emphasized that while a lot of thoughtful work has already been done, there is still significant time and flexibility built into the process. Staff are actively working with consultants, updating the timeline, and preparing iterations of the plan that will return to Council for review. There will be more opportunities ahead for public input, Council direction, and

high-level discussions before final decisions are made.

Jill Stephenson addressed the Council, expressing appreciation that climate action is a city priority. She emphasized the importance of aligning all decisions with the carbon neutrality plan and found the ideas shared, including those related to the Red Oak development, encouraging.

Michele James Executive Director for Friends of Flagstaff's Future (F3) thanked Council and staff for the community town hall and emphasized the need for inclusive, people-centered neighborhoods over golf course communities. She advocated for maximizing affordable housing, building smaller homes, reducing parking requirements, and looks forward to upcoming development scenarios. Mayor Daggett asked what F3 liked about the FAR concept. Ms. James said it helps address development intensity positively, though she noted uncertainty around state limitations and is awaiting further analysis with consultants.

Tyler Denham, representing the group Flagstaff for Affordable Housing, addressed Council and expressed strong support for staff's recommendations, noting their long-term positive impact. He emphasized expanding middle housing beyond older neighborhoods and highlighted the need for active parking enforcement. While acknowledging challenges like snow removal and code compliance, he stated that open option parking is a gradual process worth pursuing and supported staff exploring these options.

Ace addressed Council and spoke in support of the code analysis project and urged Council to adopt zoning changes, including allowing single-family home conversions and removing parking mandates. He highlighted that such reforms have helped other cities address housing shortages, reduce rents, and support sustainability, aligning with Flagstaff's housing and climate goals.

Zak Skelton addressed Council and praised the evening's discussion and emphasized the need to eliminate parking minimums and reduce road widths. He argued that current car-centric policies increase housing costs, reduce walkability, and hurt community health. He stated there is a housing crisis not a parking crisis and called for more human-scale, community-focused development.

Samuel Noble addressed Council and expressed overall support for the Climate Action Plan and increasing density citywide. He highlighted the environmental and land-use downsides of overbuilt parking lots and urged the city to reduce parking minimums and repurpose excess parking for parks or housing.

Kyle Nitschke addressed Council and advocated for eliminating parking minimums, stressing the connection between housing affordability and climate goals. He shared personal experiences showing how unnecessary parking requirements increase costs and suggested winter parking rules be enforced only during major snow events.

Zak Skelton and Cameron Carlson submitted written comments in support and with suggestions for this project.

Mayor Daggett thanked everyone for their thoughtful work, noting the potential for these changes to significantly impact quality of life in the community. She emphasized the importance of proactive problem-solving, referencing the investment in road diets and the need to get those right early on. She highlighted the challenges posed by the winter parking ordinance and expressed interest in creative solutions like parkways. Regarding sustainability, she requested a clear "menu" of strategies that offer the greatest climate impact and are likely to be adopted by developers, while also remaining acceptable to residents and builders.

Ms. McNulty summarized Council's general support for the staff's proposed next steps on:

- Density as presented.
- FAR pending further consultant input.
- Sustainability options would be moving forward with a menu approach.
- Parking would be expanding the recommendation to not just reduce minimums, but eliminate them and add maximums, with more community engagement.

- Street widths would be considering how all elements work together in scenarios.
- Winter parking ordinance would have the consultants explore options and incorporating input from Public Works.

Mayor Daggett added that she supports eliminating parking minimums and introducing parking maximums.

Councilmember Aslan stated he does not support RR zoning changes affecting state land ownership and emphasized that progress depends on having an updated code.

Councilmember Garcia raised the question of whether it would be helpful for consultants to weigh in on "by-right" vs. incentive-based policies for density, noting that some existing policies are underutilized because they're not required. He also shared input from residents in Sunnyside, supporting increased density but expressing concerns about equity and potential displacement.

Ms. McNulty clarified if Councilmember Garcia's question was focused specifically on density or all the items and Councilmember Garcia confirmed it was density.

Ms. McNulty thanked Council for their ongoing support.

16. OPEN CALL TO THE PUBLIC

Andy Fernandez addressed Council, sharing that he was born and raised in Flagstaff. He expressed frustration with the state of affordable housing and criticized nonprofits, claiming they prioritize profit. He also raised concerns about U.S. foreign policy, specifically referencing the conflict in Gaza and accusing Democrats of supporting actions he described as genocidal, while criticizing U.S. funding to other countries.

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

Councilmember House shared that they recently participated in a neighborhood walk near Killip School and, based on observations, noted a lack of crosswalks in the area. She requested further discussion and exploration of options to improve safe crossing in that neighborhood.

Vice Mayor Sweet stated that she is not formally requesting a FAIR but would like additional review and consideration of the proposed bulk trash changes, expressing interest in seeing further development on the issue.

Councilmember Matthews submitted a FAIR request to revise the rezoning process so that it is not tied to concept plans. She noted the burden on applicants who spend millions on site plans for projects that may not ultimately be approved, even after years of planning.

18. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held August 26, 2025, adjourned at 8:56 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 August 26, 2025. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 16th day of December, 2025

CITY CLERK