

MINUTES

1. CALL TO ORDER

Mayor Daggett called the meeting of the Flagstaff City Council held October 1, 2024, to order at 3:04 p.m.

Mayor Daggett announced that she would be reordering the agenda to take Item 14A after the Consent Agenda.

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:

MAYOR DAGGETT
VICE MAYOR ASLAN
COUNCILMEMBER MATTHEWS
COUNCILMEMBER MCCARTHY
COUNCILMEMBER SWEET

ABSENT:

COUNCILMEMBER HARRIS
COUNCILMEMBER HOUSE

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 Matthews read the Mission Statement of the City of Flagstaff, and Councilmember 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 Minutes:** City Council Special Meeting (Executive Session) of June 21, 2019, Combined Special Meeting/Work Session of June 25, 2019, Work Session of October 29, 2019, Joint City/County Work Session of November 4, 2019, Combined Special Meeting/Work Session of November 12, 2019, Regular Meeting of January 21, 2020, Work Session of January 28, 2020, Budget Retreat of April 23, 2020, Work Session of May 12, 2020, Combined Special Meeting/Work Session of May 26, 2020, Work Session of June 11, 2020, Special Meeting of December 11, 2020, Infrastructure Retreat of September 30, 2021, Infrastructure Retreat of December 9, 2021, Capital Projects Retreat of March 31, 2022, Work Session of January 10, 2023, Combined Special Meeting/Work Session of January 31, 2023, Work Session of March 28, 2023, Work Session of November 28, 2023, Regular Meeting of December 5, 2023, Budget Retreat of December 14, 2023, Regular Meeting of December 19, 2023, Special Meeting (Executive Session) of March 5, 2024, Special Meeting (Executive Session) of March 12, 2024, Work Session of March 12, 2024, Special Meeting (Executive Session) of March 26, 2024, Special Meeting (Executive Session) of April 2, 2024, Special Meeting (Executive Session) of April 9, 2024, Work Session of April 9, 2024, Special Meeting (Executive Session) of April 16, 2024, Special Meeting (Executive Session) of April 23, 2024, Combined Special Meeting/Work Session of April 23, 2024, Special Meeting (Executive Session) of May 7, 2024, Special Meeting (Executive Session) of May 14, 2024, Special Meeting (Executive Session) of June 4, 2024, Special Meeting (Executive Session) of June 25, 2024, Special Meeting (Executive Session) of July 2, 2024, Special Meeting of August 19, 2024, Special Meeting (Executive Session) of August 26, 2024, Regular Meeting of August 26, 2024, Regular Meeting of September 3, 2024, Work Session of September 10, 2024, and Special Meeting (Executive Session) of September 10, 2024.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Miranda Sweet to approve the minutes of City Council Special Meeting (Executive Session) of June 21, 2019, Combined Special Meeting/Work Session of June 25, 2019, Work Session of October 29, 2019, Joint City/County Work Session of November 4, 2019, Combined Special Meeting/Work Session of November 12, 2019, Regular Meeting of January 21, 2020, Work Session of January 28, 2020, Budget Retreat of April 23, 2020, Work Session of May 12, 2020, Combined Special Meeting/Work Session of May 26, 2020, Work Session of June 11, 2020, Special Meeting of December 11, 2020, Infrastructure Retreat of September 30, 2021, Infrastructure Retreat of December 9, 2021, Capital Projects Retreat of March 31, 2022, Work Session of January 10, 2023, Combined Special Meeting/Work Session of January 31, 2023, Work Session of March 28, 2023, Work Session of November 28, 2023, Regular Meeting of December 5, 2023, Budget Retreat of December 14, 2023, Regular Meeting of December 19, 2023, Special Meeting (Executive Session) of March 5, 2024, Special Meeting (Executive Session) of March 12, 2024, Work Session of March 12, 2024, Special Meeting (Executive Session) of March 26, 2024, Special Meeting (Executive Session) of April 2, 2024, Special Meeting (Executive Session) of April 9, 2024, Work Session of April 9, 2024, Special Meeting (Executive Session) of April 16, 2024, Special Meeting (Executive Session) of April 23, 2024, Combined Special Meeting/Work Session of April 23, 2024, Special Meeting (Executive Session) of May 7, 2024, Special Meeting (Executive Session) of May 14, 2024, Special Meeting (Executive Session) of June 4, 2024, Special Meeting (Executive Session) of June 25, 2024, Special Meeting (Executive Session) of July 2, 2024, Special Meeting of August 19, 2024, Special Meeting (Executive Session) of August 26, 2024, Regular Meeting of August 26, 2024, Regular Meeting of September 3, 2024, Work Session of September 10, 2024, and Special Meeting (Executive Session) of September 10, 2024.

Vote: 5 - 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.

Dennis Givens addressed Council regarding various issues impacting Flagstaff.

Library Director Linda Tillson addressed Council and introduced new Deputy Director Jennifer Stanopoulos, who expressed excitement about joining Team Flagstaff and serving the city.

Coleen Maring, Chief People Officer for Northern Arizona Healthcare addressed Council and stated that feedback from the Prop 480 campaign highlighted the need for greater listening and engagement. In response, they were holding small group meetings internally and externally and inviting public participation in focus groups across the region to gather input. They looked forward to ongoing dialogue and sharing updates.

Dick Hingson addressed Council and discussed proposed noise control amendments and concerns related to the Zoning Code, particularly community commercial zoning and the impact of patio bars on nearby homeowners.

Housing Intern Aiden Ruttledge and Housing Program Manager Adriana Fisher addressed Council and recognized Housing America Month and announced upcoming related events.

Candace Ryan addressed Council and expressed disappointment with the Council's stance on the noise ordinance, highlighting the challenges residents face in enjoying peaceful homes.

Eric Wolverton addressed Council and shared updates on workforce affordable housing. He announced that applications were open for the first ten starter homes at Timber Sky. He confirmed that plans remained on track for 20 homes next year and another 20 the following year.

Danielle Adams, Interim Executive Director of the Flagstaff Dark Skies Coalition, addressed Council and thanked them for their participation in recent events and expressed gratitude to the City of Flagstaff for ongoing support. She highlighted the success of maintaining the event as a free community offering.

6. PROCLAMATIONS AND RECOGNITIONS

A. Proclamation: Domestic Violence Awareness Month

Mayor Daggett read and presented the proclamation.

B. Proclamation: Out of the Darkness Suicide Prevention Walk

Mayor Daggett read and presented the proclamation.

7. COUNCIL LIAISON REPORTS

Councilmember Sweet reported that the Beautification and Public Art Commission was working on the Aspen Niche project which was currently under construction and would include bicycle parking facilities in the downtown area.

Councilmember McCarthy provided updates on transportation matters, noting participation in recent Transportation Commission and MetroPlan meetings that week.

Vice Mayor Aslan attended the Verde River Watershed Conference and the Coconino Plateau Water Advisory Council annual field trip, describing both as valuable opportunities for learning and discussion about the Verde Valley and Verde River. He also welcomed the Board of Regents, who

held their meeting in Flagstaff, he highlighted the importance of the relationship-building visit.

Councilmember Matthews toured the Inner Basin with the U.S. Senate Bureau of Indian Affairs committee. She also noted upcoming events, including the Indigenous Peoples' Day celebration on October 14 at the Elks Lodge and Tourism Service Day scheduled for the following day.

Mayor Daggett announced that the Commission on Inclusion and Adaptive Living would participate in the Disability Resources Fair on Saturday at High Country Conference Center. The commission would also lead an accessibility walk from the campus area into downtown.

Blake Whitten submitted written comments about noise issues in Southside.

8. 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: Planning and Zoning Commission

Moved by Mayor Becky Daggett, **seconded by** Councilmember Jim McCarthy to appoint Christine Sheehy for a term expiring December 2025.

Vote: 5 - 0 - Unanimously

B. Consideration of Appointments: Building and Fire Code Board of Appeals

Moved by Councilmember Miranda Sweet, **seconded by** Mayor Becky Daggett to appoint Jacob Conger for a term expiring October 2026.

Vote: 5 - 0 - Unanimously

9. 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 on the applications.

Sergeant Nick Almendarez introduced the applications and noted no concerns.

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

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Miranda Sweet to forward the applications to the state with a recommendation for approval.

Vote: 5 - 0 - Unanimously

A. Consideration and Action on Liquor License Application: Jared Michael Repinski, "Kickstand Kafe", 719 N Humphreys Street, Series 12 (Restaurant), New License

B. Consideration and Action on Liquor License Application: Jun Yu, "Hunan Restaurant," 1926 N. 4th St., Ste. 8, Series 07 (Beer and Wine Bar), Owner Transfer

C. Consideration and Action on Liquor License Application: Lauren Mosier, "Embassy Suites Flagstaff," 706 S. Milton Rd, Series 06, Owner Transfer

10. 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 Miranda Sweet to approve the Consent Agenda as presented.

Vote: 5 - 0 - Unanimously

- A. Consideration and Approval of Contract:** Fourth 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) 4.
1. Approve the Fourth Amendment to the CMAR Construction Services Agreement with Eagle Mountain Construction, Inc. for the Spruce Wash Mitigation Suite of Projects to include GMP 4 in the amount of \$1,949,943.54 and adding 0 days to the contract duration; and
 2. Approve an Owner's Contingency of \$75,000.00, which is approximately 6% of GMP 4; and
 3. Authorize the City Manager to execute the necessary documents.
- B. Consideration and Approval of Contract:** Ratify the Project Partnership Agreement with the Department of the Army for Killip School Regional Detention Basin Inlet Project
- Ratify the Project Partnership Agreement between the Department of the Army and the City of Flagstaff for Design and Constructin Assistance for the Killip School Regional Detention Basin Inlet Project in the amount of \$1,500,000.
- C. Consideration and Approval of Contract:** Ratify the Agreement with the USDA, Forest Service for the Spruce Wash, Wedge Detention Basin
- Ratify the Agreement between the USDA, Forest Service Southwestern Region, Coconino National Forest and the City of Flagstaff for the Spruce Wash, Wedge Detention Basin in the amount of \$3,500,000.
- D. Consideration and Approval of Proprietary Purchase:** Purchase of Saf-T-Chlor dry sodium chlorite water treatment chemicals from CDG Environmental in an amount not to exceed \$200,000, annually.
1. Approve the Purchase of Saf-T-Chlor dry sodium chlorite water treatment chemicals from CDG Environmental, LLC in an amount not to exceed \$200,000, annually; and
 2. Authorize the City Manager to execute all necessary documents.
- E. Consideration and Approval of Contract:** Cooperative Purchase Contract with Courtesy Chevrolet in the amount of \$55,631.64, for the purchase of one (1) Chevrolet 2500 Silverado WT for Facilities.
1. Approve the contract with Courtesy Chevrolet for the purchase of one (1) Chevrolet Silverado 2500 WT in the amount of \$ 55,631.64 for Facilities; and
 2. Authorize the City Manager to execute the necessary documents.

11. PUBLIC HEARING ITEMS

- A. Consideration and Adoption of Resolution No. 2024-37 and Ordinance No. 2024-22:** 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-24-00008 -- Concept Plan Review, Accessory Structures, Accessory Uses, Home Occupations, and Basement, Basement Garages,

Building Stem Walls, Crawl Spaces and Podium Parking" 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 MISCELLANEOUS
CITY'S PROPOSED ZONING CODE TEXT AMENDMENT
OVERVIEW OF PROPOSED AMENDMENT
STAFF RECOMMENDATION
FINDINGS
RECOMMENDATION

Councilmember McCarthy acknowledged receipt and appreciation of the responses to a list of questions he sent over the weekend.

Councilmember Matthews expressed support for efforts to simplify the process for developers to bring in housing and commended the work involved in the initiatives.

Mayor Daggett noted that some communities in Arizona did not permit Accessory Dwelling Units (ADUs). Ms. Antol highlighted that many cities prohibited ADUs and emphasized the opportunity for Flagstaff to be an outstanding model.

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

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Miranda Sweet to read Resolution No. 2024-37 by title only.

Vote: 5 - 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-24-00008 -- CONCEPT PLAN REVIEW, ACCESSORY STRUCTURES, ACCESSORY USES, HOME OCCUPATIONS, AND BASEMENT, BASEMENT GARAGES, BUILDING STEM WALLS, CRAWL SPACES AND PODIUM PARKING"

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Miranda Sweet to read Ordinance No. 2024-22 by title only for the first time.

Vote: 5 - 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-24-00008 -- CONCEPT PLAN REVIEW, ACCESSORY STRUCTURES, ACCESSORY USES, HOME OCCUPATIONS, AND BASEMENT, BASEMENT GARAGES, BUILDING STEM WALLS, CRAWL SPACES AND PODIUM PARKING"; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

- B. Consideration and Adoption of Resolution No. 2024-38 and Ordinance No. 2024-23:** 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-24-00010 - Zoning Map Amendment Process" 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 SECTION 10-20.50.040 ZONING MAP AMENDMENT PROCESS
CITY'S PROPOSED ZONING CODE TEXT AMENDMENT
OVERVIEW OF PROPOSED AMENDMENT
STAFF RECOMMENDATION
FINDINGS
RECOMMENDATION

Mayor Daggett raised a question about how items submitted during the summer break were handled and assumed internal discussions had taken place on the matter. Ms. Antol responded that the process would need to be determined.

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

Moved by Councilmember Miranda Sweet, **seconded by** Councilmember Jim McCarthy to read Resolution No. 2024-38 by title only.

Vote: 5 - 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-24-00010 -- ZONING MAP AMENDMENT PROCESS"

Councilmember McCarthy asked what would happen if the Council did not meet the state-imposed deadline.

Ms. Antol explained that the law went into effect regardless of Council action. If the city did not take action, a zoning request would still be approved by default, although it would not officially amend the zoning code. She clarified that while the Council was still required to go through the formal process, when local zoning regulations conflict with state law, the state law prevails.

Moved by Councilmember Miranda Sweet, **seconded by** Councilmember Jim McCarthy to read Ordinance No. 2024-23 by title only for the first time.

Vote: 5 - 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-24-00010 -- ZONING MAP AMENDMENT PROCESS"; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

- C. **Consideration and Adoption of Resolution No. 2024-39 and Ordinance No. 2024-24:** 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-24-00134 - Accessory Dwelling Units" 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 SECTION 10-40.60.030 ACCESSORY DWELLING UNITS
HOUSE BILL 2720
ACCESSORY DWELLING UNITS
OVERVIEW OF PROPOSED AMENDMENT
STAFF RECOMMENDATION
FINDINGS

RECOMMENDATION

Councilmember Matthews raised concerns about equity, noting that not all residents could afford to build an ADU. Ms. Antol responded that it was a valid concern, particularly for individual homeowners working through a mortgage. She noted the importance of considering city incentives to support ADU development and mentioned discussions around offering model building plans to assist homeowners.

Councilmember Matthews added that while affordability was an issue, the ADU program being developed by the Sustainability Division may help reduce costs. She also emphasized that affordability concerns should not lead to eliminating the option entirely.

Councilmember McCarthy asked about the concern regarding the removal of parking requirements and whether that change was based on state legislation. Ms. Antol confirmed that it was, and the city did not have the authority to alter that provision.

Mayor Daggett expressed concern that the legislative changes took away elements the Council had strongly advocated for, especially related to short-term rentals (STRs). Ms. Antol clarified that while some state requirements override local controls, the provision requiring owner occupancy was still in place.

Councilmember Matthews emphasized that, regardless of Planning and Zoning Commission opinions or Council preferences, the amendment was mandated by state law, limiting local flexibility. Ms. Antol noted that the city did slightly diverge from state rules by maintaining an 800-square-foot cap.

Mary Norton, Vice Chair of the Planning and Zoning Commission but speaking personally, expressed full support for ADUs and praised Flagstaff's leadership. She acknowledged the benefits of pre-approved building plans but criticized the new state law for removing local oversight. She highlighted potential issues in historic districts and urged the Council to provide feedback to state representatives.

Tyler Denham spoke in favor of the ordinance, particularly the removal of parking requirements. He noted that the Regional Plan and 10-Year Housing Plan already called for revisiting such requirements. He referenced similar reforms in California, which led to a 10% increase in ADU construction, and suggested that the changes could significantly boost ADU production, especially in more restrictive cities.

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

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Miranda Sweet to read Resolution No. 2024-39 by title only.

Vote: 5 - 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-24-00134 -- ACCESSORY DWELLING UNITS"

Moved by Councilmember Jim McCarthy, **seconded by** Vice Mayor Austin Aslan to read Ordinance No. 2024-24 by title only for the first time.

Vote: 5 - 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-24-00134 -- ACCESSORY DWELLING UNITS"; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

12. REGULAR AGENDA

- A. ~~Consideration and Adoption of Resolution No. 2024-42 and Ordinance No. 2024-25: A resolution of the Flagstaff City Council declaring as a public record that certain document filed with the City Clerk and entitled "Noise Control Amendments" and an ordinance of the City Council of the City of Flagstaff, amending the Flagstaff City Code, Title 6, Police Regulations, Chapter 6-08, Noise Control, by adopting by reference that certain document entitled "Noise Control Amendments"; providing for repeal of conflicting ordinances, severability, authority for clerical corrections, and establishing an effective date.~~

ITEM REMOVED FROM THE AGENDA

13. DISCUSSION ITEMS

- A. **Discussion and Direction:** Regional Plan modification to allow the option to provide water and sewer service outside Urban Growth Boundary upon City of Flagstaff Council approval.

Mr. Clifton explained that the item was originally placed on the agenda as a placeholder due to uncertainty about its advancement within the Regional Plan planning efforts. Since then, it had been reviewed by the Water Commission and the Regional Planning Committee. Both groups, along with staff and legal counsel, had expressed consensus and support for the proposal. While Council discussion was welcome, it may not be necessary given the broad agreement.

Councilmember McCarthy asked whether the proposal, if implemented, would grant anyone outside the urban growth boundary access to city water and sewer services. Comprehensive Neighborhood Planning Manager Sara Dechter clarified that property owners outside the urban growth boundary could request service, but each request would still go through the city's existing review process.

Councilmember McCarthy noted that retaining a city approval process made sense. Water Services Director Shannon Jones confirmed that the intention was to allow a clear but controlled process for such requests.

Mayor Daggett inquired whether the change would eliminate the need for a major plan amendment. Ms. Dechter responded that while it may remove the requirement for a major plan amendment, a minor plan amendment could still be necessary if the property use was changing.

Mayor Daggett also raised concerns about extending services outside corporate limits, particularly within or beyond the urban growth boundary. Mr. Clifton clarified that much of the urban growth boundary fell within city corporate limits. The proposal would allow, through a formal process, the extension of water and wastewater services beyond the urban growth boundary but still within city limits. Ms. Dechter added that any request outside the urban growth boundary would require review by the Water Commission and City Council.

Mayor Daggett asked about service maintenance responsibilities and whether additional charges would be imposed or included in the Capital Improvement Plan. Mr. Jones responded that if infrastructure was already in place, property owners or developers would be responsible for infrastructure extension costs. Ongoing maintenance would follow the same procedures as properties currently served within the system.

Mayor Daggett mentioned watching the Regional Planning meeting and noted limited opposition, though there were some questions regarding the urban growth boundary, corporate boundaries, and property taxes. Mr. Jones confirmed that those types of questions were expected and would be addressed as part of Council's review process.

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 Citizens' Petition titled "Jack Welch Memorial Bridge at Picture Canyon"

Karen Malis-Clark requested Council support to name a bridge in honor of Jack Welch and explained the significance of the proposal.

Paul Beier spoke in favor of the petition, highlighting Jack's legacy and his contributions to the Flagstaff community.

Open Space Supervisor Robert Wallace noted that the group had consulted with Open Space staff, who would continue to advance the request through the appropriate process and return to the Council with a formal recommendation.

Mike Calacariv submitted a written comment in support of the request.

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

15. OPEN CALL TO THE PUBLIC

None

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

Vice Mayor Aslan commended Danielle on her recent involvement with the Dark Sky Alliance, expressing pride in having played a role in the development of the new position. He reflected on early discussions with Chris Luginbill about the future of the Dark Sky Coalition and noted it was rewarding to see the new evolution of the Dark Sky Alliance coming to fruition. He also raised concern about the recent number of pedestrian train-related fatalities, with five incidents in the past month or two, urging the need for further discussion and action to address pedestrian safety near railways. He requested a FAIR for a Council discussion.

Mayor Daggett shared that she had inquired about the pedestrian incidents as well and that a presentation from Engineering was being planned to discuss possible solutions.

Councilmember McCarthy acknowledged that it was the 100th birthday of former President Jimmy Carter and wished him a happy birthday.

Councilmember Sweet reported participating in a large meeting and tour with the Natural Resources Conservation Service (NRCS) to discuss flood mitigation efforts. She also attended the ribbon cutting for the Inner Basin project and the Firefighter graduation ceremony. She thanked Joshua and the Police Department for their support in recovering her stolen bicycle, noting that officers went above and beyond their call of duty.

Mayor Daggett also attended the NRCS meeting and tour, stating that the progress on flood mitigation projects was impressive. She spoke at NAU's "Lumberjack Thrives" alumni event and had a positive visit to Levitate Adventure Park. Additionally, she met with the U.S. Interagency Council on Homelessness alongside Housing Director Sarah Darr. She praised Ms. Darr's deep knowledge of housing policies and expressed appreciation for her leadership in housing discussions.

Mr. Clifton announced that the noise ordinance had been temporarily removed from the agenda to allow more time for thorough vetting and public input. It would return for Council consideration soon.

17. **ADJOURNMENT**

The Regular Meeting of the Flagstaff City Council held October 1, 2024, adjourned at 4:50 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 October 1, 2024. 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