

## WORK SESSION AGENDA

CITY COUNCIL WORK SESSION  
TUESDAY  
MARCH 25, 2025

COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
3:00 P.M.

All City Council Meetings are live streamed on the city's YouTube page  
(<https://www.youtube.com/@FlagstaffCityGovernment>)

### **\*\*\*PUBLIC COMMENT\*\*\***

Verbal public comments not related to items appearing on the posted agenda may be provided during the "Open Call to the Public" at the beginning and end of the meeting and may only be provided in person.

Verbal public comments related to items appearing on the posted agenda may be given in person or online and will be taken at the time the item is discussed.

To provide online verbal comment on an item that appears on the posted agenda, use the link below.

### [ONLINE VERBAL PUBLIC COMMENT](#)

Written comments may be submitted to [publiccomment@flagstaffaz.gov](mailto:publiccomment@flagstaffaz.gov). All comments submitted via email will be considered written comments and will be documented in the record as such.

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#### 1. Call to Order

#### 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 work session, 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.*

MAYOR DAGGETT  
VICE MAYOR SWEET  
COUNCILMEMBER ASLAN  
COUNCILMEMBER GARCIA

COUNCILMEMBER HOUSE  
COUNCILMEMBER MATTHEWS  
COUNCILMEMBER SPENCE

#### 3. Pledge of Allegiance, Mission Statement, and 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.*

**5. PROCLAMATIONS**

**A. Proclamation: Week of the Young Child**

**6. Review of Draft Agenda for the April 1, 2025 City Council Meeting**

*Citizens wishing to speak on agenda items not specifically called out by the City Council may submit a speaker card for their items of interest to the recording clerk.*

**7. March Work Anniversaries**

Recognition of employees celebrating work anniversaries in March.

**8. City Manager Report**

Information only

**9. Discussion on Project to Redesign City Logo and City Seal**

Discussion on process, final designs, and direction from Council on which designs to move forward with.

**10. Middle Housing Zoning Code Text Amendment (allowing duplexes, triplexes, fourplexes, and townhomes in any zone that permits single-family dwellings) as required by HB 2721.**

Discussion only

**11. Open Call to the Public**

**12. Informational Items To/From Mayor, Council, and City Manager; future agenda item requests**

### 13. Adjournment

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Stacy Saltzburg, MMC, City Clerk

THE CITY OF FLAGSTAFF ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 213-2076 or email at [stacy.saltzburg@flagstaffaz.gov](mailto:stacy.saltzburg@flagstaffaz.gov) to request an accommodation to participate in this public meeting.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Flagstaff makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Flagstaff City Council meetings are live-streamed and recorded and may be viewed on the City of Flagstaff's website. If you permit your child to attend/participate in a televised Council meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Georganna Staskey, Deputy City Clerk  
**Date:** 03/19/2025  
**Meeting Date:** 03/25/2025



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**TITLE:**  
**March Work Anniversaries**

**DESIRED OUTCOME:**  
Recognition of employees celebrating work anniversaries in March.

**Executive Summary:**

**Information:**

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**Attachments:** [March Work Anniversaries](#)



*Happy*

**WORKIVERSARY**

# First Year

- Christina Meeks, Recreation Assistant
- Breanna Pignato, Recreation Assistant
- Ryland Sexton, Equipment Operator
- Jarad Granger, Animal Control Officer
- Richard Swartz, Police Records Technician
- J Ashton Likes, Recreation Leader

# First Year

- Nathan Rumbley, Police Officer
- Chris Hilton, Police Officer Recruit
- Bridget Konter, Recreation Instructor
- Anthony Milligan, Streets Operations Tech
- Daniel Barton, Streets Operations Tech
- Brianna Morgan, Lifeguard



**5<sup>th</sup> Year**



**Jason Nguyen  
Police Officer**

**5<sup>th</sup> Year**



**Thomas Johnson  
Senior Accountant**

**5<sup>th</sup> Year**



**Miciela Sahner**  
**Airport Administrative Specialist**

**10<sup>th</sup>  
Year**



**Paul Santana**  
**Deputy Chief Information Officer**

**10<sup>th</sup>**  
**Year**



**Adam Miele**  
**Airport Programs Manager**

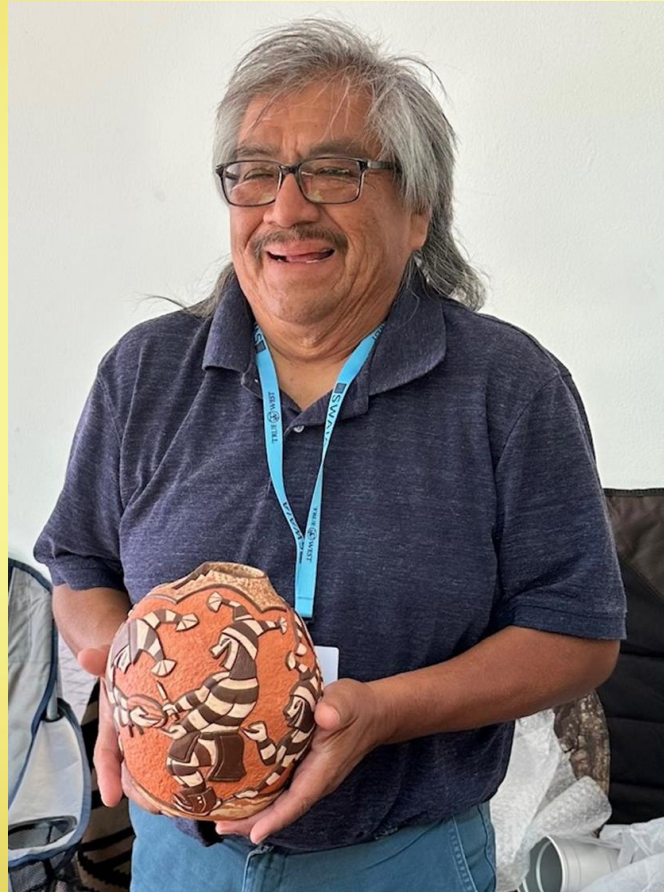
# Twenty Years

Keith Nutumya  
Housing Manager

# Twenty Years

Charles Hernandez  
Deputy Police Chief

# Twenty Years



Delmar Polacca  
Library Clerk

# Twenty Years



Brian Huntzinger  
Water Services Manager

# Twenty Years



Melanie Yonnie  
Administrative Specialist

A festive background featuring two strings of gold streamers with triangular flags at the top. The background is filled with a dense pattern of small, gold, circular confetti. The word "Congratulations" is written in a dark blue, cursive font in the lower center of the image.

*Congratulations*

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Georganna Staskey, Deputy City Clerk  
**Date:** 03/19/2025  
**Meeting Date:** 03/25/2025



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**TITLE:**  
City Manager Report

**DESIRED OUTCOME:**  
Information only

**Executive Summary:**

These reports will be included in the City Council packet for regularly scheduled Work Session meetings. The reports are intended to be informational, covering miscellaneous events and topics involving the City organization.

**\*\*\*The report will be provided in advance of the meeting\*\*\***

**Information:**

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**Attachments:** City Manager Report  
HRRM Presentation  
Sustainability Presentation

# City Manager's Report

March 20, 2025

Council and Colleagues, greetings. These reports are intended to be informational, covering miscellaneous events and topics involving the city organization. This report is very brief. You will be receiving updates from the Human Resources Risk Management Division and the Sustainability Division, in line with our new format to have the reporting divisions present quarterly to the Council.

## **Drop-In at the Rio Treatment Plant**

The Human Resources Risk Management Team (HRRM) worked in conjunction with Water Services to provide a drop-in recruitment event at the Rio facility on March 19<sup>th</sup>. These events are becoming popular and well attended. It was a good showing followed by an excellent tour. Many thanks to all those involved.



### **Budget Team Process**

Council, we will be retreating with you again on Thursday, March 27<sup>th</sup>, to discuss capital projects. **This will occur at Core Services with a hard start at 8:30am.** We will provide lunch and we look forward this very important retreat. The team has been working hard on the agenda and presentations, which will be amazing and quite timely.

The retreat will be facilitated by the one and only Kate Morley, and we are so fortunate to have her assistance here (props to Joanne Keene for arranging this).

These capital project retreats are the product of the previous City Council, who asked for more comprehensive information related to capital projects, including five-year plan and unfunded projects. We look forward to this retreat and as always, we are grateful for your time.

### **Water Services Director**

The City received thirteen applications for Water Services Division Director. After screening applications and conducting initial interviews, the team selected two candidates to join us in person. Each of the two candidates will participate in a **Meet & Greet on Thursday, March 27<sup>th</sup> at 5:00 pm at the Council Chambers.** This will be followed by a series of interviews with Leadership and Water Services on Friday, March 28<sup>th</sup>.

We hope that you can join us to meet the candidates at the Meet & Greet. Thanks to Shannon Anderson for her assistance and oversight in orchestrating this process.

### **Leadership Retreat**

The Leadership Team held its quarterly retreat at the Aquaplex on March 20<sup>th</sup>. The topic was the importance of feedback, and the morning sessions were facilitated by Jeff Kennedy with Lancaster Leadership. The afternoon sessions were provided by the committee of Scott Overton, Jessica Cortes, Rebecca Sayers, and Sterling Solomon. It was an excellent retreat that featured a nice social lunch in between the numerous sessions.



That's all for now Council. Onward and upward ...

# Human Resources & Risk Management

March 2025





# Human Resources Updates



- Team & Remodel
- Recruitment
- Market Reviews
- New Employee Orientation



# Human Resources Updates

## HR/RM Team & Remodel

- 15 Total FTEs
- 5 vacancies
  - Benefits Analyst begins 3/31
  - Classification and Compensation Analyst
  - Compliance/Training Generalist
  - Risk Manager
  - HRRM Director



# Human Resources Updates

## Recruitment Data (as of March 2025)

- Current Vacancy Rate: **11.34%**
  - Budgeted FTE (not including Temporary & Council): 905.2
  - Unfilled FTE: 102.27
- History:
  - January 2025: 12.25%
  - 2024: 13.20%
  - 2022: 11.15%
  - 2021: 17.07%
  - 2020: 12.01%



# Human Resources Updates

## Recruitment Data (as of March 2025) Con't

- Current Job Postings: **22**
  - [FlagstaffCityCareers.com](https://www.flagstaffcitycareers.com)
- Current Requisitions: **56**
- Time to Fill: **78** days (Averaging 62 days in March 2025)
  - Peer Avg: 127 days
- Applications: **1299** (up 7% from this time last year)
  - Up **30%** overall in 2024!



# Human Resources Updates



## WALK-IN WEDNESDAYS

Meet with a Recruiter, learn about our current opportunities, & explore careers with the City of Flagstaff!



WEDNESDAY  
JANUARY 29  
11AM - 2PM

Flagstaff Aquaplex  
1702 N. 4th St  
Flagstaff, AZ 86004

VIEW ALL CURRENT JOB OPENINGS :

[FlagstaffCityCareers.com](http://FlagstaffCityCareers.com)

QUESTIONS? CONTACT US AT :

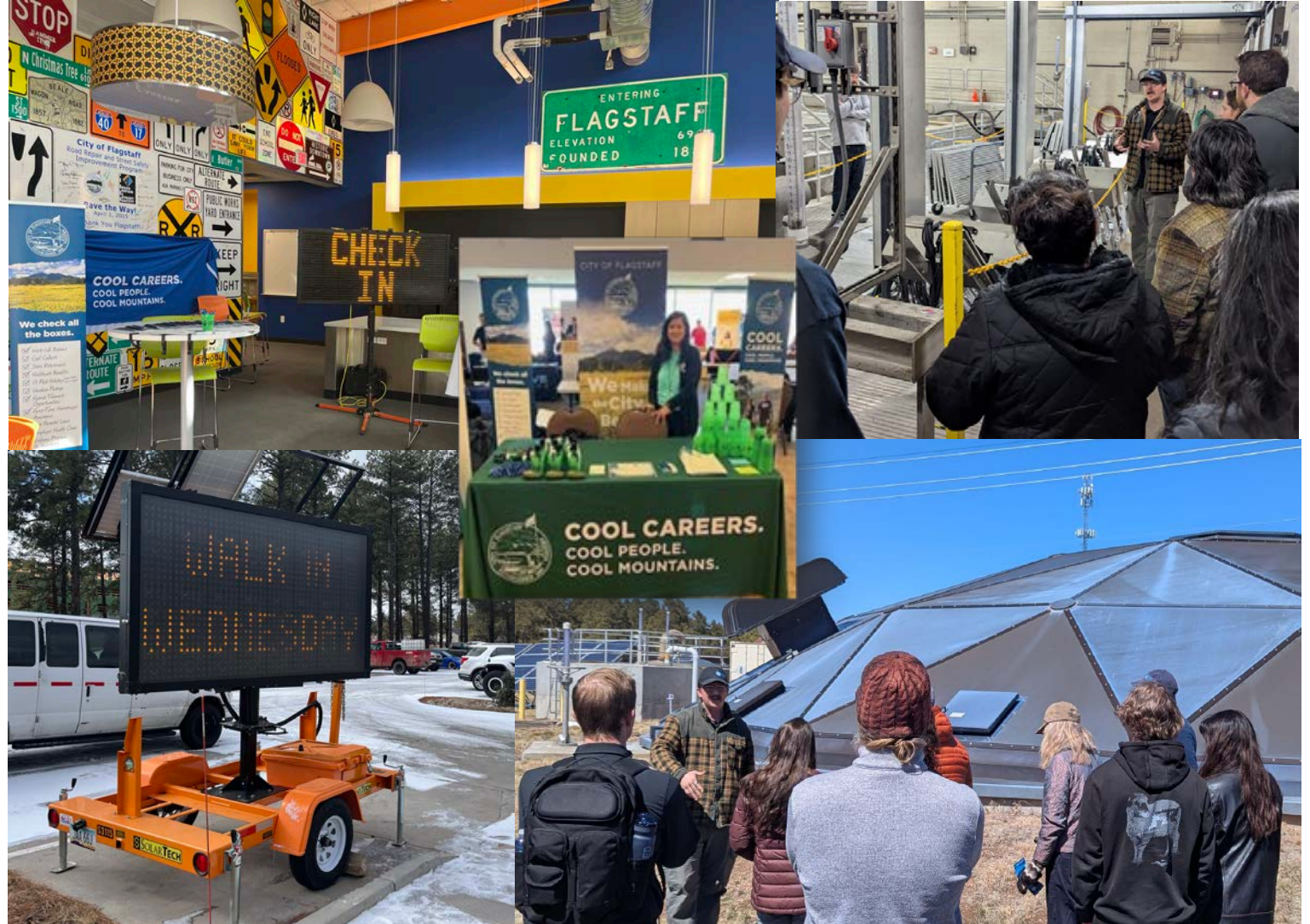
[careers@flagstaffaz.gov](mailto:careers@flagstaffaz.gov)

This event will showcase the following jobs with PROSE:

- Parks Technician
- Parks Maintenance Worker
- Recreation Coordinators & Assistants
- Lifeguard & Head Lifeguard
- Various support roles for our Parks, Recreation, Open Spaces, and Events Team!



**COOL CAREERS.**  
COOL PEOPLE. COOL MOUNTAINS.





# Human Resources Updates

## Compensation: Market Reviews

- Goal to review 25% of classifications each year
  - As of FY25, data has been collected on all positions
- FY26 Market Adjustments:
  - \$4M investment
  - **76** classifications impacting **311** employees
    - Note: FY25 Market Adjustments had positive impact on previously hard-to-fill roles: Water Services Operators, Equipment Operators, Street Light Technicians, Water Services & Public Works Supervisors, Engineering, IT Analysts



# New Employee Orientation

## Specialized Online Learning Plans:

- ❖ Office Workers
- ❖ Aquaplex
- ❖ Facilities
- ❖ Fire
- ❖ Fleet
- ❖ Housing Maintenance
- ❖ Landfill
- ❖ Solid Waste
- ❖ Streets
- ❖ Wastewater
- ❖ Water Services

### LEARNING PLAN

## New Hire Learning Plan - OFFICE WORKERS

This learning plan includes all of the courses for new employees that typically work indoors in an office environment. This plan includes Airport and Visitor Center workers.

[View Audit](#)

### Courses

Cof Communication+1 - New Hire Learning Plan  
101 Welcome to Team Flagstaff!

📅 CODE: WEL122024 🌐 CUSTOM ONLINE ⌚ 4M

Cof Communication+1 - New Hire Learning Plan  
102 Payroll for City of Flagstaff

📅 CODE: PAY112024 🌐 CUSTOM ONLINE ⌚ 30M

Cof Communication+1 - New Hire Learning Plan  
103 Introductory Benefits

📅 CODE: BEN112024 🌐 CUSTOM ONLINE ⌚ 10M

CoF Compliance+1 - New Hire Learning Plan

10411 Welcome to Team Flagstaff! - New Hire Learning Plan



# New Employee Orientation

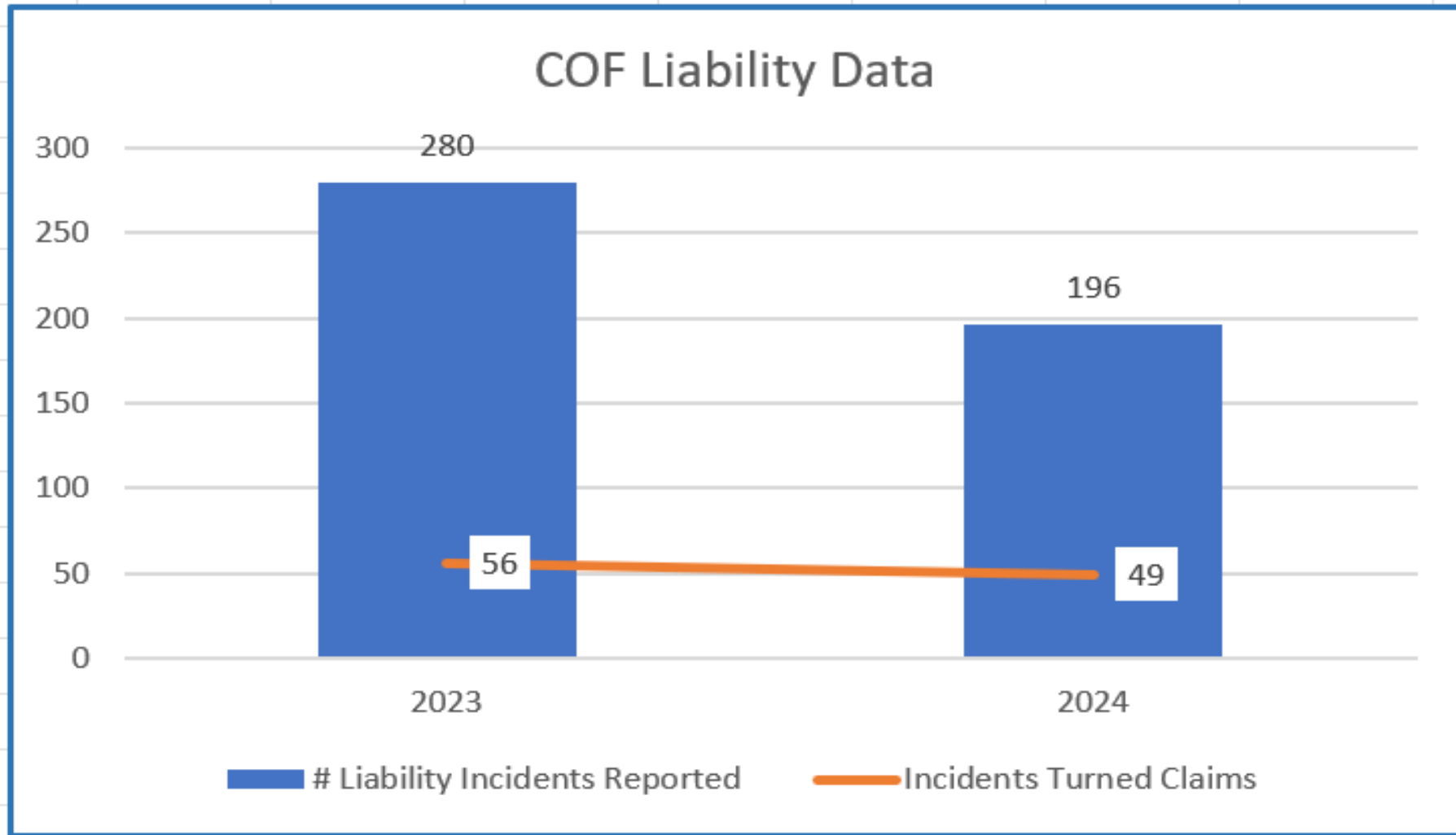
## Live Training – 60 days

- CMO Welcome
- Customer Service + Intro to Trauma Informed
- Volunteer Program and Opportunities
- Sustainability
- Champions/Awards and Recognition
- Information Technology
- Wildland Fire
- Risk – Stretching and TriageNow
- Wellness Program
- Perform and Learn introduction in NeoGov
- Q&A with Human Resources



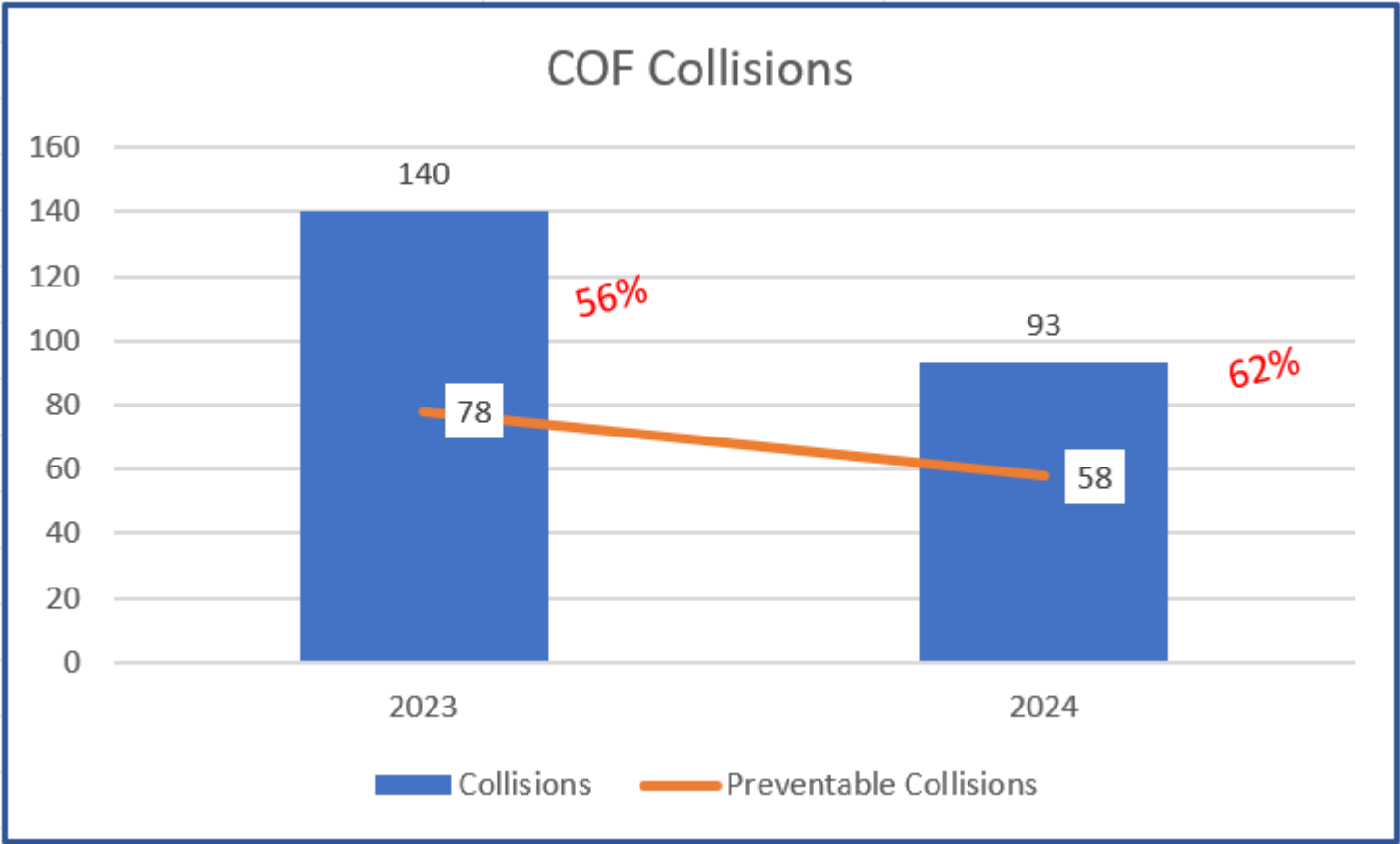


# COF Liability Incidents by CY



- Represents a 30% **decrease** in liability incidents reported overall from 2023 to 2024
- Represents a 12% **decrease** in incidents turned claims from 2023 to 2024

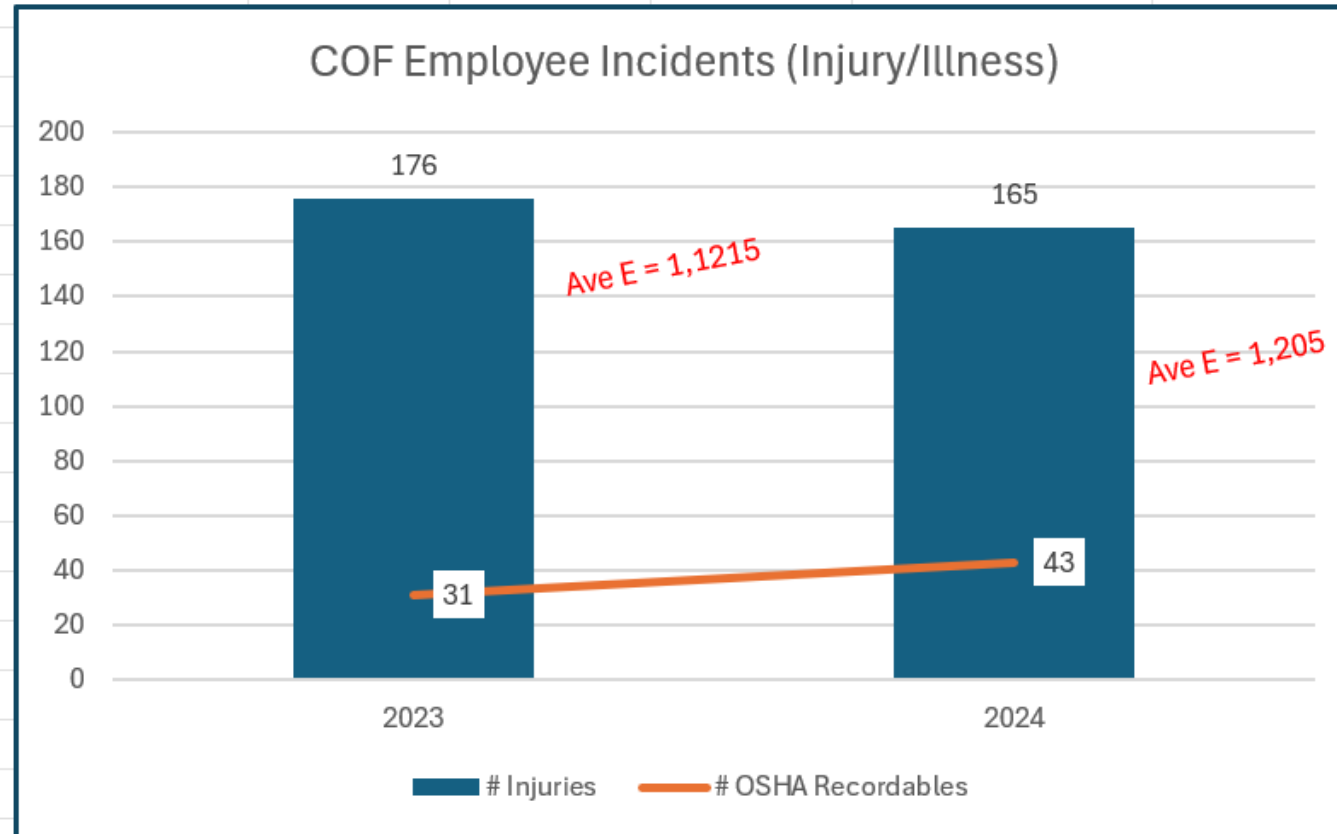
# COF Collisions by CY



- Represents a 34% decrease in vehicle collisions overall from 2023 to 2024
- Represents a 11% increase in preventable collisions from 2023 to 2024

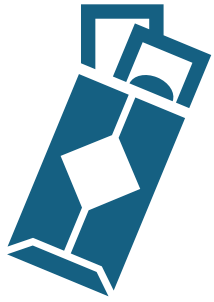


# COF Employee Incident by CY



- Represents a 6% **decrease** in employee injuries overall from 2023 to 2024
- Represents a 39% **increase** in OSHA recordable injuries from 2023 to 2024

# Recovery



2024 Subrogation (from insurance) - \$52,202.28



2024 Restitution (court ordered) - \$16,787.50



Upcoming  
RM  
Activity...

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Permanent Fill for Risk  
Manager

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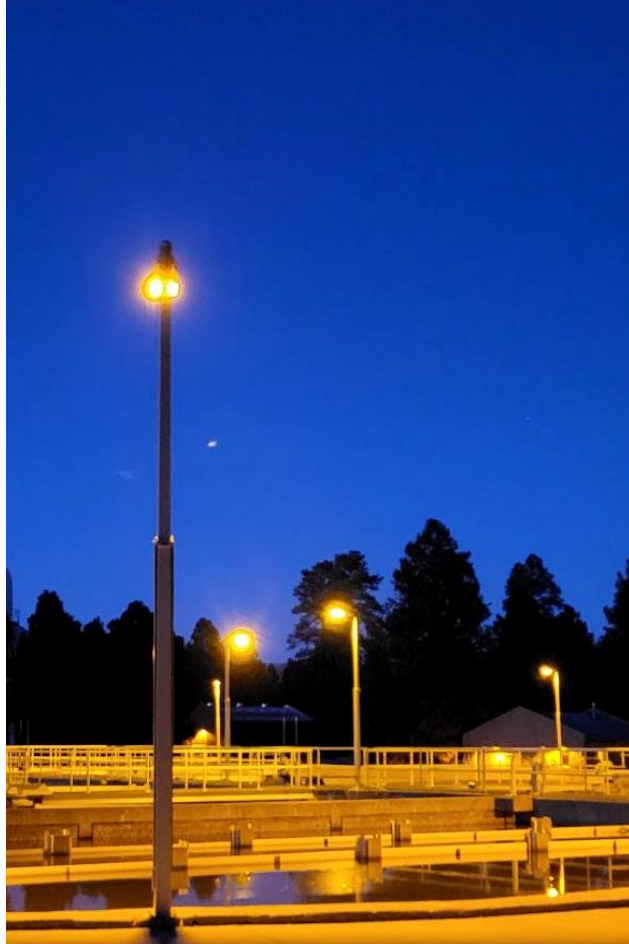
Special Event Season

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Insurance Renewals

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Annual Fit-Testing  
(Water, Facilities, Parks)



# SUSTAINABILITY DIVISION SEMI-ANNUAL UPDATE

OCTOBER 1, 2024 – MARCH 1, 2025



# AGENDA

- Division Overview
- Climate Action Section
- Neighborhood Engagement and Volunteerism Section



Summer Watershed Clean Up.  
Photo Credit: NAU CSV

# SUSTAINABILITY DIVISION OVERVIEW

# OUR VISION

The Sustainability Division's vision is to create a **livable** and **low-impact** community, contributing to the **greater well-being** among Flagstaff residents by:

- Reducing the impacts of Flagstaff's waste and material consumption
- Preparing the Flagstaff community and City operations for long-term impacts of climate change
- Protecting Flagstaff's ecological health
- Engaging volunteers to keep Flagstaff's neighborhoods, trails, parks, and streets litter-free
- Facilitating energy efficiency and climate action measures across the community and City government operations
- Increasing access to local, healthy, and affordable food throughout the community

# ENGAGEMENT

October 1, 2024 – March 1, 2025

- Engaged with 4,591 people
- 340 activities



ONE WEEK LEFT TO APPLY FOR COMMUNITY GARDEN PLOT RENTAL

APPLICATIONS CLOSE MARCH 31ST!  
EMAIL GARDENS@FLAGSTAFFAZ.GOV WITH QUESTIONS



### Emergency Preparedness Workshops

Hosted by the Flagstaff Resilience Hubs

<p><b>Market of Dreams</b> 2136 N Fourth Street</p> <p><b>Ready-Set-Go</b> 3/10 at 5:30p Discover evacuation zones and the emergency notification system. Take home a Ready-Set-Go kit!</p> <p><b>DIY HEPA Filters</b> 3/31 at 5:00p Learn how to build affordable HEPA air filters for cleaner indoor air. All materials for the DIY filters will be provided.</p> <p><b>Financial Preparedness</b> 4/14 at 5:30p Providing practical strategies for financial resilience during crises.</p> <p><b>Neighborhood Resilience Leaders Workshops</b> Thursdays at 5:30p, 4/3-5/8 A cohort-based series training community members to become resilience leaders in their neighborhoods, with an emergency preparedness and recovery focus.</p>	<p><b>Murdoch Center</b> 203 E Brannen Avenue</p> <p><b>Ready-Set-Go</b> 3/11 at 5:30p Discover evacuation zones and the emergency notification system. Take home a Ready-Set-Go kit!</p> <p><b>DIY HEPA Filters</b> 4/5 at 10:00a Learn how to build affordable HEPA air filters for cleaner indoor air. All materials for the DIY filters will be provided.</p> <p><b>Financial Preparedness</b> 4/15 at 5:30p Providing practical strategies for financial resilience during crises.</p>
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The workshops are free and open to all!

For more info: [flagstaff.az.gov/hubs](http://flagstaff.az.gov/hubs)



## 2024 WATERSHED CLEANUP SERIES

City of Flagstaff Sustainability Office & Partners (Climate Resilience Project, Compost Crowd, Dark Sky Brewing)

- NUMBER OF PARTICIPANTS: 57**  
We would like to thank all of the participants who participated in the 2024 Watershed Cleanup Series
- NUMBER OF VOLUNTEER HOURS: 114**  
Volunteer hours are calculated by multiplying the number of volunteers by the number of participants
- BAGS OF INVASIVE PLANT SPECIES REMOVED: 41**  
Removing Invasive Plant Species from the stream channel helps to provide resources for native plant species
- BAGS OF WOODY DEBRIS REMOVED: 70**  
The removal of Woody Debris from the stream channel helps to prevent blockages and potential flooding
- BAGS OF TRASH REMOVED: 38**  
Removing trash from the stream channel can help reduce potential blockages and plant entanglements


Locations: Coconino Estates, S Fourth St and Butler, Sinclair Wash, Cheshire Neighborhood

For more information email: [Sanoma.boynton@flagstaffaz.gov](mailto:Sanoma.boynton@flagstaffaz.gov)

# OUTREACH

- **Facebook**  
**Followers: 7,451** (Over 49K page impressions since October 2024)
- **Instagram**  
**Followers: 2,579** (Over 48K post impressions since Oct 2024)


Facebook Top posts > Likes and reactions



**TREECYCLING 2025**  
Wondering what to do with your tree after the holidays? Learn how and where to recycle your tree in Flagstaff this season!  
Curbside Pick-up: January 6th - January 17th  
Place trees on curb by 6:00 am on Monday, January 6th  
Drop-off Locations: January 2nd - January 31st  
Thorpe Park Annex, Continental Little League Field, and the Flagstaff Recycling Center  
\*Please remove all lights, tinsel, and ornaments before pickup or drop-off!

**Flagstaff Sustainability ...**  
Dec 31, 18:30  
3,386 organic reach


Recycle your holiday tree with TREECYCLING 2025! Your tree will be turned into mulch for local parks! Curbside pickup: Put trees on the curb before 1/6 at 6am Drop-off: Jan 2-31 at convenient locations in Flagstaff Jay Lively Activity Center, Thorpe Park Annex, Continental Little League Field, and the Flagstaff Recycling Center \*Please remove all lights, tinsel, and ornaments before pickup or drop-off!



**Apply for a FREE air purifier**  
Applications Open 2/28!  
Reduce the effects of seasonal smoke in your home!  
Deadline: March 14, 2025

**Flagstaff Sustainability ...**  
Feb 21, 17:01  
3,150 organic reach

Apply for a FREE HEPA filter between 2/28 and 3/14! Fire is integral to environmental and community resilience, but this can mean increased smoke pollution in Flagstaff. HEPA filters help maintain indoor air quality! Interested? Apply here: <http://bit.ly/flagstaff-hepa> (If you applied for a free HEPA filter previously, there is no need to reapply!)



**DROP-OFF DAY**  
Saturday, October 26th  
10:00 am - 2:00 pm

**Flagstaff Sustainability ...**  
Oct 01, 20:01  
2,811 organic reach

Do you have unwanted or old medications, sharps, batteries, lightbulbs (CFLs), or electronics lying around? Swing by Drop-Off Day on Saturday, October 26th, and put waste in the right place! Drop-Off Day will be from 10 a.m. to 2 p.m. at Coconino Country Health & Human Services at 2625 N. King St. This event is hosted in partnership with the Hazardous Product Center (the "HPC"), the Flagstaff Police

# OUTREACH

- **Monthly Newsletter**  
**Subscribers:** 1,517 (11,429 total sends since October 1, 2024)
  - 37% open rate
  - 4% unsubscribe rate



## Flagstaff Sustainability Office March Newsletter

Greetings and happy March!

This month, we're reminded of the power of local action—and are grateful for the ongoing support from the community we serve. Sustainability is a vision for a stronger, more equitable, and lower-impact community, that is better for all residents. To get there, we need leadership, bold action, perseverance, creativity, and enthusiasm.

This newsletter highlights ways to stay engaged, build new skills, prepare for

# PRIORITY BASED BUDGETING

1. High Performing Governance – 4 Objectives
2. Safe & Healthy Communities – 4 Objectives
3. Inclusive & Engaged Community – 6 Objectives
4. Sustainable & Innovative Infrastructure - 3 Objectives
5. Robust & Resilient Economy – 2 Objectives
6. Livable Community – 4 Objectives
7. Environmental Stewardship – 6 Objectives



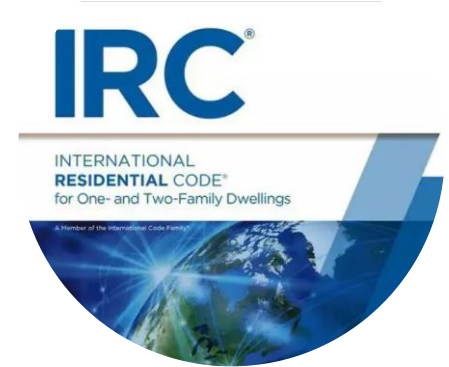
# CLIMATE SECTION

# ACCESSORY DWELLING UNIT (ADU) MODEL PLANS LIBRARY DESIGN CONTEST



- Goal to make it easier to design and build an ADU in Flagstaff, accelerating additional housing resources
- Contest was open December 13, 2024 – February 10, 2025
  - 30+ submissions from 15 designers
  - Selection Committee chose 10 winning designs
- Voting for 'Community Choice Award' until March 27
  - Winners will be announced March 28
- To expand the library, we are supporting building plan review for ~10 'runners-up' designs for a total of **20** plans
- The Library will open in **July 2025**: [www.flagstaff.az.gov/ADUs](http://www.flagstaff.az.gov/ADUs)

# ADU MODEL PLANS: DESIGN STANDARDS



## Building Energy

- 2024 International Residential Code (IRC)
- 2024 International Energy Conservation Code (IECC)
- All-electric building
- Cold-climate heat pump
- Energy Star appliances



Solar-ready features

WaterSense plumbing fixtures

Passive heating and cooling

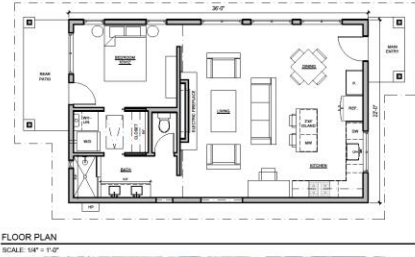
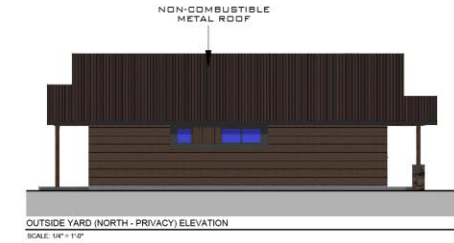
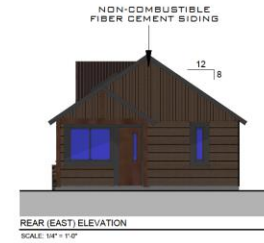
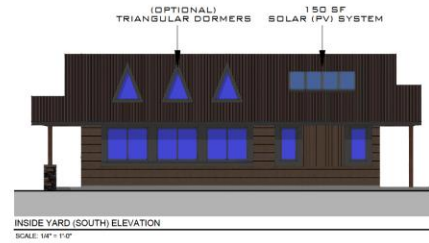
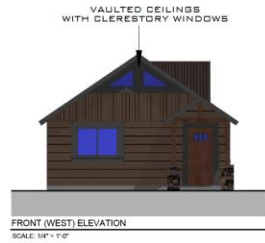


# ADU MODEL PLANS: HIGHLIGHTS

- Variety of Plans:
  - Studio, 1BR, 2 BR options
  - 384 – 850 square feet
- Pre-approved customization options
  - Floor plans within the same footprint
  - Exterior features (materials, roof lines, etc.)
- Accessibility
  - Some plans are fully ADA accessible
  - Others can be converted in the future



# TEASER ALERT ADU MODEL PLANS

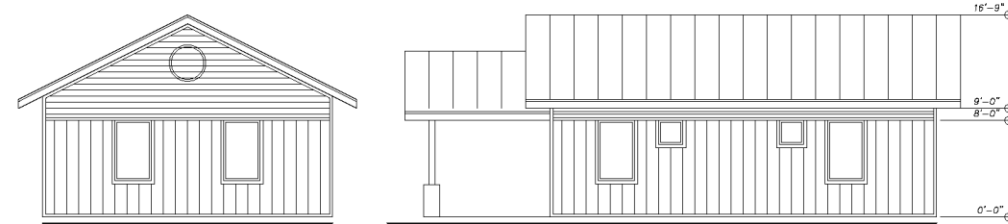


**CITY OF FLAGSTAFF**  
**ACCESSORY DWELLING UNIT - ONE BEDROOM**  
**-THREE PEAKS-**

SUSTAINABLE - PASSIVE SOLAR - RADIANT FLOOR HEATING - ELECTRIC FIREPLACE - EFFICIENT WINDOWS - 2024 INTERNATIONAL RESIDENTIAL CODE COMPLIANT - INCLUDING RADON CONTROL METHODS - ALL ELECTRIC BUILDING - COLD CLIMATE AIR SOURCE HEAT PUMP - ENERGY STAR APPLIANCES - 150 SF SOLAR PHOTOVOLTAIC SYSTEM - FIRE RESISTANT CONSTRUCTION - NON COMBUSTIBLE METAL ROOF

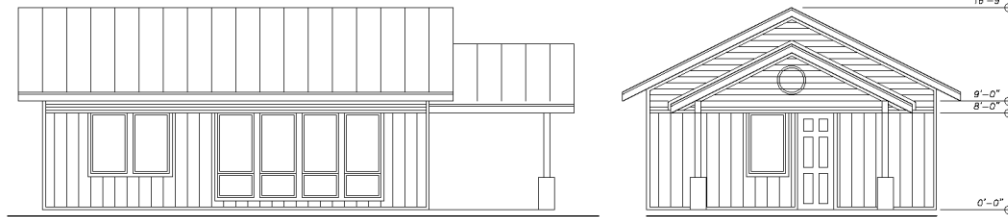


# TEASER ALERT ADU MODEL PLANS



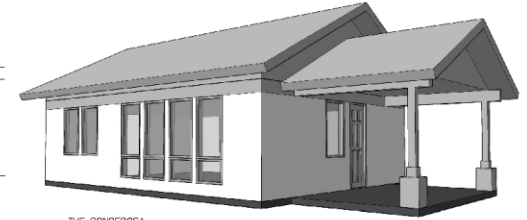
West Scale: 1/4" = 1'

North Scale: 1/4" = 1'



South Scale: 1/4" = 1'

East Scale: 1/4" = 1'



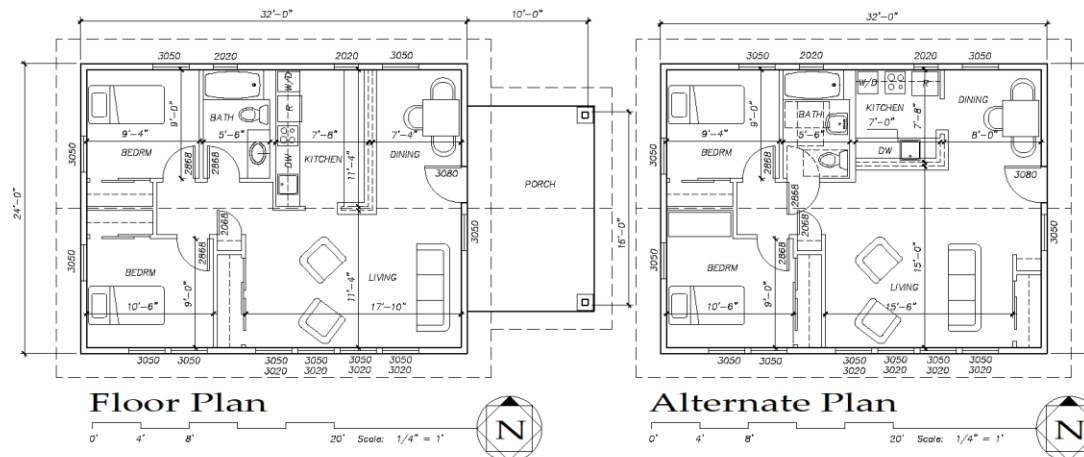
**THE PONDEROSA**  
A 768 sq Two Bedroom Accessory Dwelling Unit is to be oriented for passive solar heating and roof mounted photovoltaic power. This sustainable, accessible, affordable and customizable design is intended for a variety of possible building sites in Flagstaff, Arizona.

#### EXTERIOR

**ROOF:**  
Composition shingles or metal roofing over roof trusses with R-49 batt or blown-in insulation.  
**EAVE:**  
24" roof overhang with vented soffit, gutters and downspouts.  
**WALLS:**  
"Smart" wood or metal siding over building wrap over 2x6 wood framing with R 30 batt insulation. Horizontal lap and/or vertical board and batten style.  
**TRIM:**  
"Smart" wood or metal trim, including frieze board, corner, door and window trim.  
**DOORS:**  
Fiberglass or primed insulated metal entry door, 6 panel or half file.  
**WINDOWS:**  
Vinyl or metal clad wood windows with low-e 180 glazing for maximum U=0.30 and minimum SHGC = 0.70. Individual windows can be operable, fixed or deleted to customize to a specific project, except as required by code.  
**FOUNDATION:**  
Concrete slab on grade is recommended for passive solar applications. Alternate wood framed floor over crawl space.  
**PERIMETER** block stem wall on continuous concrete footings.  
**PORCH:**  
Optional covered Porch with rough sawn 6x post and beam with "architectural" base and cap connectors on split face block piers.

#### INTERIOR

**PLAN:**  
Two alternate "off-the-shelf" Floor Plans with possible customizations of interchangeable components, like Closet, Kitchen and Bath layouts. Building plans also available as mirrored versions. Available options include wheelchair accessibility with no steps, minimum threshold, 32" doors and clear space and dimensions per FHA guidelines.  
**WALLS:**  
5/8" drywall with low VOC paint over light knock down texture.  
**FLOORING:**  
Finished floor can be plank flooring or stained concrete, if slab on grade is chosen.  
**DOORS:**  
Typically, 2'-8" x 6'-8" Interior doors. Doors can be painted or wood finish, six panel or flush. Solid core is recommended, but hollow core is an option.  
**CABINETS:**  
Owner selected cabinets and countertops can be custom designed or "off-the-shelf".  
**HEATING:**  
Cold Climate Air Source Heat Pump (CCASHP) rated to operate down to -22 degrees F.  
**PLUMBING:**  
All fixtures shall be "WaterSense" low flow fixtures. 30" x 60" bathtub can be replaced with walk-in shower with tile or pre-fab surround. Under sink electric water heater.  
**LIGHTING:**  
LED lighting fixtures.  
**APPLIANCES:**  
Appliances to be electric only and "Energy Star".



Floor Plan Scale: 1/4" = 1'

Alternate Plan Scale: 1/4" = 1'

# SUSTAINABILITY COMMISSION

- Neighborhood Sustainability Grant (NSG)
  - Reviewed 25 applications
  - Awarded 11 micro-grants
- Conducted formal review and submitted comments on the Regional Plan 2045 draft
- Provided feedback on the LASS/CAP Project



The Flagstaff Sustainability Commission in November 2024. Photo Credit: Claire Ewert (for an NAU project)

# LOOKING AHEAD

- Carbon Neutrality Plan Update
- Building & Fire Code 101
- LASS/CAP Update
- International CDR Coalition
- Innovate Green Business Pitch Competition
- Neighborhood Resilience Leaders
- Green Business Boot Camp
- Home Efficiency & Electrification Workshop
- EV Ride and Drive
- Electric Vehicle Charging Fees

**Neighborhood Resilience Leaders**

Prepare for disasters

Connect with your neighbors

Build a stronger community



Free Workshops  
Stipends available for participation

Market of Dreams  
2136 N 4th St

Thursdays April 3 to May 8, 5:30 to 7:30pm

 All Flagstaff residents welcome! Sign-up required.



Calling all **locally owned and operated businesses and nonprofits** in Flagstaff! Join this **award-winning sustainability boot camp** to learn how to save costs on energy, water, waste, and transportation.

**In Person Workshop**  
May 1 - June 12  
Thursdays 5-6pm  
At the Moonshot Accelerator

Discounted entry fee of \$100 through City partnerships

**You Get**

- ✓ 7 weekly sessions
- ✓ Learn from experts
- ✓ Develop project to save costs
- ✓ One year of support from Local First AZ!

Scan To Sign Up!



For more information:  
[localfirstaz.com/green-boot-camp](http://localfirstaz.com/green-boot-camp)  
[donya@localfirstaz.com](mailto:donya@localfirstaz.com)

 LOCAL FIRST ARIZONA  CHOOSE FLAGSTAFF 

**NSG DISCOVERY STROLL:**

**PATHWAYS TO SUSTAINABILITY**

A Neighborhood Sustainability Grant recognition and networking event

→ March 27th  
→ 5:00-7:00 PM  
→ Market of Dreams (2136 N. 4th St.)

THIS IS A FREE EVENT OPEN TO THE PUBLIC! RSVP ENCOURAGED!

Refreshments will be served!





THE YOUTH CLIMATE LEADERSHIP ACADEMY PRESENTS

**CLIMATE TEACH-IN**

Come together and explore climate change and local solutions through panels, dialogue, and action.

Saturday, April 26th  
12:00-5:00 PM  
Murdoch Center



SCAN TO RSVP



# Neighborhood Engagement & Volunteer Services



# FOOD SYSTEMS

- **Community Gardens**
  - Plot applications: 88
  - Expansion to McAllister Ranch
- **Education & Outreach** (250+ participants)
  - Seed Saving & Harvest Events
  - Winterizing Workshop
  - Full Circle Garden Workshop Series
  - Farmer & Rancher Resource Fair
- **Initiatives**
  - Animal Keeping Code
  - Urban Farm Code
  - Mayors Monarch Pledge
  - USDA Grant



# WASTE PREVENTION

- **Events & Services** (32K+ pounds of waste diverted)
  - Residential Food Scrap
  - Drop-Off Day
  - Fix-It Clinic
  - Pumpkin Drop-Off
  - Treecycling
- **Education & Outreach** (400+ participants)
  - Dozens of presentations or activities
  - Recycle by City: 6,123 new users
  - Zero Waste Ambassador planning
- **Chicken Coop & Composter Rebate**
  - Restructuring for greater access

# COMMUNITY STEWARDS

- **Adopt-A Programs**
  - 384 volunteers removed 133 bags of litter over 44 events
- **Snow Hero**
  - 13 of 15 paired
- **Winter Recreation Clean Ups**
- **Neighborhood Engagement**
  - Increasing presence and support
- **Watershed Clean Up Series**



Fall Watershed Clean Up.  
Photo Credit: Compost Crowd

# VOLUNTEERISM

- **Employee Volunteer Program**
  - Food Prep, Litter Clean Ups, Polling Locations, Point In Time Count, and much more!
  - 96 unique events
  - 1,176 cumulative hours
- **2024 Review**
  - 2,478 cumulative hours
  - 217 employees



City Engineering Staff during employee litter clean up competition.  
Photo Credit: Paul Mood

# VOLUNTEERISM

- **Centralized Platform:**
  - IT, PROSE, Code Compliance, Library, HR, Risk Management, Procurement
- **Training & Roll Out**
  - Existing Staff
  - Update Resources
  - Continue Refinement

The screenshot shows the City of Flagstaff Volunteer Flagstaff web application. At the top, there is a navigation bar with the City of Flagstaff logo and links for Home, Dashboard, My Profile, Calendar, Documents, Admin, and Contact Us. Below the navigation bar, a welcome message for Steven Thompson is displayed, along with a last login timestamp and a logout link. The breadcrumb trail shows the user is on the Home page. The main heading is "City of Flagstaff - Volunteer Flagstaff". A welcome message follows, stating that the system is designed for the staff of the City of Flagstaff and built by Squarei Technologies. Below this, a section titled "Within the system you can:" lists four main actions: Search (Search for Activities), Sign Up (Get a Volunteer Flagstaff Account), and Login (Login to your Account). At the bottom, there are four featured activity categories: Code Compliance (with an image of a van), Library (with an image of a library building), Parks, Recreation, Open Space & Events (with an image of a park), and Sustainability (with an image of people working on a trail).

# LOOKING AHEAD

- Earth Day Celebration
- Drop-Off Day
- Garden Season Kick-Off
- Fix-It Clinic
- Full Circle Gardening Workshops
- Pollinator Week
- USDA Grant-Food Action Plan
- Watershed Clean Up Series
- Zero Waste Ambassador Workshops

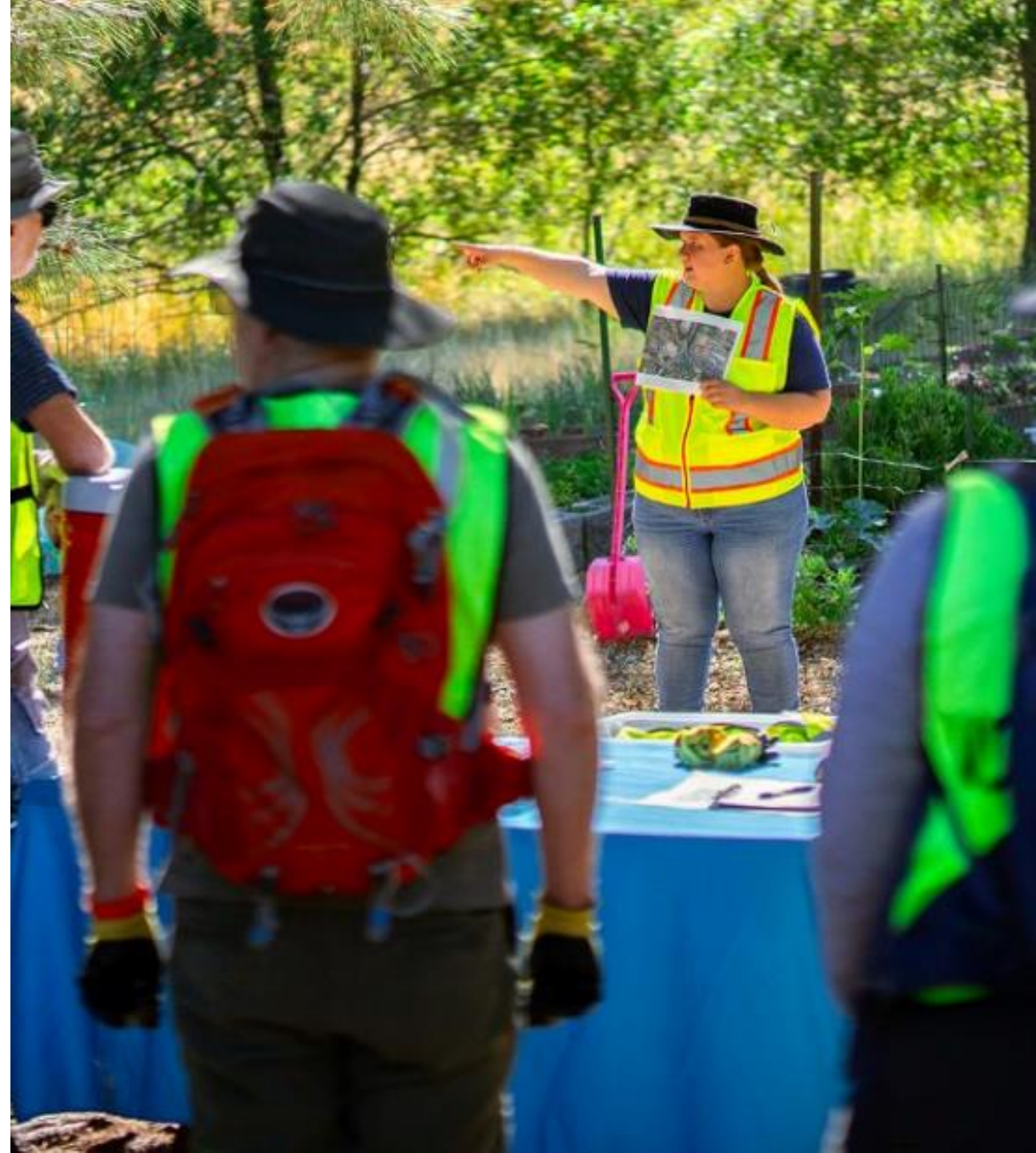


# THANK YOU!

Nicole Antonopoulos  
Sustainability Director  
City of Flagstaff  
[Nantonopoulos@flagstaffaz.gov](mailto:Nantonopoulos@flagstaffaz.gov)

General info:

[Flagstaff.az.gov/sustainability](http://Flagstaff.az.gov/sustainability)  
[sustainability@flagstaffaz.gov](mailto:sustainability@flagstaffaz.gov)  
(928) 213-2156



**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Chris Rhode, Special Programs Manager  
**Date:** 03/19/2025  
**Meeting Date:** 03/25/2025



**TITLE:**  
**Discussion on Project to Redesign City Logo and City Seal**

**DESIRED OUTCOME:**

Discussion on process, final designs, and direction from Council on which designs to move forward with.

**Executive Summary:**

In the Spring of 2024, City Council was presented with several options for how to proceed with redesigning the City's logo. Council gave staff direction to partner with the NAU VisualDESIGNLab (VDL) and to form a Working Group comprised of City Commissioners to help direct and oversee the effort. At that time, City Staff also recommended that this project include repurposing and preserving the existing City logo as its new City seal. In the time since then, a working group has been established and has met monthly to discuss and make recommendations on the project. This has included two different solicitations of public comments on the project, one before substantial work began on the design and one after three design concepts had been developed.

The VDL worked continuously through the duration of the project to incorporate the feedback from both the working group and the public into professional designs. They brought forth over 100 distinct sketches and ideas and then revised and refined them through many different iterations before arriving at the two final versions that will be presented to Council with this agenda item. They simultaneously worked to create a refresh of our current City Logo that preserves its historic and cherished elements in such a way that it can continue to function as the City's Official City Seal, a role for which it is better suited.

On February 21, 2025, the Working Group finalized its recommendation that City Council adopt Design #1 as its new City Logo and that City Council adopt a refined version of our existing City Logo as its City Seal.

**Information:**

The existing City Logo, while not described in City Code, has been in use in some form since at least the 1960s and is well recognized in our community. It generally consists of an elk standing in the middle of a field with the south face of the San Francisco Peaks behind it. The logo has a winding fence on its left-hand side and a flagpole flying the flag of the United States of America on the right-hand side extending out of the logo's border. The logo is surrounded by text that reads "CITY OF FLAGSTAFF," "ARIZONA," and "ESTABLISHED 1882." Some versions have a creek in the foreground. Different versions of this logo in use contain different colors and levels of detail.

The existing City seal is described in City Code, but is seldom recognized. It contains the word "SEAL" in large font in the middle of a circular inner-boarder. Above and below it and following the contour of the inner-boarder are the words "INCORPORATED" and "MAY 26, 1894." Between the inner-boarder and another outer border is the text "CITY OF FLAGSTAFF" at the top and "ARIZONA" at the bottom.

While redesigning City logos and other Civic Symbols are common throughout Arizona and the rest of the country, the process City Staff has talked over the last year is rather unique. While other municipalities have simply hired a design firm to complete their redesigns - often at an expense of tens of thousands of dollars -

City staff opted to engage a community partner in NAU to collaborate on the project. The City's partnership on this effort has been highly beneficial to both parties. NAU and its student designers have received valuable real-world experience working on a complex design project and the visibility that comes from it. The City of Flagstaff has received professional-level designs at no cost.

Additionally, the City established a Working Group comprised of diverse and qualified community members to oversee and direct the project. This Working Group met regularly to provide direction to the design team and to organize opportunities to receive valuable input from the public at large. This helped to ensure that the project was guided by a unified body that was informed by the values, culture, and perspectives of our community while also reducing the burden on City Staff.

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**Attachments:**    [Presentation](#)

# Flagstaff City Logo Redesign

Chris W. Rhode

Special Programs Manager,  
Communication & Civic Engagement





# Background



## How we got here

- Then Vice Mayor Aslan requested agenda item on City Logo
- City Staff presented several options to Council in Jan 2020
- City Staff discussed project with NAU VisualDESIGN Lab (VDL) and worked through details
- Final recommendation was approved by Council April 2024
- City's Working Group was created in Summer of 2024
- Working Group and VDL have been collaborating on project since Fall of 2024



# Background



## Current City Seal

- Defined in City Code
- Contains City Name and Date of incorporation
- Not well known in community





# Background

## Current City Logo

- Not defined in City Code
  - Many different versions exist
- Well recognized throughout community
  - Often mistaken for City Seal
- Works better as seal than logo





# Project Overview

## **Working Group**

**Alycia Hayes** - Heritage Preservation Commission

**J. Michael Cruz** - Beautification and Public Arts Commission

**Justin Cuevas** - Employee Advisory Committee

**Angelica Sanchez** - Commission on Diversity Awareness

**Mariah Zavala & Darrell Marks** - Indigenous Commission



# Project Overview

## Working Group

**Patricia Murphey**, Director of the VisualDESIGNLab and Professor of Visual Communication

**Karen Javalera Morales** - Project Manager and Designer

**Adrian Chavez** - Designer

**Kyra Jeanne** - Designer

**Bekah Overfelt** - Designer

**Sophia Gonzalez Salgado** - Designer

**Anna L. Kellar** - Designer



# Project Overview

## Cost of Redesign

- Other Cities in AZ have spent up to \$65,000 on redesigns
- Partnership with VDL is at no cost to the City
- Staff time on project has been limited
  - Preparation/Attendance of bi-weekly meetings
  - Communication with Working group, VDL, & public
- Implementation would be digital first
  - Existing logo would remain in physical world until replacement
  - Negligible cost to the City



# Project Overview

## Public Outreach – Fall 2024

- Solicited ideas from public before beginning design work
  - Received over 100 responses
- Asked about which colors, events, culture to represent
  - Colors: blues, greens, reds, gold, black and white
  - History/Culture: Rt 66, Railroad, Logging, Dark Sky, Astronomy/Space Exploration, Native History, Local Nature
- Working Group and VDL used responses as inspiration



# Project Overview

## Public Outreach – Winter 2024/25

- Sought feedback on 3 developed designs
  - Over 1000 responses received
- Consisted of a poll and survey
  - Informed on preferences between designs and specific thoughts on each
  - Strong community preference for green design “Sleek Silhouettes”
  - Comments supported clear depictions local landscapes and sought representation of indigenous peoples

**VisualDESIGNLab**

---

**CITY OF FLAGSTAFF**

Logo + Seal Concepts

# DESIGN TEAM

Over the past eight months, students in the VisualDESIGNLab at Northern Arizona University, part of the Visual Communication program, have been working diligently on this project under the guidance of Professor Patricia Murphey.

The student design team includes Adrian Chavez, Karen Javalera Morales, Anna Kellar, Sophia Gonzalez, Kyra Jeanne Gouge, and Rebekah Overfelt.



ORIGINAL DESIGN

# OBJECTIVE

Redesign the current logo of the City of Flagstaff to create a modern, cohesive, and versatile brand identity that reflects the city's unique character, values, and future vision.

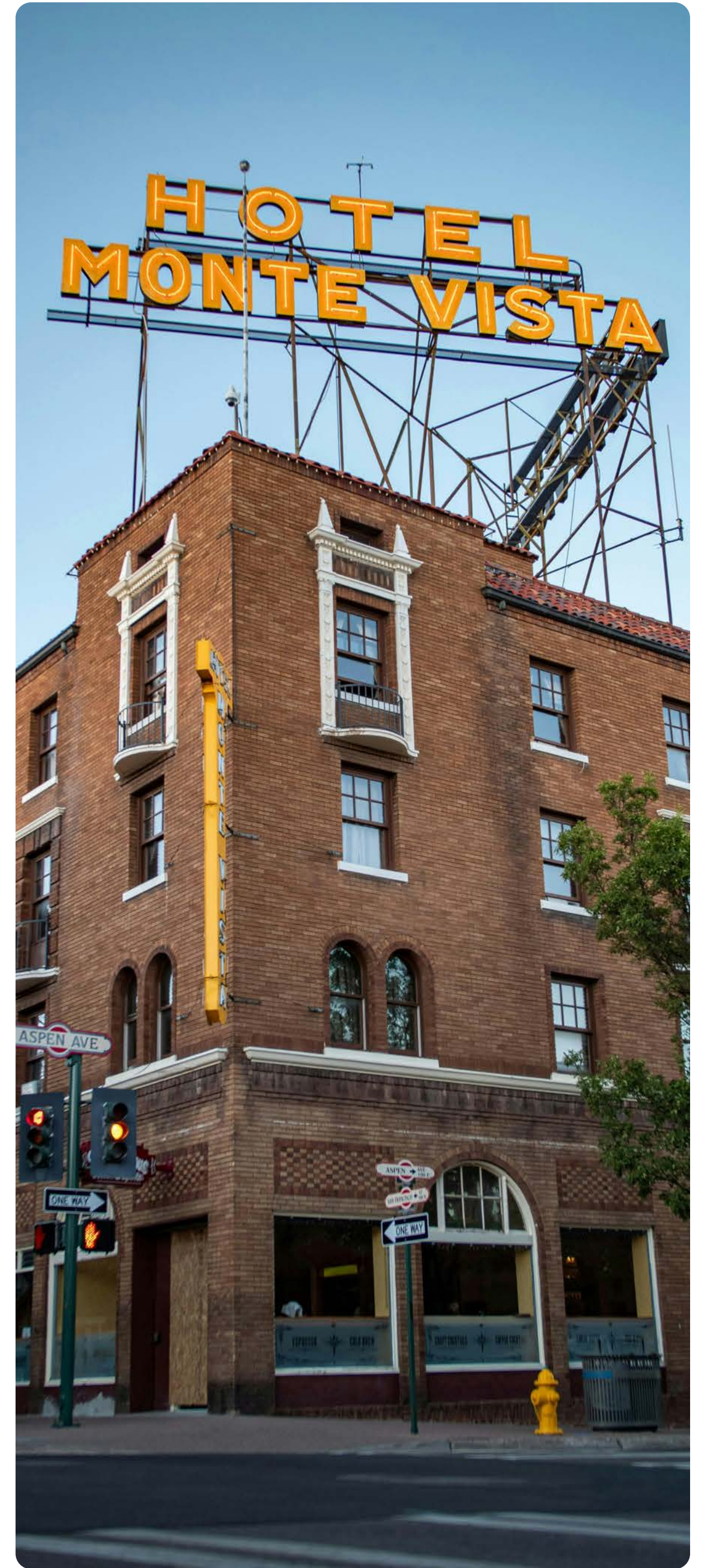
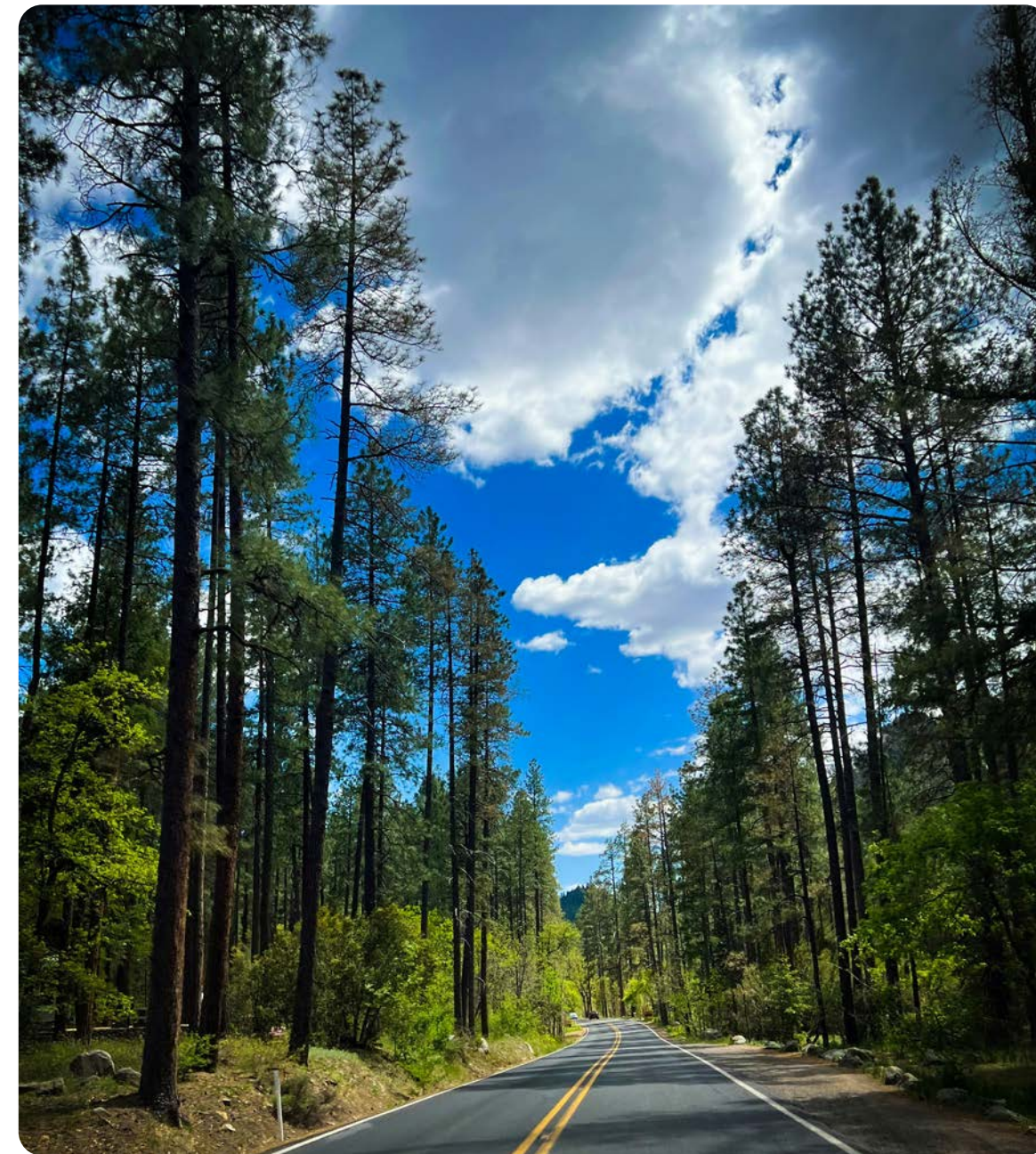
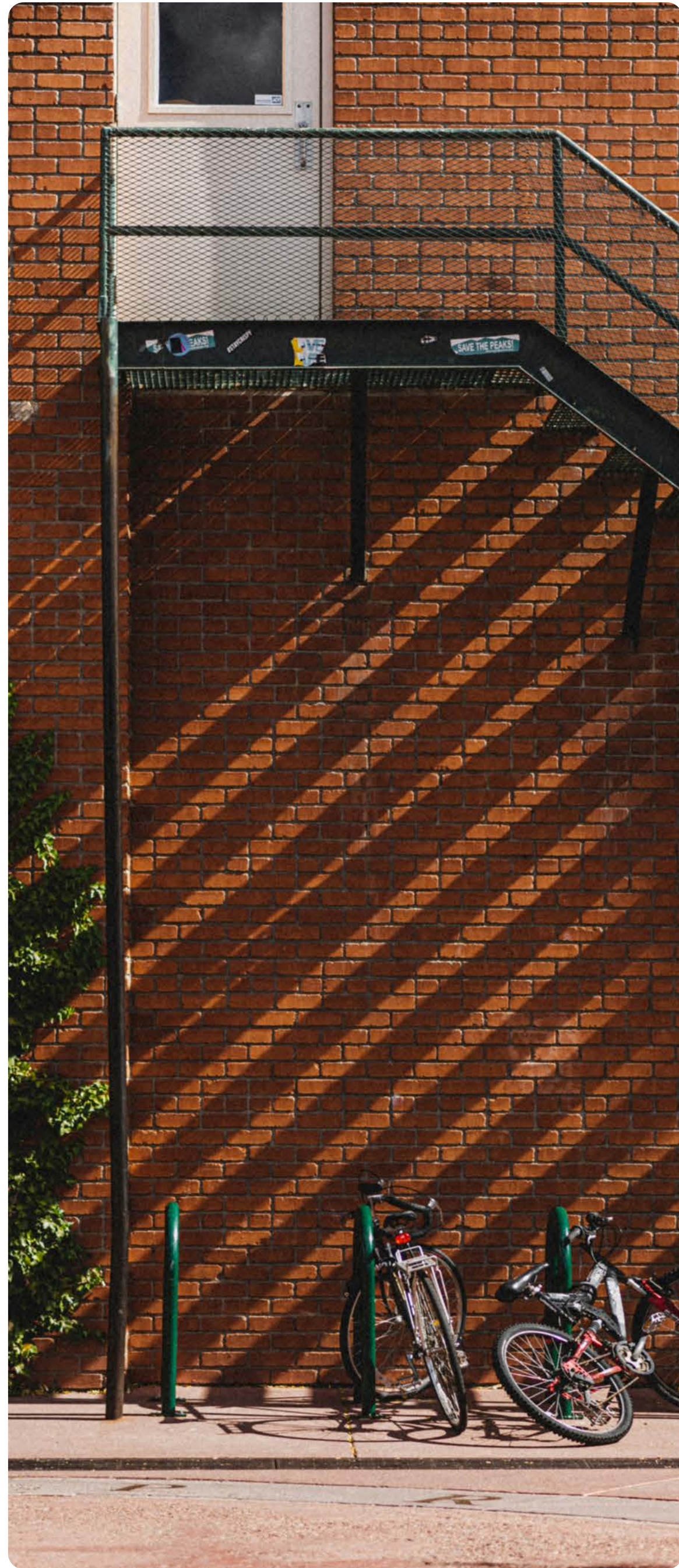
**VIBRANT, DIVERSE, UNIQUE, NATURAL**

# THINGS TO KEEP IN MIND

- The Design team (NAU Visual Communication Program) went through a long process of research, concept development and production. The working group reviewed over 100 sketches, concepts, and the design team worked on revisions, refining ideas based on extensive stakeholder and community feedback.
- These are the final concepts suggestions. Each concept is unique and comes from different points of inspiration.
- The mockups and images shown are purely conceptual. The purpose is to showcase the brand identity in use.

# PUBLIC INPUT

Before starting any sketches or designs, the working group gathered input from the public, seeking their thoughts, ideas, and concepts related to the City of Flagstaff and what they would like to see in a potential new logo.



# PUBLIC INPUT

The Flagstaff community was again invited to provide feedback on three logo concepts using an online survey. This input helped us refine and narrow down the options, resulting in the final designs presented today.

# SURVEY CONCEPTS



# LOGO 1

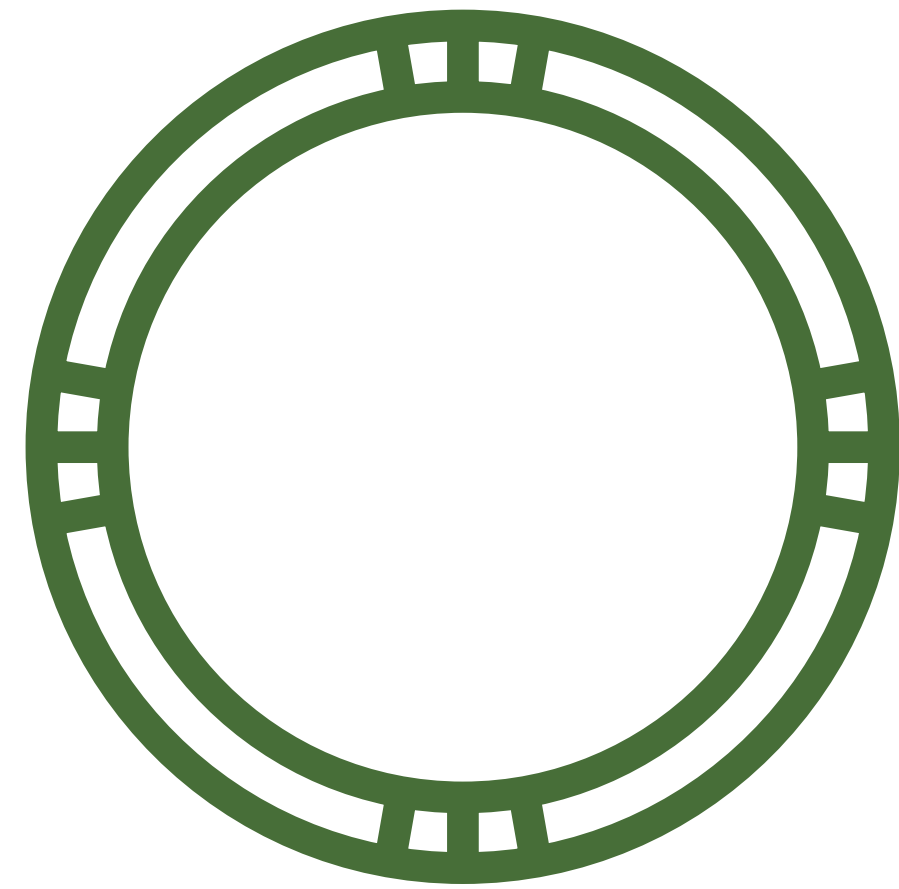
clean, dark sky, geometric landscape

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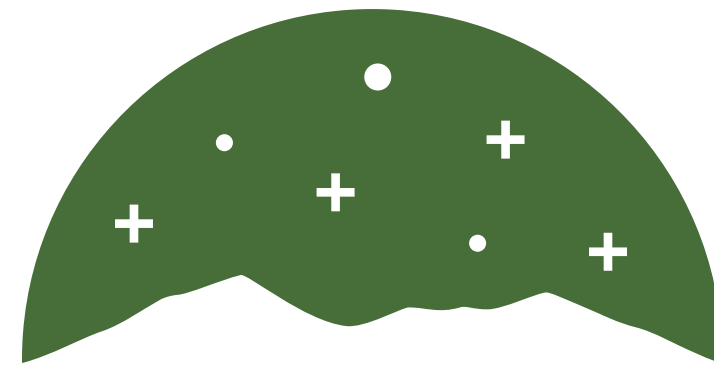
The work group recommends this  
concept to be the new city logo.

# LOGO 1 CONCEPT

ADRIAN CHAVEZ & KAREN JAVALERA MORALES



+



+



=



## Holding Shape

- Circle represents the four directions, balance, harmony and connection
- Cultural significance, Indigenous heritage
- Symbol of unity, cycle of life, seasons and interconnectedness of all people

## Dark Sky + Mountains

- Four pointed stars honors Indigenous storytelling traditions, where stars are used in ancestral history
- 7 stars representing 7000 ft
- Peaks represent the city's commitment to honoring traditional knowledge and sacred lands

## Ponderosa Forest

- Flagstaff is home to the largest contiguous Ponderosa pine forest in the world.



EMBLEM

HORIZONTAL



CITY OF  
**FLAGSTAFF**

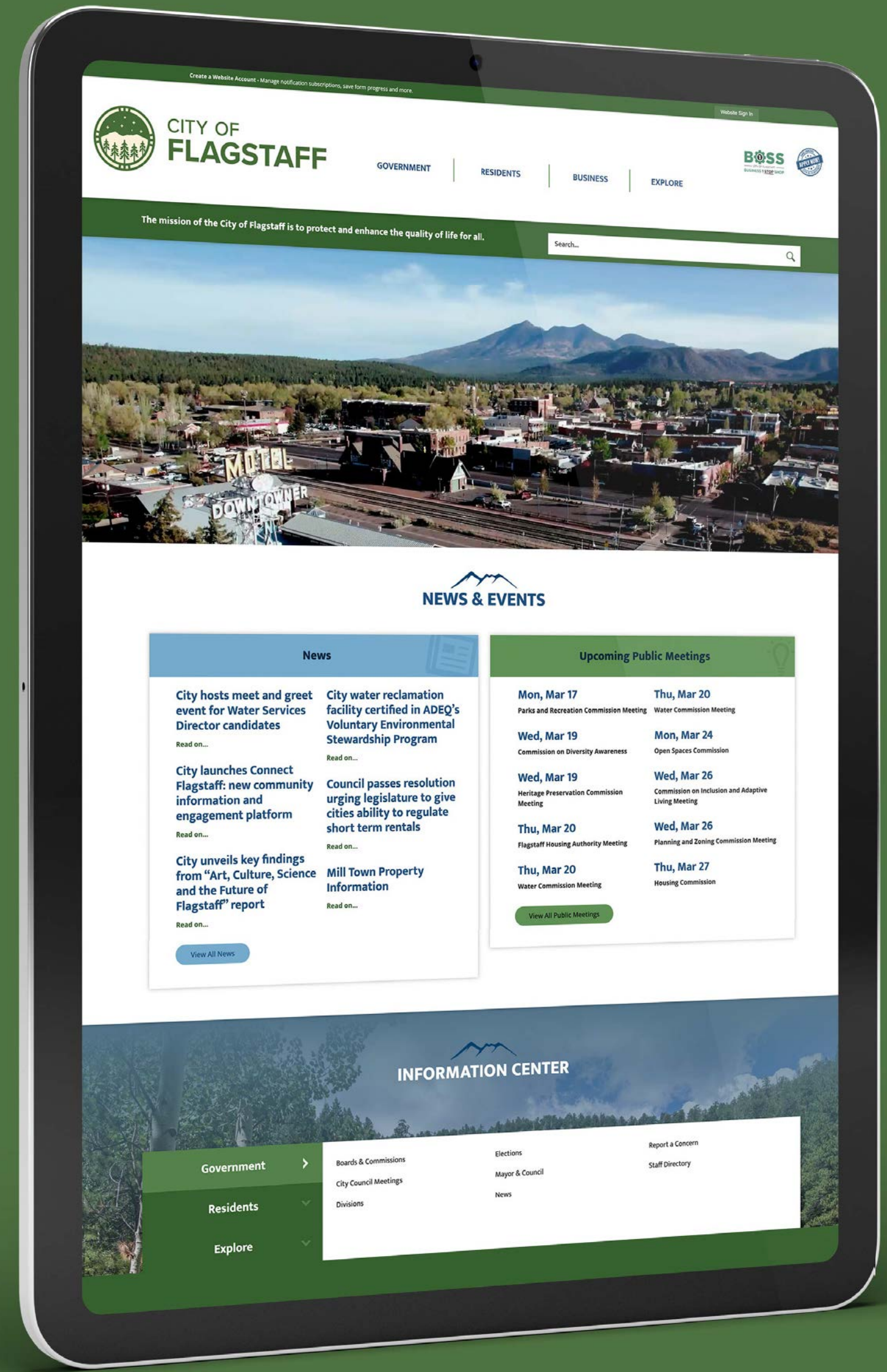
VERTICAL



CITY OF  
**FLAGSTAFF**





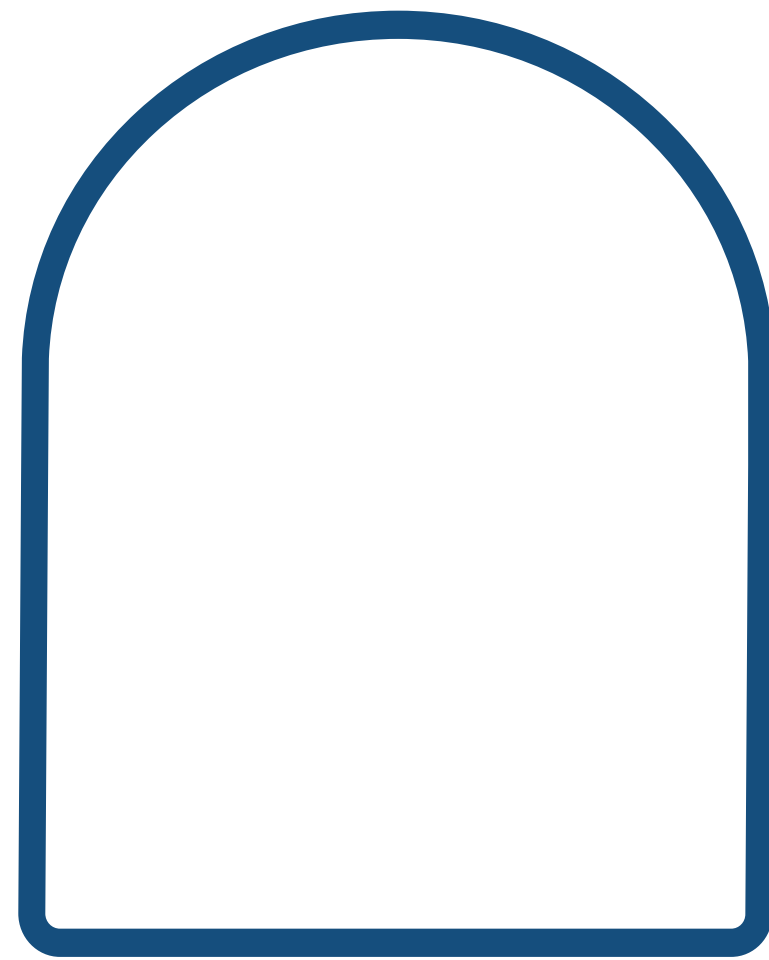


# LOGO 2

whimsical, dark sky, nature window

# LOGO 2 CONCEPT

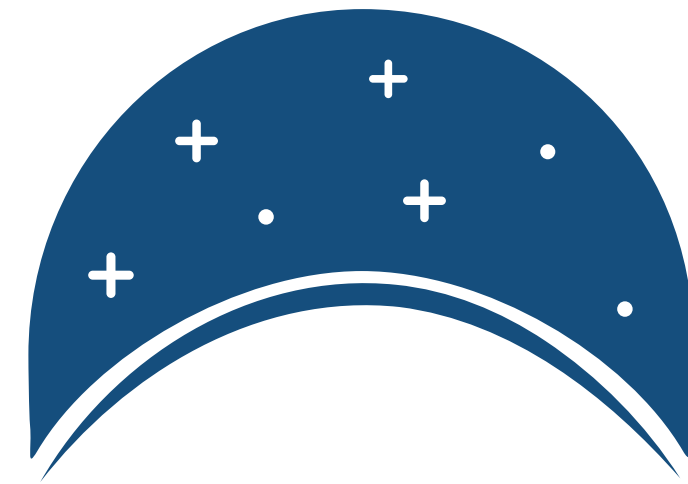
ANNA KELLAR & SOPHIA GONZALEZ



**Holding Shape**

- Window shape represents a frame to the beauty of this area and a view of the future

+



**Dark Sky City**

- Sky whimsical flow
- Four pointed stars honors Indigenous storytelling traditions, where stars are used in ancestral history
- 7 stars representing 7000 ft

+



**Landscape**

- Peeks represent the city's commitment to honoring traditional knowledge and sacred lands
- Flagstaff's Ponderosa pine forest

=





EMBLEM

HORIZONTAL



**CITY OF  
FLAGSTAFF**

VERTICAL



**CITY OF  
FLAGSTAFF**



# SEAL REDESIGN

The design team recognizes the historical and emotional significance of the current City of Flagstaff logo. To honor this connection, they propose simplifying its lines and adopting it as the City's official seal, which is typically used embossed or stamped.



ORIGINAL DESIGN

# SEAL REDESIGN

## Key Differences Include

- Simplify lines and use black only to ensure the seal functions effectively as a stamp, embossing, or gold leaf application.
- Integrate the elk into the environment rather than making it the focal point as well as a version without an elk.
- Orient the flag correctly to reflect proper U.S. positioning and look more polished.
- Refine the typography to create a cohesive and unified look with the proposed logo typography and identity.
- Remove the phrase “Established by 1882” at the request of the work group.

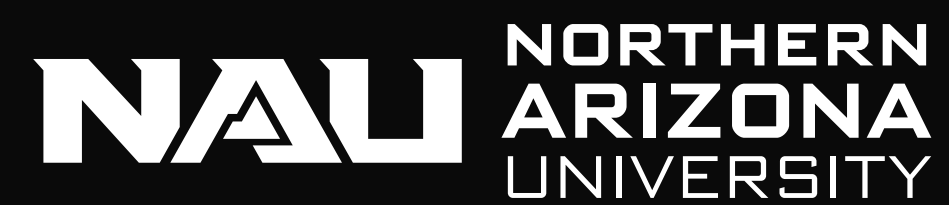
# LOGO 2 CONCEPT

Kyra Jeanne Gouge & Rebekah Overfelt





**THANK YOU!**



Visual Communication Program

**VisualDESIGNLab**

## LOGO 1



CITY OF  
**FLAGSTAFF**

## LOGO 2



CITY OF  
**FLAGSTAFF**

The work group recommends this design for the new City of Flagstaff logo.

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Tiffany Antol, Zoning Code Manager  
**Date:** 03/03/2025  
**Meeting Date:** 03/25/2025



**TITLE:**

**Middle Housing Zoning Code Text Amendment (allowing duplexes, triplexes, fourplexes, and townhomes in any zone that permits single-family dwellings) as required by HB 2721.**

**DESIRED OUTCOME:**

Discussion only

**Executive Summary:**

**PZ-25-00027 -- Missing Middle**

The proposed amendment will be drafted to meet the requirements of HB 2721, which is attached for the Council's review. The bill requires the City to amend the Zoning Code on or before January 1, 2026, to do the following:

- Allow duplexes, triplexes, fourplexes, and townhomes as a permitted use on both of the following:
  - All lots zoned for single-family residential use within one mile of the municipality's central business district, and
  - At least twenty percent of any new development of more than ten contiguous acres.
- Zoning districts most impacted by this amendment include Rural Residential (RR), Estate Residential (ER), Single-family Residential (R1), Single-family Residential Neighborhood (R1N), Community Commercial (CC) on lots less than 9,000 square feet, and Manufactured Housing (MF).

**Information:**

The City may not do any of the following:

- Discourage the development of middle housing through requirements or actions that individually or cumulatively make impractical the permitting, siting, or construction of middle housing.
- Restrict middle housing types to less than two floors.
- Restrict middle housing types to a floor area ratio of less than fifty percent. **(The City Zoning Code does not currently apply FAR to these types of development.)**
- Set restrictions, permitting, or review processes for middle housing that are more restrictive than those for single-family dwellings within the same zone.
- Require owner occupancy of any structures on the lot.
- Require any structures to comply with a commercial building code or to contain a fire sprinkler.
- Require more than one off-street parking space per unit. **(This may conflict with HOH requirements.)**

How should the City move forward with this amendment in terms of the location requirements listed above?

- The City does not currently have a defined Central Business District (CBD). For illustration purposes, staff prepared a location map of a 1-mile buffer from the Central Business Zoning District.
- The City could define multiple Central Business Districts.
- What areas of the City should be considered for the new development provisions?
- If the City decides to apply these provisions based on the location standards in the bill, new overlay



Senate Engrossed House Bill  
municipal zoning; middle housing

State of Arizona  
House of Representatives  
Fifty-sixth Legislature  
Second Regular Session  
2024

# HOUSE BILL 2721

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 6.1, ARIZONA REVISED STATUTES, BY  
ADDING SECTION 9-462.10; RELATING TO MUNICIPAL ZONING.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 9, chapter 4, article 6.1, Arizona Revised  
3 Statutes, is amended by adding section 9-462.10, to read:

4 9-462.10. Zoning; development; middle housing; applicability;  
5 definitions

6 A. ON OR BEFORE JANUARY 1, 2026, A MUNICIPALITY WITH A POPULATION  
7 OF SEVENTY-FIVE THOUSAND PERSONS OR MORE MUST AUTHORIZE BY ORDINANCE AND  
8 INCORPORATE INTO ITS DEVELOPMENT REGULATIONS, ZONING REGULATIONS AND OTHER  
9 OFFICIAL CONTROLS THE DEVELOPMENT OF DUPLEXES, TRIPLEXES, FOURPLEXES AND  
10 TOWNHOMES AS A PERMITTED USE ON BOTH OF THE FOLLOWING:

11 1. ALL LOTS ZONED FOR SINGLE-FAMILY RESIDENTIAL USE WITHIN ONE MILE  
12 OF THE MUNICIPALITY'S CENTRAL BUSINESS DISTRICT.

13 2. AT LEAST TWENTY PERCENT OF ANY NEW DEVELOPMENT OF MORE THAN TEN  
14 CONTIGUOUS ACRES.

15 B. THE MUNICIPALITY MAY NOT DO ANY OF THE FOLLOWING:

16 1. DISCOURAGE THE DEVELOPMENT OF MIDDLE HOUSING THROUGH  
17 REQUIREMENTS OR ACTIONS THAT INDIVIDUALLY OR CUMULATIVELY MAKE  
18 IMPRACTICABLE THE PERMITTING, SITING, OR CONSTRUCTION OF MIDDLE HOUSING.

19 2. RESTRICT MIDDLE HOUSING TYPES TO LESS THAN TWO FLOORS.

20 3. RESTRICT MIDDLE HOUSING TYPES TO A FLOOR AREA RATIO OF LESS THAN  
21 FIFTY PERCENT.

22 4. SET RESTRICTIONS, PERMITTING OR REVIEW PROCESSES FOR MIDDLE  
23 HOUSING THAT ARE MORE RESTRICTIVE THAN THOSE FOR SINGLE-FAMILY DWELLINGS  
24 WITHIN THE SAME ZONE.

25 5. REQUIRE OWNER OCCUPANCY OF ANY STRUCTURES ON THE LOT.

26 6. REQUIRE ANY STRUCTURES TO COMPLY WITH A COMMERCIAL BUILDING CODE  
27 OR TO CONTAIN A FIRE SPRINKLER.

28 7. REQUIRE MORE THAN ONE OFF-STREET PARKING SPACE PER UNIT.

29 C. THIS SECTION DOES NOT PROHIBIT THE GOVERNING BODY OF A  
30 MUNICIPALITY FROM ALLOWING EITHER OF THE FOLLOWING:

31 1. SINGLE-FAMILY DWELLINGS IN AREAS ZONED FOR SINGLE-FAMILY  
32 DWELLINGS.

33 2. ADDITIONAL TYPES OF MIDDLE HOUSING NOT REQUIRED UNDER THIS  
34 SECTION.

35 D. THIS SECTION DOES NOT APPLY TO ANY OF THE FOLLOWING:

36 1. AREAS THAT ARE NOT INCORPORATED.

37 2. AREAS THAT LACK SUFFICIENT URBAN SERVICES.

38 3. AREAS THAT ARE NOT SERVED BY WATER AND SEWER SERVICES.

39 4. AREAS THAT ARE NOT ZONED FOR RESIDENTIAL USE.

40 5. AREAS THAT ARE NOT INCORPORATED AND ARE ZONED UNDER AN INTERIM  
41 ZONING DESIGNATION THAT MAINTAINS THE AREA'S POTENTIAL FOR PLANNED URBAN  
42 DEVELOPMENT.

43 6. AREAS COVERED UNDER TITLE 48, CHAPTER 6, ARTICLE 4.

44 7. ANY LAND WITHIN THE TERRITORY IN THE VICINITY OF A PUBLIC  
45 AIRPORT AS DEFINED IN SECTION 28-8486 OR TO THE EXTENT THIS SECTION WOULD

1 INTERFERE WITH THE PUBLIC AIRPORT'S ABILITY TO COMPLY WITH THE LAWS,  
2 REGULATIONS AND REQUIREMENTS OF THE UNITED STATES RELATED TO APPLYING FOR,  
3 RECEIVING OR SPENDING FEDERAL MONIES.

4 8. ANY LAND WITHIN THE TERRITORY IN THE VICINITY OF A MILITARY  
5 AIRPORT AS DEFINED IN SECTION 28-8461.

6 E. IF A MUNICIPALITY DOES NOT ADOPT THE REGULATIONS REQUIRED BY  
7 THIS SECTION ON OR BEFORE JANUARY 1, 2026, MIDDLE HOUSING SHALL BE ALLOWED  
8 ON ALL LOTS IN THE MUNICIPALITY ZONED FOR SINGLE-FAMILY RESIDENTIAL USE  
9 WITHOUT ANY LIMITATIONS.

10 F. THIS SECTION DOES NOT CHANGE OR OTHERWISE IMPAIR THE TERMS OF  
11 ANY DEVELOPMENT AGREEMENT THAT EXISTS ON THE EFFECTIVE DATE OF THIS  
12 SECTION.

13 G. NOTWITHSTANDING SUBSECTION A OF THIS SECTION, A UTILITY PROVIDER  
14 IMPACTED BY A DEVELOPMENT BEING DEVELOPED PURSUANT TO THIS SECTION SHALL  
15 HAVE THE OPPORTUNITY TO REVIEW AND APPROVE THE SITE PLAN FOR THE  
16 DEVELOPMENT.

17 H. FOR THE PURPOSE OF THIS SECTION:

18 1. "BUILDING CODE":

19 (a) MEANS A CONSTRUCTION CODE ADOPTED BY A MUNICIPALITY.

20 (b) INCLUDES A MODEL BUILDING CODE, COMMERCIAL CODE, PLUMBING AND  
21 MECHANICAL CODE, ELECTRIC CODE, ENERGY CONSERVATION CODE, FIRE CODE,  
22 PROPERTY MAINTENANCE CODE, NEIGHBORHOOD PRESERVATION CODE, ANTI-BLIGHT  
23 CODE OR OTHER SIMILAR CODE.

24 2. "CENTRAL BUSINESS DISTRICT" MEANS AN AREA OR SERIES OF AREAS  
25 DESIGNATED BY A MUNICIPALITY THAT ARE PRIMARILY NONINDUSTRIAL AND THAT  
26 ATTRACT COMMUNITY ACTIVITY, INCLUDING THE ENTIRE GEOGRAPHIC AREA THAT THE  
27 MUNICIPALITY HAS OFFICIALLY DESIGNATED AS ITS DOWNTOWN OR EQUIVALENT ON  
28 THE EFFECTIVE DATE OF THE SECTION.

29 3. "DUPLEX" MEANS TWO DWELLING UNITS ON THE SAME PARCEL OR LOT IN  
30 ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR  
31 RESIDENTIAL OCCUPANCY BY NOT MORE THAN TWO HOUSEHOLDS LIVING INDEPENDENTLY  
32 FROM EACH OTHER.

33 4. "FLOOR AREA RATIO" MEANS THE RATIO OF ALLOWED SQUARE FOOTAGE IN  
34 A MIDDLE HOUSING PROJECT TO THE SQUARE FOOTAGE OF THE PARCEL ON WHICH IT  
35 IS BUILT.

36 5. "FOURPLEX" MEANS FOUR DWELLING UNITS ON THE SAME PARCEL OR LOT  
37 IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR  
38 RESIDENTIAL OCCUPANCY BY NOT MORE THAN FOUR HOUSEHOLDS LIVING  
39 INDEPENDENTLY FROM EACH OTHER.

40 6. "HOUSEHOLD" MEANS EITHER:

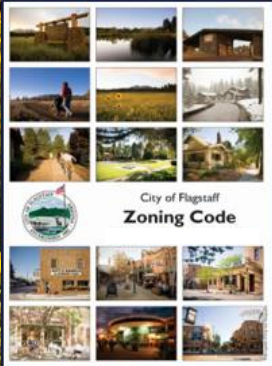
41 (a) A SINGLE PERSON LIVING OR RESIDING IN A DWELLING OR PLACE OF  
42 RESIDENCE.

43 (b) TWO OR MORE PERSONS LIVING TOGETHER OR RESIDING IN THE SAME  
44 DWELLING OR PLACE OF RESIDENCE.

- 1           7. "MIDDLE HOUSING":  
2           (a) MEANS BUILDINGS THAT ARE COMPATIBLE IN SCALE, FORM AND  
3 CHARACTER WITH SINGLE-FAMILY HOUSES AND THAT CONTAIN TWO OR MORE ATTACHED,  
4 DETACHED, STACKED OR CLUSTERED HOMES.  
5           (b) INCLUDES DUPLEXES, TRIPLEXES, FOURPLEXES AND TOWNHOUSES.  
6           8. "PERMITTED USE" MEANS THE ABILITY FOR A DEVELOPMENT TO BE  
7 APPROVED WITHOUT REQUIRING A PUBLIC HEARING, VARIANCE, CONDITIONAL USE  
8 PERMIT, SPECIAL PERMIT OR SPECIAL EXCEPTION, OTHER THAN A DISCRETIONARY  
9 ZONING ACTION TO DETERMINATION THAT A SITE PLAN CONFORMS WITH APPLICABLE  
10 ZONING REGULATIONS.  
11           9. "TOWNHOUSES" MEANS DWELLING UNITS THAT ARE CONSTRUCTED IN A ROW  
12 OF TWO OR MORE ATTACHED UNITS IN WHICH EACH DWELLING UNIT SHARES AT LEAST  
13 ONE COMMON WALL WITH AN ADJACENT UNIT AND THAT ARE ACCESSED BY SEPARATE  
14 OUTDOOR ENTRANCES.  
15           10. "TRIPLEX" MEANS THREE DWELLING UNITS ON THE SAME PARCEL OR LOT  
16 IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR  
17 RESIDENTIAL OCCUPANCY BY NOT MORE THAN THREE HOUSEHOLDS LIVING  
18 INDEPENDENTLY FROM EACH OTHER.

# Middle Housing Zoning Code Text Amendment

Tiffany Antol, AICP  
Zoning Code Manager





# Middle Housing Zoning Code Text Amendment



## HB 2721 - Middle Housing

On or before January 1, 2026, a municipality with a population of 75,000 or more must authorize by ordinance and incorporate into its development regulations, zoning regulations and other official controls the development of **duplexes, triplexes, fourplexes and townhomes** as a permitted use on both of the following:

- All lots zoned for single-family residential use within one mile of the municipality's central business district.
- At least twenty percent of any new development of more than ten contiguous acres.



# Townhouse (Single-Family Attached)



A dwelling unit designed for occupancy by one family on its **own individual lot** that shares one or more common or abutting walls with one or more dwelling units. An attached single-family dwelling (or townhouse) **does not share common floors/ceilings with other dwelling units.**



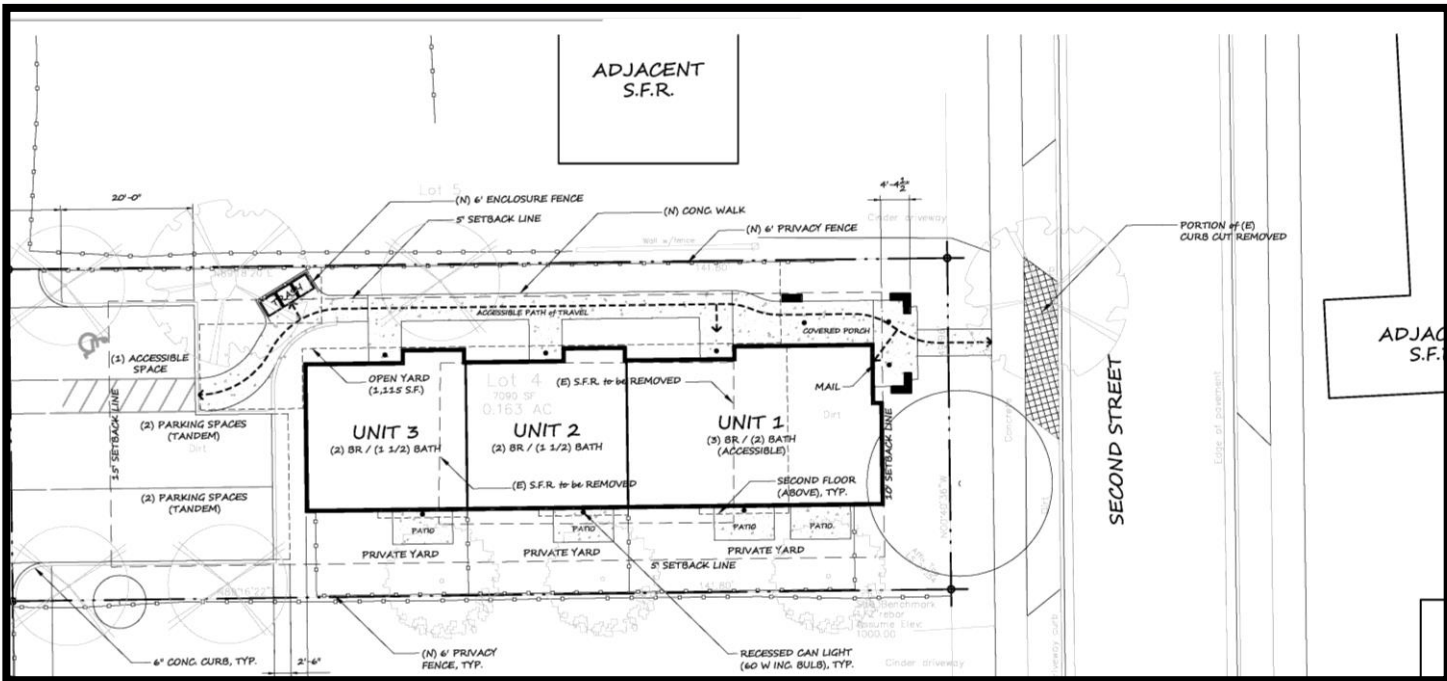
# Duplex



A residential building designed to be occupied by two families living independently of each other with **two attached dwelling units on one lot or parcel**. The units may be attached front-to-back or side-to-side with a common or party wall or stacked one atop the other with a common ceiling-floor separating the units.



# Triplex/Fourplex



Will need to create new definitions and land uses for Triplex and Fourplex:

A residential building designed to be occupied by three or four families living independently of each other with **attached dwelling units on one lot or parcel**. The units may be attached front-to-back or side-to-side with a common or party wall or stacked one atop the other with a common ceiling-floor separating the units.

Currently defined as **Multiple-Family Dwelling**: A building, or portion thereof, having three or more dwelling units on a single lot used, or designed or intended for use or occupancy as living quarters by three or more families living independently of each other.



Zoning District	Allowed Middle Housing Types	Density (# of units per acre)	Size of Parcel required for Fourplex
Rural Residential (RR)	Duplex, Townhome, Multi-Family*	1 unit per acre	4 acres
Estate Residential (ER)	Duplex, Townhome, Multi-Family*	1 unit per acre	4 acres
Single-Family Residential (R1)	Duplex, Townhome, Multi-Family*	6 units per acre	≈ .59 acres (25,700 square feet)
Single-Family Residential Neighborhood (R1N)	Duplex, Townhome	14 units per acre	≈ .25 acres (10,890 square feet)
Medium Density Residential (MR)	Duplex, Townhome, Multi-Family	14 units per acre	≈ .25 acres (25,700 square feet)
High Density Residential (HR)	Duplex, Townhome, Multi-Family	29 units per acre	≈ .13 acres (5662.8 square feet)
Community Commercial (CC)	Duplex, Townhome, Multi-Family**	14 units per acre	≈ .25 acres (10,890 square feet)
Neighborhood Community Commercial (NCC)	Duplex, Townhome, Multi-Family**	14 units per acre	≈ .25 acres (10,890 square feet)

\* Only in a duplex or single unit form

\*\*Only on a lot less than 9,000 sq ft or with a CUP



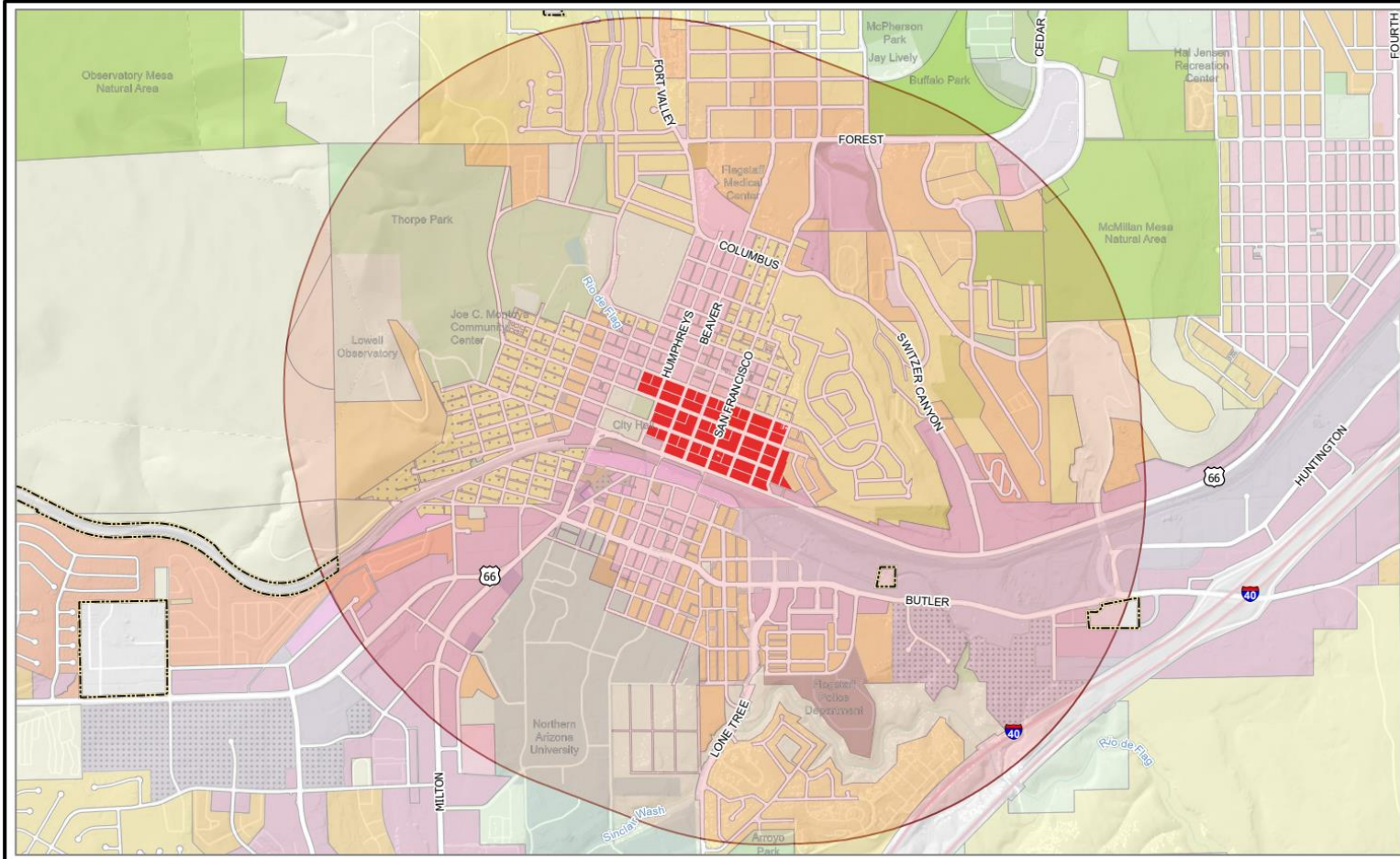
# Middle Housing Zoning Code Text Amendment



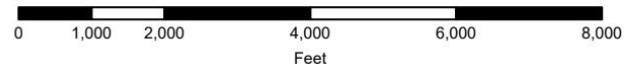
- **HB 2721** defines **Central Business District** as an area or series of areas designated by a municipality that are primarily nonindustrial and that attract community activity, including the entire geographic area that the municipality has officially designated as its downtown or equivalent.
- The City of Flagstaff has not officially designated either a **Central Business District** or its **Downtown**.
- The definition of **Central Business District** does not need to be limited to the **Downtown** and for the purposes of other Economic Development incentives such as the Government Property Lease Excise Tax (GPLET) the City may wish to define additional areas such as **Aspen Sawmill, Milton Corridor, 4<sup>th</sup> Street Corridor, the Mall and Marketplace**.



# Middle Housing Zoning Code Text Amendment



## Central Business Zoning 1 Mile Buffer



City of Flagstaff maps and data are updated on a regular basis from data obtained from various sources. The City of Flagstaff endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate. Information is provided subject to the express condition that you knowingly waive any and all claims for damages against the City of Flagstaff relating to use of this information.



1/15/2025 8:48 AM



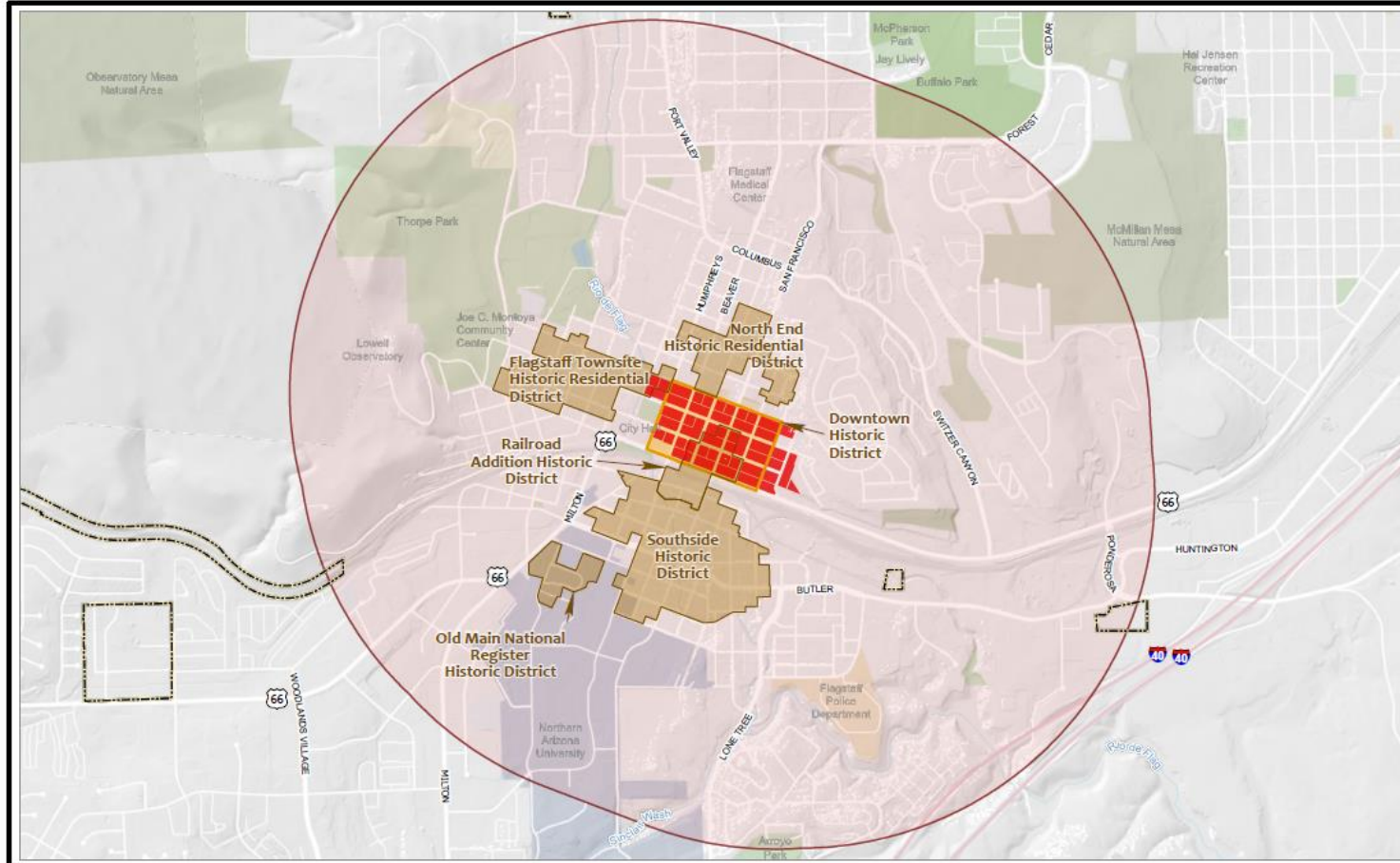
# Middle Housing Zoning Code Text Amendment



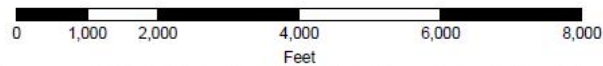
- A new bill (**HB 2719**) was introduced at the end of January 2025 to exclude areas that are designated as **Historic** by the municipality or on the **National Register of Historic Places** from the requirements of the **Missing Middle** (HB 2721).
- **This bill has already died.**



# Middle Housing Zoning Code Text Amendment



Central Business Zoning 1 Mile Buffer



City of Flagstaff maps and data are updated on a regular basis from data obtained from various sources. The City of Flagstaff endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate. Information is provided subject to the express condition that you knowingly waive any and all claims for damages against the City of Flagstaff relating to use of this information.



2/19/2025 11:03 AM



# Arizona Revised Statutes – Zoning Regulations



- All zoning regulations shall be uniform for each class or kind of building or use of land throughout each zone, but the regulations in one type of zone may differ from those in other types of zones. (9-462.01.C)
- The legislative body may adopt overlay zoning districts and regulations applicable to particular buildings, structures and land within individual zones. For the purposes of this subsection, "overlay zoning district" means a special zoning district that includes regulations that modify regulations in another zoning district with which the overlay zoning district is combined. (9-462.01.D)



# Middle Housing Zoning Code Text Amendment

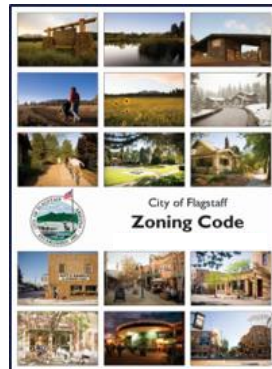


- How should the City move forward on this amendment?
  - Should the City consider adopting the provisions **city-wide**?
    - Most impact zoning districts include ER, RR, R1, R1N, MH, and CC.
  - If not city-wide, what makes sense for the **Downtown**?
  - What other areas should be included as potential **Central Business Districts**?
  - What **new development areas** should be considered?



# Middle Housing Zoning Code Text Amendment

**Questions?**





# Middle Housing Zoning Code Text Amendment



## HB 2721 - Middle Housing

The municipality may not do any of the following:

- Discourage the development of middle housing through requirements or actions that individually or cumulatively make impracticable the permitting, siting, or construction of middle housing.
- Restrict middle housing types to less than two floors.
- Restrict middle housing types to a floor area ratio of less than fifty percent.
- Set restrictions, permitting or review processes for middle housing that are more restrictive than those for single-family dwellings within the same zone.
- Require owner occupancy of any structures on the lot.
- Require any structures to comply with a commercial building code or to contain a fire sprinkler.
- Require more than one off-street parking space per unit.



Outlook

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## Flagstaff Housing Commission Feb 27 meeting - citizen feedback

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From Farrah Dang <farrah.dang@gmail.com>

Date Thu 2/27/2025 2:03 AM

To CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>

You don't often get email from farrah.dang@gmail.com. [Learn why this is important](#)

Dear Flagstaff Planning and Zoning Commission,

Thank you for considering citizen feedback for Missing Middle housing types, commercial zone residential uses, and efforts to streamline Flagstaff code. I strongly support all three initiatives. Since living here and working on development plans in Flagstaff, I was dismayed at the sheer number of Single Family housing projects, the “ghost-towns” of empty second-home neighborhoods, the numerous storage units going up to house objects but not people, and the increasing loss of Flagstaff’s quirky, down-to-earth culture. I hope to learn more about the nuances of Flagstaff’s zoning code to contribute more concrete solutions in the future.

My additions to this discussion are:

- There is stark imbalance between the lands apportioned to Single Family/Estate/Rural Residential versus higher density housing zones (including Commercial zones that permit residential use). A 1-minute glance at the [zoning map](#) shows that the City has dedicated much more land to low density housing. This effectively lays the foundation for housing imbalance in Flagstaff
- Future discussions on housing should investigate the economic connections between low-density communities, lower cumulative sales tax, and Flagstaff’s tax revenues
- Measures like ADUs, subsidies, Habitat for Humanity Starter Homes, etc. are not harmful per se, but they do not *effectively* address lack of affordable housing—the quantity of people needing affordable housing far outnumbered the housing actually provided by these patchwork solutions
- Update Flagstaff’s code to be congruent with AZ House Bill 2721: Encourage duplexes, triplexes, and fourplexes in Commercial and T3 and T4 zones. These housing forms are especially appealing for families where apartment living is unfeasible. Currently, Sunnyside and the Milton/Woodlands Village corridor are prime examples of Commercial zoning but with strong residential presence and are quite interesting neighborhoods to walk through. This model should be applied more broadly in the City. Apply such modifications to the base code rather than rely on overlays or Conditional Use Permits. To do otherwise perpetuates exclusionary zoning which negatively impacts City walkability, increases vehicles on the road and carbon emissions, and creates the conditions for increased socio-economic and racial segregation by neighborhood
- Transect zoning versus Overlays versus base code creates confusion. Simplifying the code reduces potential cost and complexity for developers and families. I can attest to spending extra hours trying to interpret code, especially when sections contradict each other. I bill for this extra time, which raises the cost of development. Costs multiply when multiple trades (civil, arch, etc) have to do the same thing
- Reduce the number of Transect categories. They have considerable overlap and the Transect zones are primarily in and around downtown. This proximity renders the more rural categories

T1 and T2 somewhat redundant with each other, for example, especially given expected growth in the area

- Combine T3N.1 with T3N.2, and T4N.1 with T4N.2
- Permit tri- and quad-plexes in T3, and possibly T4
- Add Garden-style Courtyard multifamily to the recommended housing form mix; more diversity is visually interesting and functionally useful to have in the City's toolbox
- Simplify *10-40.30.040 Commercial Zones*. There are currently 6 subcategories that could be reduced. For example, Commercial Service, Central Business, and Highway Commercial categories are good candidates for being combined or simplified. Rather than overarticulating negligible differences, combine categories with common sense and practicality. I believe this is possible since building permits are usually vetted through community meetings and the Planning Commission, thereby preventing incompatible use scenarios
- Remove the requirement that any proposed residential use in certain Commercial zones be anchored above or behind a commercial use. This requirement can result in the ground commercial floor being empty, somewhat like a "throw-away" sacrifice in order to obtain higher density housing in these zones. We have some structures like that currently in Flagstaff. Allow the best form of development in these areas and remove these types of restrictions

Thank you sincerely,

Farrah Dang



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**Fw: Middle Housing Ordinance**

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**From** Adriana Fisher <AFisher@flagstaffaz.gov>

**Date** Tue 3/4/2025 2:34 PM

**To** Michelle J. McNulty <Michelle.McNulty@flagstaffaz.gov>; Tiffany Antol <TAntol@flagstaffaz.gov>

**Cc** Justyna Costa <jcosta@flagstaffaz.gov>; Sarah Darr <sdarr@flagstaffaz.gov>; Christina Rubalcava <CRubalcava@flagstaffaz.gov>

Hi Michelle and Tiffany,

Please see the below email from Housing Commissioner Tyler Denham. Per your request, I've copied Christina.

Please let me know if you need anything further from me.

Best,



**Adriana Fisher** (she/her)  
Housing Program Manager  
Housing Section  
(928) 213-2748  
[AFisher@FlagstaffAZ.gov](mailto:AFisher@FlagstaffAZ.gov)  
[Sign up for our mailing list!](#)

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**From:** tyler denham <tyler.b.denham@gmail.com>

**Sent:** Thursday, February 27, 2025 3:02 PM

**To:** Adriana Fisher <AFisher@flagstaffaz.gov>

**Subject:** Middle Housing Ordinance

Hi Adriana, I'm copying my comments from earlier, and I've added red text to explain my thinking to help the planning staff interpret it. Thank you for passing this along!

-----  
As you are well aware, housing in Flagstaff is unaffordable in part because there are not enough homes. This shortage creates cutthroat competition that drives up prices. When there aren't enough homes, the wealthy will always outbid working people, and everyone else has to move farther away. Right now, the people Flagstaff relies on - like teachers, fire fighters, service and retail workers - can't find homes in the community they serve. Allowing missing middle housing - duplexes, triplexes, fourplexes, townhomes - is a great way to address our shortage of homes in a way that minimizes concerns about neighborhood character. To make Flagstaff more affordable for locals, shorten commutes, help local businesses, and support a thriving community, we need to pass a robust missing middle housing ordinance.

With that in mind, I have some ideas about how to best implement the ordinance. First, I suggest the scope of the ordinance be extended to developments of 6 units, in order to include [cottage courts](#) and [courtyard buildings](#). These are not mentioned in HB2721, but are lovely housing options that would be

popular with residents. Second, I suggest the ordinance legalize missing middle housing citywide instead of in a narrow zone around downtown. This will make the ordinance more effective, and is also an equity issue - concentrating development on a few neighborhoods increases the risk of displacement. Third, I suggest the ordinance legalize missing middle housing through changes to the transect and non-transect zones, instead of through the creation of a new overlay. I believe the over-reliance on overlays contributes to the complexity that makes Flagstaff's codes so inaccessible to the average resident.

If it's helpful, I've created a guide on how I think the ordinance should be written. I envision this as a starting point for discussions and I'm greatly interested in your feedback:

1. Exempt residential developments of 6 or less units and 9 or less bedrooms from the density requirements in Table [10-40.30.030.C](#); units/acre, bedrooms/acre, and lot area/unit limits. You could alternatively calibrate the values to allow missing middle housing, but that's hard to do without benefiting larger-scale developments. **When I calculated these density measures from example middle housing projects, it became clear that most forms exceed the standards currently in code. For example, a stacked triplex with alley parking easily has a net density of 31 units per acre, and 47 bedrooms/acre with only 1.5 bedrooms per unit. To make middle housing work the density standards need recalibrated, but it may be hard to do so without unintentionally benefitting larger-scale housing. My proposal to get around this is to exempt middle housing from the standards. Alternatively, you could set different standards for housing  $\leq 6$  units. The density requirements section of Table 10-40.30.030.C already does this, with different standards for developments  $\geq 4$  units.**
2. Exempt residential developments of 6 or less units and 9 or less bedrooms from the parking requirements in [Table 10-50.80.040.A](#). The Code Analysis Project is holding a broader conversation on parking requirements, but for now it's enough to understand that parking requirements are a poison pill for missing middle housing. **Parking kills middle housing. I've heard this from every expert I've talked to, and played around with simple CAD models to confirm. If not outright exempting from parking minimums, HB2721 requires that middle housing within a mile of downtown have parking minimums  $\leq 1$  per unit. If we enact middle housing citywide, let's at least make it consistent citywide.**
3. Allow residential developments of 6 or less units and 9 or less bedrooms to use the International Residential Code (IRC). **Section B.6 of HB2721 requires that the city allow triplexes and fourplexes to use the International Residential Code (IRC) instead of the International Building Code (IBC). My suggestion is to extend that requirement to developments up to 6 units, like what [Memphis Tennessee did](#).**
4. Waive public ROW upgrades for residential developments of 6 or less units and 9 or less bedrooms, as is currently the case for developments up to triplexes. **I got this suggestion from a local developer I spoke with after the CAP Chat presentation. My understanding is that these ROW improvements can be prohibitive to smaller-scale projects.**
5. Combine the R1 and R1N zones. The building standards and densities are nigh-identical, the biggest difference is R1N allows multiple homes per lot. If we're legalizing missing middle housing city-wide that difference goes away. **This is from my reading of the R1 and R1N intents and building standards.**
6. In the CC, MH, and combined R1/R1N zones, publish a simple set of building standards conducive to single-family homes, duplexes, triplexes, and fourplexes. The exact values are a work in progress, but I calculated these by examining missing middle developments [here](#) and [here](#): **To add more detail, I tabulated the building standards from 24 middle housing plans and looked for commonalities.**

- o Minimum lot size: 2,000 sqft.
  - o Minimum lot width: 25 ft.
  - o Maximum building height: 35 ft.
  - o Minimum front and back setbacks: minimum of 5 ft each and a combined 12 ft.
  - o Minimum side setbacks: 5 ft each.
  - o Maximum Lot Coverage: 60%. This value is probably too low for some types of middle housing. Ideally this would be a sliding scale from 60 - 100% depending on the area, like the Transect zones. This is one of the reasons I think we should fix and extend the Transect zone - it already allows many types of middle housing and gives a mechanism for sliding scale lot coverage.
7. Recalibrate the T2, T3, and T4 Transect Zones to allow developments up to fourplexes. My understanding is these zones currently only allow up to triplexes.
  8. Everywhere there exists a R1/R1N parcel without a Transect overlay, apply the T3 overlay. In the R1 / R1N areas downtown this is the Transect zone overlaid on them.
  9. Everywhere there exists a CC or MH parcel without a Transect Overlay, apply the T4 overlay. In the MH areas downtown this is the Transect zone overlaid on them.
  10. There are a handful of ER and RR zoned parcels within a mile of downtown. Instead of changing the zones, just rezone the parcels to R1/R1N. In my understanding ER and RR zones aren't intended to see much development if any at all - it's only because housing costs have skyrocketed that it's becoming financially viable to do so. Rezoning a handful of properties seems easier than messing with these zones.

Best,  
Tyler Denham