



City of Flagstaff

May 23, 2025

Kevin Peterson
P.O. Box 72
Flagstaff, AZ 86002

RE: **NOTICE OF DECISION** – Cultural Resource Study – Phase 1

Mr. Peterson:

The Heritage Preservation Commission, in accordance with Section 10-30.30 of the Flagstaff Zoning Code, has considered the application to accept a Cultural Resource Study – Phase 1 for the property at 418 E. Birch Ave. (APN 101-16-001).

The Heritage Preservation Commission held a public hearing on May 21, 2025, in regard to this Phase 1 Cultural Resource Study. The Commission found and determined that the facts exist as required by Section 10-30.30 of the Zoning Code to approve the study (by a vote of 7-0) with the following conditions:

1. Make the following changes to the study:
 - a. Using the term one and a half story as opposed to two story
 - b. Identifying the source of the word “Townsite” for clarity
 - c. Identifying the upper story addition as a major impact per Section 10-30.30
 - d. Propose restoration of the clapboard siding as mitigation for the major impact per Section 10-30.30
2. The Heritage Preservation Officer can approve changes made to the cultural resource study administratively

The above conditions are deemed by the Commission to be required to meet Phase I Cultural Resource Study standards and mitigate major impacts on a significant cultural resource pursuant to Section 10-30.30 of the Flagstaff Zoning Code.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on May 23, 2025, unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the approval until the required public hearing is held to consider the request.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

Lauren Clementino

Lauren Clementino
City of Flagstaff, Heritage Preservation Officer
P. 928-213-2633
lclementino@flagstaffaz.gov

cc: Planning Director, City Clerk