

## FINAL AGENDA

**\*A M E N D E D**

REGULAR COUNCIL MEETING  
TUESDAY  
NOVEMBER 21, 2017

COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
4:30 P.M. AND 6:00 P.M.

### 4:30 P.M. MEETING

*Individual Items on the 4:30 p.m. meeting agenda may be postponed to the 6:00 p.m. meeting.*

#### 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 regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion 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 telephonically or by other technological means.*

MAYOR EVANS  
VICE MAYOR WHELAN  
COUNCILMEMBER BAROTZ  
COUNCILMEMBER MCCARTHY

COUNCILMEMBER ODEGAARD  
COUNCILMEMBER OVERTON  
COUNCILMEMBER PUTZOVA

#### 3. **PLEDGE OF ALLEGIANCE AND MISSION STATEMENT**

##### MISSION STATEMENT

*The mission of the City of Flagstaff is to protect and enhance the quality of life for all.*

#### 4. **APPROVAL OF MINUTES FROM PREVIOUS MEETINGS**

- A. **Consideration and Approval of Minutes:** City Council Work Session of October 10, 2017; the Special Work Session of October 24, 2017; the Joint Work Session of November 6, 2017; the Special Meeting (Executive Session) of November 7, 2017; the Special Work Session of November 8, 2017; and the Special Meeting (Executive Session) of November 14, 2017

**5. PUBLIC PARTICIPATION**

*Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight'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 Public Participation. 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.*

**6. PROCLAMATIONS AND RECOGNITIONS**

- A. Proclamation:** Native American Heritage Month

**7. APPOINTMENTS**

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that the City Council may vote to go into executive session, which will not be open to the public, for the purpose of discussing or considering employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee, or employee of any public body..., pursuant to A.R.S. §38-431.03(A)(1).*

- A. Consideration of Appointments:** Sustainability Commission.

**STAFF RECOMMENDED ACTION:**

Make one appointment for a term expiring October 2019.  
Make two appointments to terms expiring October 2020.

- B. Consideration of Appointments:** Heritage Preservation Commission.

**STAFF RECOMMENDED ACTION:**

Make two HISTORIC PROPERTY OWNER appointments to terms expiring December 2019.  
Make one PROFESSIONAL appointment to a term expiring December 2020.

- C. Consideration of Appointments:** Beautification and Public Art Commission.

**STAFF RECOMMENDED ACTION:**

Make one appointment to a term expiring June 2020.



- D. **Consideration of Appointments:** Airport Commission.

**STAFF RECOMMENDED ACTION:**

Make one appointment for a term expiring October 2019.

8. **ROUTINE ITEMS**

- A. **Consideration and Possible Adoption of Ordinance No. 2017-28:** An ordinance of the City of Flagstaff amending Title 7, Health and Sanitation, of the Flagstaff City Code, by amending Chapter 7-03-001-0018 "Reclaim Water Rate Schedule" thereof. (***Ordinance increasing certain utility rates***)

**STAFF RECOMMENDED ACTION:**

- 1) Read Ordinance No. 2017-28 by title only for the final time
- 2) City Clerk reads Ordinance No. 2017-28 by title only (if approved above)
- 3) Adopt Ordinance No. 2017-28

- B. **Consideration and Possible Adoption of 2018 Intergovernmental Priorities.**

- C. **Discussion and Possible Approval of Council Goals.**

**RECESS**

**6:00 P.M. MEETING**

**RECONVENE**

**NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION**

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9. **ROLL CALL**

*NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.*

MAYOR EVANS  
VICE MAYOR WHELAN  
COUNCILMEMBER BAROTZ  
COUNCILMEMBER MCCARTHY

COUNCILMEMBER ODEGAARD  
COUNCILMEMBER OVERTON  
COUNCILMEMBER PUTZOVA

10. **PUBLIC PARTICIPATION**

11. **CARRY OVER ITEMS FROM THE 4:30 P.M. AGENDA**

12. **REGULAR AGENDA**

- A. **Discussion and Possible Direction:** Re Proposed National Park Fee Increases.\*

13. **DISCUSSION ITEMS**

- A. **Consideration of Proposed Zoning Code Amendments**

14. **COUNCIL LIAISON REPORTS**

15. **FUTURE AGENDA ITEM REQUESTS**

*After discussion and upon agreement by two members of the Council, an item will be moved to a regularly-scheduled Council meeting.*

- A. **Future Agenda Item Request (F.A.I.R.):** A request by Councilmember Putzova to place on a future agenda a discussion of the Reclaimed Water Agreement with Snowbowl.

- B. **Future Agenda Item Request (F.A.I.R.):** A Citizens' Petition Requesting Consideration of Changes in Resource Protection Standards of the Zoning Ordinance (Citizen Petition #2017-05).

16. **INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, FUTURE AGENDA ITEM REQUESTS**

17. **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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Elizabeth A. Burke, MMC, City Clerk

## 4. A.

### CITY OF FLAGSTAFF STAFF SUMMARY REPORT

**To:** The Honorable Mayor and Council  
**From:** Stacy Saltzburg, Deputy City Clerk  
**Date:** 11/17/2017  
**Meeting Date:** 11/21/2017



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#### TITLE

**Consideration and Approval of Minutes:** City Council Work Session of October 10, 2017; the Special Work Session of October 24, 2017; the Joint Work Session of November 6, 2017; the Special Meeting (Executive Session) of November 7, 2017; the Special Work Session of November 8, 2017; and the Special Meeting (Executive Session) of November 14, 2017

#### RECOMMENDED ACTION:

Amend/approve the minutes of the City Council Work Session of October 10, 2017; the Special Work Session of October 24, 2017; the Joint Work Session of November 6, 2017; the Special Meeting (Executive Session) of November 7, 2017; the Special Work Session of November 8, 2017; and the Special Meeting (Executive Session) of November 14, 2017.

#### EXECUTIVE SUMMARY:

Minutes of City Council meetings are a requirement of Arizona Revised Statutes and, additionally, provide a method of informing the public of discussions and actions being taken by the City Council.

#### INFORMATION:

##### COUNCIL GOALS:

##### COMMUNITY OUTREACH

Enhance public transparency and accessibility.

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**Attachments:** [10.10.2017.CCWS.Minutes](#)  
[10.24.2017.CCSWS.Minutes](#)  
[11.06.2017.CCJWS.Minutes](#)  
[11.07.2017.CCSMES.Minutes](#)  
[11.08.2017.CCSWS.Mintues](#)  
[11.14.2017.CCSMES.Minutes](#)

WORK SESSION  
TUESDAY, OCTOBER 10, 2017  
COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
6:00 P.M.

## WORK SESSION

### 1. CALL TO ORDER

Mayor Evans called the meeting of October 10, 2017, to order at 6:00 p.m.

### NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion 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. **Pledge of Allegiance and Mission Statement**

The Council and audience recited the Pledge of Allegiance and Councilmember Odegaard read the Mission Statement of the City of Flagstaff.

### **MISSION STATEMENT**

*The mission of the City of Flagstaff is to protect and enhance the quality of life for all.*

### 3. ROLL CALL

*NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.*

PRESENT:

ABSENT:

MAYOR EVANS  
VICE MAYOR WHELAN  
COUNCILMEMBER BAROTZ  
COUNCILMEMBER MCCARTHY  
COUNCILMEMBER ODEGAARD  
COUNCILMEMBER OVERTON  
COUNCILMEMBER PUTZOVA

NONE

Others present: City Manager Josh Copley and City Attorney Sterling Solomon.

#### 4. Public Participation

*Public Participation enables the public to address the council about items that are not on the prepared agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment at the meeting is asked to fill out a speaker card and submit it to the recording clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone to have 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.*

Dawn Tucker addressed Council with concerns about the process to institute parking permits on a residential block.

#### 5. Preliminary Review of Draft Agenda for the October 17, 2017, City Council Meeting.\*

*\* Public comment on draft agenda items may be taken under "Review of Draft Agenda Items" later in the meeting, at the discretion of the Mayor. Citizens wishing to speak on agenda items not specifically called out by the City Council for discussion under the second Review section may submit a speaker card for their items of interest to the recording clerk.*

None

#### 6. Indigenous Youth STEM Academy at Picture Canyon

Sustainability Specialist Betsy Emery introduced Open Space Events and Outreach Coordinator Erin O'Keefe who provided a PowerPoint presentation that covered the following:

INDIGENOUS YOUTH STEM ACADEMY (IYSA)  
IYSA - PROGRAM OVERVIEW  
IYSA – 2017 PARTICIPANTS  
IYSA – 2017 OUTCOMES  
IYSA – 2018

Vice Mayor Evans stated that she is appreciative of the program and looks forward to seeing it grow and reach a higher number of people.

A break was held from 6:11 p.m. through 6:16 p.m. to allow Council the opportunity to welcome members of the Indigenous Circle of Flagstaff to the Council Chambers.

#### 7. Indigenous Circle of Flagstaff Presentation

Assistant to the City Manager Caleb Blaschke provided some background history on the Indigenous Circle of Flagstaff and introduced Chris Jocks. The following members of the Indigenous Circle of Flagstaff also introduced themselves:

- Rose Tsosie
- Nikaus Marks
- Viki Blackgoat
- Hillary Giovalli
- Daisy Currie
- Cora Max Phillips

- Daryl Marks

Mr. Jocks provided a PowerPoint presentation that covered the following.

FLAGSTAFF INDIGENOUS PEOPLES DAY  
REPORT ON RECOMMENDATIONS

The attending members of the Indigenous Circle of Flagstaff assisted in the remainder of the presentation.

AGENDA

PURPOSE

PROCESS

PROCESS STEPS

SELECT HIGHLIGHTS FROM THE SIX FORUMS

Youth and Education

Homelessness

Our Elders

Economic Development

Police & Criminal Justice

Environmental Justice

RECOMMENDATIONS

Visibility

Economic Inclusion

Community Center

Education

Wellness

Housing

Transportation

IMPLEMENTATION

Councilmember Putzova thanked the group for their excellent work. She asked what type of place the community center would be. Mr. Jocks stated that they are just presenting the comments and ideas that came from the community. The community center idea first came out of the Education Forum and there were suggestions of after school programming and educational sessions. The center would be for members in the indigenous communities; a place to build relationships with each other but also a place to build relationships with all of Flagstaff. The programming could include language classes, a place for activities, a place for visitors from tribal nations to stay. Another consideration is a smaller residential facility for visiting tribal members to have the ability to stay a little longer.

Ms. Currie added that currently, the logistics of gathering are a challenge; the Native American Cultural Center on the NAU campus is difficult to get to and parking is a challenge. What is desired is a place where people can speak with their elders, have a healthcare facility to address historic trauma and have a centralized place to hold culturally relevant programming. It would be a place where people can come to learn about the culture of their neighbors. Mr. Marks further added that having their own space would allow for community members to come together to advocate for themselves.

Vice Mayor Whelan thanked the group for all of their efforts; she thanked the City Manager and City staff for assisting in the facilitation. She offered that she would do whatever she can to continue moving in the necessary direction. She suggested looking at one or two of the recommendations to work on immediately.

Councilmember McCarthy stated that the forums were well run and provided a space where everyone felt free to speak and listen openly.

Councilmember Odegaard stated that he likes the idea of a community/cultural center. He thanked the group for their work and the recommendations that they provided. The forums really created the dialogue that shaped the vision and the recommendations.

Mr. Jocks added that the group will continue to be a part of the continued work and they will continue to put forth the effort to help achieve the goals and recommendations.

Mayor Evans thanked the members of the group and all those who attended and participated in the various forums. She stated that she would like to see Council provide some direction to staff about the recommendations offered. She would like to see action taken on creating a core working team with staff and members of the Indigenous Circle of Flagstaff to create a strategic plan with measurable outcomes and timeline.

Councilmember Putzova agreed and offered that the strategic plan would hold the City accountable. The cultural center is key and the plan should address a specific task force to create a vision for the community center; this would provide some sense of what a center would look like and how it would function.

Vice Mayor Whelan stated that she would like staff to look at some of the buildings the City currently has and possibly open one up temporarily as the group works on designs for a community center.

Councilmember Odegaard stated that he would like to have staff bring in recommendations on how to engage local businesses and provide opportunities for cultural training.

A majority of Council was supportive of the direction.

Vice Mayor Whelan asked about a resolution for Indigenous People's Day. Councilmember Putzova offered that it would be good to develop the strategic plan first and then have the conversation about Indigenous People's Day. She feels that the ask for the resolution should come from the Indigenous Circle of Flagstaff when they feel that the City is committed to the goals and the time is right.

Mr. Jocks stated that the Indigenous Circle is doing their best to represent the indigenous people and it is really their decision. Indigenous People's Day has passed for this year so it is something to work towards for next year.

Written comment cards in support of the Indigenous Circle of Flagstaff recommendations were submitted by the following individuals:

- Dawn Tucker
- Emily Davalos

A break was held from 7:24 p.m. through 7:32 p.m.

## 8. Uranium Transportation Update.

Mr. Blaschke addressed Council stating that earlier in the summer a Citizen Petition was received from community members requesting that the Council look at the transportation of uranium through Flagstaff. At the direction of Council staff looked at the ability to restrict uranium transportation. It was found that the Arizona Department of Transportation (ADOT) and the United States Department of Transportation (USDOT) pre-empts the City from passing any laws prohibiting transportation through Flagstaff.

Councilmember Barotz stated that there is a school of thought that uranium is not classified as a hazardous material; she asked if that would change the ability of the City to prohibit transportation. Mr. Solomon explained that uranium is currently classified as a hazardous material; should that change further discussion can be had.

Councilmember McCarthy asked if the City could address transportation on City-owned roads. Mr. Solomon stated that the federal government has completely occupied the field of transportation of hazardous materials regardless of who owns the streets. The City can work with ADOT on a petition designating routes but USDOT makes the final decision. Councilmember McCarthy requested additional information on that process.

Councilmember Barotz stated that the Director of Operations for Energy Fuels Don Pillmore is present and asked him to explain the routes that are currently used.

Mr. Pillmore stated that there are two routes that have been authorized to use. The preferred route is Route 7 which bypasses Flagstaff, Route 6 is the other route that is used when Route 7 is unavailable, usually due to inclement weather. The material is transported in tarped trucks that are properly labeled in accordance with ADOT and USDOT regulations. The companies that transport uranium transport per regulations; there are other materials that are transported on state and federal highways that are far worse; the uranium ore that is being transported does not even qualify for placarding because the risk is so low.

Councilmember Barotz stated that she feels Flagstaff should do a resolution to make a statement to the federal government that Flagstaff does not support transportation of uranium. Vice Mayor Whelan and Councilmember Putzova agreed that a resolution should be passed. Councilmember Putzova added that the resolution should also express Flagstaff's dissatisfaction that uranium can be transported through other communities.

Vice Mayor Whelan stated that ore is currently put in an open bed truck with a tarp over it; she asked if there is a way to petition that it be carried in a more secure container. Mr. Solomon stated that he is not aware of the process to change the containment requirements but if the Council would like to try and petition for that he can do research on how that would be done.

Councilmember McCarthy stated that it is not just dirt that is being hauled; he would like to see transportation companies provide a more secure way to transport and he believes that the City should ask the federal government to upgrade the transportation requirements for uranium ore.

The following individuals addressed Council in opposition to the transportation of uranium ore:

- Frederica Hall



- Dustin Kuluris
- Chiara Rose Skabelund
- Katie Giovale
- Heather Giovale
- Etienne MacCormack
- Gary Lee
- Alicyn Gitlin
- Tommy Rock
- Sarana Riggs
- Ophelia Watahomigie-Corliss
- Louise Benally
- Cora Phillips
- John Viktora
- Maile Hampton
- Leona Morgan
- Tasha Nez
- Dustin Wero
- Murphy Jones
- Ziggy Jones
- Benjamin Jones
- Damon Watahomigie
- Robin Silver

The following comments were received:

- The dangers of uranium ore are vast.
- Many Native American people have been affected by exposure to uranium ore.
- Flagstaff should be on the right side of history and join the resolution for a nuclear free world.
- Council should support something stronger than a resolution such as litigation in partnership with other communities.
- Please pass an ordinance to ban the transportation of uranium through Flagstaff.
- The transportation of these materials needs to be more secure.
- The impacts of uranium ore to people and on the environment are terrible and must be avoided.
- Exposure to radioactive waste increases the risk of cancer.
- Nuclear energy is not clean energy.
- There is concern that the natural water sources in the Grand Canyon will continue to be contaminated.
- The dust from the transportation accumulates and is radioactive 24 hours per day.
- It is immoral to expose people and visitors to the radiation contained in uranium.
- It is criminal to contaminate the water.
- Flagstaff's neighbors are watching, Flagstaff must take a stand.
- The risk from the ore comes from ingesting or inhaling the dust; transportation must be stopped or better contained.
- The most vulnerable populations are children and those with health issues.
- Information on the measurement of radiation in each truckload needs to be provided to the public.
- Please look further into an ordinance.
- If Phoenix can restrict transport over certain roads then Flagstaff can too.
- Resolution 2245 passed in 1998 declared Flagstaff a nuclear free zone.
- Challenge the federal government; it is the Council's responsibility to work for the community.

- The water needs to be protected from further desecration and contamination.
- Say no to the Canyon Mine, say no to the transportation.
- It is not only the transportation of uranium but the transportation of all hazardous materials.
- This is not a safety issue, it is a cultural and civil rights issue.
- The federal government may regulate the transportation but many of the streets they utilize are City streets.
- It is time to put pressure on the people responsible and make them change.
- The mines are putting profit over people.
- There are many other opportunities for power and energy generation, this is not the way.

Written comment cards in opposition to the transportation of uranium ore were received from the following individuals:

- Kim Swanson Linner
- Ezekiel Brooks
- Dawn Dyer
- Gary Lee
- Stevie Günter
- Uncle Don Frelund Fanning
- Lyrica Maldonado
- Dawn Tucker
- Julia Collier
- Teracita Keyanna
- Greg Adsluf
- David Eckert
- Matthew
- Talia Boyd
- Jan Kerata
- Stephen Babcock
- Anya Metcalfe
- Maria Archibald
- Elea Ziegelbaum
- Sara Packard
- Madison Lisle
- Cassidy Snyder
- Rebecca Bramwell
- Sumayyah Dawud
- Kelsey Hackett
- Remy Phillips
- Brooke Phillips
- Frederica Hall
- Adrianna Nimer
- Joe Shannon
- Kathy Fraser
- Susan Wesley
- Jacqueline Kissell
- Alejandra Becerra
- Franny Bliss
- Tia Stephens
- Chloe Wall
- John Meyer

- Dillon Metcalfe
- Roderick Robinson

Councilmember Putzova asked what the implications would be should the City choose to pass an ordinance. Mr. Solomon recommended the Council go into Executive Session for answers to the question. Councilmember Putzova requested information from the City Attorney's office on whether there is any possibility and under what framework the Council can take a stronger stance on the issue. She also requested a briefing on HB3053. Councilmember Barotz requested that the information be provided to Council in writing.

Vice Mayor Whelan stated that the Council needs to move forward with a resolution and look at what other options there are for a stronger stance.

Councilmember Barotz suggested adding the transportation issue to the City's legislative agenda.

Mayor Evans stated that Flagstaff is part of a larger region and the health and well being of the City's neighbors directly affects the health and well-being of Flagstaff. Social Justice is one of the Council's goals and the transportation of uranium materials through communities is a social justice issue. She would like the City to do all it can legally but start with a resolution. She would like to see the City add the issue to its legislative priorities and join forces with the City's Tribal neighbors to lobby for better transportation and handling of the material.

Councilmember Odegaard requested information from staff on what happens if a spill were to occur in or near Flagstaff.

Councilmember McCarthy stated that he does not believe that the tarps on the trucks are safe. He requested that the resolution ask the federal government do a more scientific review on how much radiation is put out by the material that is being hauled and make a better design for transportation. He agrees that the issue should be added to the City's legislative agenda. Flagstaff needs to take a stand on the issue and look at innovative ways to address the concerns.

Vice Mayor Whelan suggested a visit to the Havasupai Reservation and meeting with the Tribal Council to gather information and better understand their concerns.

Mr. Copley stated that staff will prepare a draft resolution for Council's review and consideration.

## **9. Overview of Proposition 207 (A.R.S. § 12-1134).**

Mr. Copley stated that the overview of Proposition 207 was intended to provide an opportunity for Council discussion with an audience present to better understand the elements of Proposition 207. Due to the late hour much of the public has left; he suggested postponing the discussion to a later date. Council agreed and directed Mr. Copley to find a more appropriate date for the discussion.

**Moved by** Councilmember Charlie Odegaard, **seconded by** Vice Mayor Jamie Whelan to continue the agenda past 9:30 p.m.

**Vote:** 7 - 0 - Unanimously

**10. Review of Draft Agenda Items for the October 17, 2017, City Council Meeting.\***

*\* Public comment on draft agenda items will be taken at this time, at the discretion of the Mayor.*

Vice Mayor Whelan inquired about item 7A and asked if it is a financial agreement. Mr. Copley explained that it is an Intergovernmental Agreement with Coconino County and he will email Council information regarding the agreement.

**11. Public Participation**

None

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

Councilmember Odegaard requested a CCR regarding City purchases and the requirement to go with the lowest bid. He would also like to understand how the procurement process works and how the removal of the 2% sales tax is applied for local bidders.

Mayor Evans stated that she and Councilmember McCarthy met with a local Cub Scout group and talked with them about civic engagement.

Mayor Evans attended the Arizona Centennial Buffalo Soldiers Ball where she was presented with a Buffalo Soldier Legacy Award. She stated that there used to be a Buffalo Soldier encampment in the Sunnyside area of Flagstaff and that she will be coming forward with a FAIR request in the future to recognize the encampment.

Mr. Copley reminded the Council that the Planning and Zoning Commission will be doing a walking tour in which the Council is invited.

Mr. Blaschke offered that the Mexican Consulate is coming for a visit and meeting with the City Council and the County Board of Supervisors. They will also take a tour of Flagstaff and over lunch hear presentations from a number of Hispanic groups in Flagstaff.

**13. Adjournment**

The Work Session of the Flagstaff City Council held October 10, 2017, adjourned at 9:37 p.m.

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MAYOR

ATTEST:

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CITY CLERK

SPECIAL WORK SESSION  
TUESDAY, OCTOBER 24, 2017  
MURDOCH CENTER  
203 EAST BRANNEN AVENUE  
6:00 P.M.

## **SPECIAL WORK SESSION**

### **1. Call to Order**

Mayor Evans called the Special Work Session of the Flagstaff City Council held October 24, 2017, to order at 6:00 p.m.

#### **NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION**

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### **2. Pledge of Allegiance and Mission Statement**

The Council and audience recited the Pledge of Allegiance and Councilmember Overton read the Mission Statement of the City of Flagstaff.

#### **MISSION STATEMENT**

*The mission of the City of Flagstaff is to protect and enhance the quality of life for all.*

### **3. ROLL CALL**

*NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.*

#### **PRESENT:**

MAYOR EVANS  
VICE MAYOR WHELAN  
COUNCILMEMBER BAROTZ  
COUNCILMEMBER MCCARTHY  
COUNCILMEMBER ODEGAARD  
COUNCILMEMBER OVERTON  
COUNCILMEMBER PUTZOVA

#### **ABSENT:**

NONE

Others present: City Manager Josh Copley; City Attorney Sterling Solomon.

#### 4. Public Participation

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None

#### 5. Municipal Identification Card Overview.

Mr. Copley provided a PowerPoint presentation that covered the following:

MUNICIPAL IDENTIFICATIONS CARDS  
WHAT ARE MUNICIPAL ID'S?  
MUNICIPAL ID CARDS – CITY SERVICES ONLY  
RISKS  
WHAT HAS SLOWED PHOENIX DOWN?  
SAMPLE FRONT  
SAMPLE BACK  
CURRENT CITY POLICY  
CONSULAR IDENTIFICATION CARDS  
DISCUSSION

Vice Mayor Whelan asked if hair and eye color could be included on the card. Mr. Copley stated that if the Council would like to include that information it is a possibility.

Councilmember Putzova asked what the Police Department considers appropriate identification and how that standard is determined. Mr. Copley explained that the Police Department accepts passports or identification issued by a state agency. As far as how that policy is determined, he would have to get that information and report back to Council.

Councilmember Odegaard asked if the Municipal ID card would allow someone to open a bank account. Mr. Copley stated that the card states that it is only permitted for municipal services and it would not be considered valid identification for that purpose.

The following individuals addressed Council in support of Municipal Identification Cards:

- Sarah Wilce
- Robert Neustadt

The following comments were received:

- The City should look further into how the card can be used and be useful to residents.
- The card needs to be helpful for people who are in changing circumstances, immigrants, homeless, domestic violence victims and others.
- The card should be able to open a bank account or cash a check, register a child for school or provide proper identification to pick a child up from school.
- There are a number of cities that have implemented programs; find out how they dealt

with some of the problems.

- This needs to be a card that will help people bank and work for identification with the police.
- The program and card must reflect the values of the City of Flagstaff.

Mayor Evans stated that she is in favor of moving forward with the original concept. She is also interested in Consular identification cards and if Flagstaff can institute a policy that would allow those cards to be acceptable identification. She would like to see Flagstaff lobby the State to accept that form of identification as well.

Councilmember McCarthy offered his support for Mayor's requests.

Councilmember Putzova would like staff to work with the Police Department to figure out what the minimal standard for identification they would accept.

Vice Mayor Whelan offered her agreement with the direction given. She added that she would like staff to look at what banks would require for identification and work that into the municipal card.

Councilmember Overton expressed concern about running into the same issues as the City of Phoenix and expending resources only to hit a wall. With the numerous time constraints and heavy workload of staff, he does not feel that the municipal Identification cards rise to the level of moving forward.

Mayor Evans offered that the major roadblock is how to make sure the information provided is secure and not subject to records requests once the cards are issued.

Councilmember Putzova stated that the card must be useful for City services as well as interaction with all City departments including the Police Department. People need to feel encouraged and safe to report crime and interact with the City.

Councilmember Odegaard cautioned that if the City goes down the path of making the card more detailed and meaningful the City would have to take ownership and have programs in place to protect against identity theft and records requests. It will be a very costly program.

## **6. Update on Rio de Flag Project.**

Capital Improvements Engineer Bret Peterson provided a PowerPoint presentation that covered the following:

RIO DE FLAG FLOOD CONTROL PROJECT  
PROJECT UPDATE  
PRESENTATION  
PROJECT VICINITY MAP  
PROJECT PURPOSE  
100 YEAR FLOOD IMPACT

Councilmember Odegaard asked when the last major flood event was in Flagstaff. Stormwater Manager Chris Kirkendall stated that the last event was in the late 1930's.

Mr. Peterson continued.

PROJECT HISTORY

PROJECT FUNDING  
2 YEAR PROJECT FUNDING – STORM WATER FEE INCREASE  
PROJECT PATH FORWARD  
PROJECT CONSTRAINTS  
PROJECT UPDATE  
OPPORTUNITY FOR PUBLIC INPUT: COMPOSITE CHANNEL  
RIO DE FLAG PROJECT MAP  
COMPOSITE CHANNEL – CONCEPT PLAN VIEW  
CONCEPT USACE CROSS SECTION  
COMPOSITE CHANNEL SURFACE ELEMENTS DESIGN  
QUESTIONS

The following individuals addressed Council about the Rio de Flag Project:

- Lance Diskan
- Dr. Tom Whitham
- Richard Miller

The following comments were received:

- There are 12 owners on Navajo Drive that will be dramatically affected by the project.
- There has been discussion about a floodwall along the entire block to push the water out into the Thorpe Park ball fields; as designed, it was estimated to be 35 feet tall along the back property line.
- The neighbors would like a meeting with the City, the Army Corps of Engineers and their consultants to discuss the various stories going around.
- The neighborhood should also be included in the composite group study.
- The engineering on the box is unclear; they should only be used during floods.
- As much water as possible needs to be kept in the channel.
- Some cities use these types of areas as showpieces for their communities.
- Keep the area wetted and plant it in a way to highlight the community.
- Funding may be even more difficult to obtain based on the recent damage of the hurricanes this year.
- It will be difficult to get the Rio project high enough on the list to be funded.
- The process remain as open as possible to the public.

Councilmember Odegaard stated that it is important for the City to stay proactive with the federal government. He would like to see NAU brought into the discussions as well because if there were a major flood much of the campus would be affected.

City Engineer Rick Barrett offered that there is a unique situation in the area near the pond and on Navajo and without the final design it is difficult to answer the questions and provide information. He is working to make sure that the community is as informed as possible. He acknowledged that it has been very frustrating and unfortunate for everyone involved that there has been so much stopping and starting. The \$1 million will result in a final design and then questions from the community can be answered.

Community Development Director Mark Landsiedel stated that it is important to understand that the City does not get to sign off or approve the Army Corps of Engineer's design. There are requirements set by the federal government and there is limited ability for the City to interject in the process. The City was involved in doing a Value Engineering Study seven years ago, that was presented to the Army Corp of Engineers and it has not been advanced by them at all since that time; the wall is one of the things addressed in the study. One of the City's wins was to get the Army Corps to hire a consultant that are experts in value engineering and they are working very closely with the Corps.



Councilmember McCarthy stated that there might be engineering tradeoffs that the City, the Army Corps and homeowners can discuss once the design is complete.

Mayor Evans stated that the economic impact of a 100-year flood is approximately \$1 billion and is something that the entire community will bear the burden of. Having NAU as an actual partner would be more meaningful to the project as a whole. She encouraged staff to engage the neighborhood to provide clarity on what is and what is not currently in the proposal. Other places will have a much higher cost to benefit ratio and at some point, the City may need to consider another way to complete the project.

Councilmember Overton agreed that having the full and complete design would answer some questions but there are thousands of projects ahead of this and the cost to benefit ratio does not score well. The City will not get to the finish line until the funding rules are changed. Discussions are still needed about funding and the City matches or possibly completing the project on its own; alternative funding methods are going to be needed.

Councilmember Putzova offered that the City should start putting together some partnerships and envisioning the project at a lesser degree with a more realistic budget and financing. The longer this takes the more the community will be paying.

A break was held from 8:10 p.m. through 8:19 p.m.

## **7. Overview of Proposition 207 (A.R.S. § 12-1134).**

Deputy City Attorney Kevin Fincel provided a PowerPoint presentation that covered the following:

OVERVIEW OF PROP 207  
THE PLAN FOR TONIGHT'S DISCUSSION  
A.R.S. § 12-1134  
WHAT IS A LAND USE LAW?  
EXEMPTIONS  
PUBLIC'S HEALTH AND SAFETY  
COMMON MISUNDERSTANDINGS

Mayor Evans asked if a Prop 207 claim means that a city is breaking the law. Mr. Fincel stated that cities are not breaking the law; the law is written in a way that it is telling cities and towns that they can take action and if a valid claim is brought forward, there are steps cities can take to remedy or address.

Mayor Evans asked who determines the reduction in fair market value. Mr. Fincel explained that it is somewhat unclear but it would likely come down to an appraisal.

Mr. Fincel continued the presentation.

MAKING A CLAIM  
CITY'S OPTIONS IN RESPONSE TO CLAIMS  
DENYING A CLAIM  
TIME LIMITATION  
QUESTIONS

Council requested that Mr. Fincel's presentation be put online for the public to reference.

**8. 2017 Intergovernmental Priorities Update.**

Mr. Copley stated that every year he likes to have Council review their Intergovernmental Priorities and provide any direction to change or add to them. Recently the Council has asked for the addition of legislation calling for the acceptance of Consular identification and a change to the PACE legislation to include commercial property be added to the state priorities. He introduced State Lobbyist Richard Travis who is available for any questions from the Council.

Rick Moore addressed Council on behalf of the Grand Canyon Trust thanking them for including commercial PACE in the legislative agenda.

State Legislative Priorities

Councilmember Putzova requested the addition of enabling legislation that supports affordable housing.

Councilmember Barotz requested the addition of a review of legislation that governs mining of uranium at both the state and federal levels.

Mayor Evans asked for advocating for an open application process for low income housing tax credit. Applications are only allowed in April and she would like to see it open at any time or at least multiple times per year.

Mayor Evans also asked for advocating for 100% reimbursement for disability related service providers; the change in minimum wage has made the situation much more difficult for them to manage.

Mayor Evans requested lobbying for a tax on alcohol, similar to that of tobacco, to address the issue of street intoxicants and serial inebriates.

Mayor Evans clarified that all consular identification, from all countries, should be considered acceptable identification.

Councilmember Odegard stated that he would like to see a push for more local control concerning single serve alcohol and hours of operation.

Councilmember Overton would like to continue pushing for Capital Improvement Projects with the Arizona Department of Transportation (ADOT). There is a lot more in the ADOT program that the City can advocate for outside of HURF.

Mr. Travis suggested that the Council consider adding advocating for the protection of funding for the Veterans home from sweeps. Revenue is currently below projections and it would be unfortunate if the funding that has been set aside for the home were used for other things.

Federal Legislative Priorities

Mr. Copley explained that the Council has taken recent action with DACA, the transportation of uranium and carbon fee dividend.

Councilmember Barotz suggested mirroring the state priority at the federal level with regard to uranium mining.

Mayor Evans stated that she would like the Housing Section to give information about the challenges to the Section 8 funding and provide information on what needs to be advocated for.

### Tribal Priorities

Mr. Copley stated that one of the requests from the Indigenous Circle of Flagstaff report was the establishment of a cultural community center. Mayor Evans stated that there was more than just the community center and she would like the Indigenous Circle of Flagstaff report included as part of the priorities.

Councilmember Barotz stated she would also like to include the uranium issue with tribal relations.

Mayor Evans stated that there has been previous discussion about inviting the Hopi and Navajo delegations to come to Washington D.C. with the Council to lobby for the Veterans Home and other items that are in common. Mr. Copley stated that he would extend invitations as the planning efforts get started. He added that the Council would be doing its first lobbying trip to Phoenix. It will be done similarly to how the federal lobbying trip is conducted.

Mr. Copley will work with staff to incorporate all the suggestions from Council and update the legislative priorities to bring back for consideration and possible approval.

## **9. Public Participation**

None

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

Councilmember Odegaard asked that a thank you letter from the Mayor and Council be sent to APS and Palo Verde thanking them for the tour.

Councilmember Odegaard reminded the Council about the Flagstaff Watershed Protection Plan Dry Lake Hills tour tomorrow.

Councilmember Odegaard stated that Saturday October 28, 2017 is Make a Difference Day; he extended thanks to those who will be participating. He suggested that the Council find another date in the future for another community project; it would be great to have the whole Council involved.

Councilmember Odegaard inquired about a striping request that was made recently.

Mr. Copley stated that he believed that the striping had been done that day and if not, it is in the work plan for the coming week.

Councilmember Barotz reported that the Palo Verde tour was remarkable and she is grateful for the once in a lifetime opportunity.

Councilmember Barotz stated that she has been attending the meetings organized by Coconino County Supervisor Art Babbott about the gridlock issues; she is optimistic that there will be some relief this coming winter.

Councilmember Barotz attended the HYPO2 open house at the Business Incubator to celebrate their success so far.

Councilmember Putzova reported that she had the opportunity to tour some affordable housing in Santa Barbara, California. It was interesting to learn from a community that experiences similar problems to Flagstaff. They have taken some interesting steps to address some of their problems. While there, she visited with the Central Coast Collaborative on Homelessness Executive Director and hopes that once the camping ordinance comes back to Council she can share some ideas and strategies they have used.

Councilmember Putzova stated that she saw the Equality Index Code Card and was surprised how low a score Flagstaff received as a community for working with or serving the LGBTQ community especially because Flagstaff was the community that led the lawsuit for marriage equality. She requested a FAIR item for a comprehensive discussion of policies, services, law enforcement practices and relationships regarding equality.

Mayor Evans offered that she is not sure there are gaps in service but rather the lack of reporting. It will be important to look at what reporting has been done and if there are ways to improve that level of reporting.

Mayor Evans reported that she, along with Vice Mayor Whelan and Supervisor Babbott, participated on a panel for the Flagstaff Leadership Program to talk about why more people need to step up and participate in their government.

Mayor Evans was also thankful for the tour of the Palo Verde Plant; she found the tour amazing and informative.

Mayor Evans asked how she could expedite a FAIR request. Mr. Solomon stated that if the FAIR item gets four head nods from Council it can be moved up on the list for consideration. Mayor Evans stated that she would like to request an expedited FAIR to consider a repeal of Transect Zoning.

Mr. Copley reported that the October 31, 2017 meeting will begin at 1:00 p.m. with an Executive Session beginning at noon. Mayor Evans asked if it would be possible to start the Executive Session at 12:30 p.m. to accommodate the schools that come through City Hall for Halloween. Mr. Copley stated that it would be tight but they could potentially get things done in 30 minutes.

## **11. Adjournment**

The Flagstaff City Council Special Work Session of October 24, 2017, adjourned at 9:33 p.m.

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MAYOR

ATTEST:

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CITY CLERK

CITY COUNCIL/BOARD OF SUPERVISORS  
JOINT WORK SESSION  
MONDAY, NOVEMBER 6, 2017  
CITY HALL COUNCIL CHAMBERS  
211 WEST ASPEN  
4:00 P.M.

## MINUTES

### 1. Call to Order

Chairwoman Archuleta and Mayor Evans called the Joint Work Session of November 6, 2017, to order at 4:04 p.m.

### 2. Pledge of Allegiance and Mission Statement

The audience and members of the Board of Supervisors and City Council recited the Pledge of Allegiance.

## MISSION STATEMENT

*The mission of the City of Flagstaff is to protect and enhance the quality of life for all.*

### 3. Roll Call:

*NOTE: One or more Councilmembers/Commissioners may be in attendance telephonically or by other technological means.*

#### CITY COUNCIL MEMBERS PRESENT:

MAYOR EVANS  
VICE MAYOR WHELAN  
COUNCILMEMBER BAROTZ  
COUNCILMEMBER MCCARTHY  
COUNCILMEMBER ODEGAARD  
COUNCILMEMBER OVERTON  
COUNCILMEMBER PUTZOVA

#### CITY COUNCIL MEMBERS ABSENT:

NONE

#### BOARD OF SUPERVISORS PRESENT:

CHAIRWOMAN ARCHULETA  
VICE CHAIRMAN RYAN  
SUPERVISOR BABBOTT

#### BOARD OF SUPERVISORS ABSENT:

SUPERVISOR FOWLER  
SUPERVISOR PARKS

Others present: Deputy City Manager Shane Dille, County Manager Cynthia Seelhammer, Deputy City Attorney Kevin Fincel and Deputy County Attorney Rose Winkeler.

**4. Public Participation:**

*Public Participation enables the public to address the Council about an items that are not on the agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment on an item that is on the agenda is asked to fill out a speaker card and submit it to the recording clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak.*

City of Flagstaff Comprehensive Planning Manager Sara Dechter said that they have been working through the summer on the Southside Neighborhood Plan. She had distributed a handout for the first public meeting scheduled for next Thursday, November 16, 2017, at 6:00 p.m. at the Murdoch Center, and invited everyone to join them.

**5. Update on Ban the Box**

Flagstaff Human Resources Director Shannon Anderson briefly provided an update to the City's efforts to Ban the Box, noting that as of September 2017 they have joined with the County in banning the box on application forms. It was also noted that earlier in the day Governor Ducey had signed an executive order directing the entire state to follow suit.

Supervisor Babbott asked if any discussion had taken place with regard to a similar effort with housing. Chairman Archuleta said that they have not had those discussions, but would certainly wish to pursue them. She said that she would bring it up to the Justice Reform Council.

**6. Legislative Issues Including Joint Resolution of Support for Commercial Property Assessed Clean Energy (CPACE).**

Assistant to the City Manager Caleb Blaschke said that he has been working with representatives of the County on this issue, as it was something they were both working on. He said that Commercial Property Assessed Clean Energy (CPACE) is an economic development financing tool that is driven by local governments collaborating with commercial property owners and lenders to upgrade properties, create local jobs and revitalize neighborhood commercial centers. These upgrades consist of new windows, roofs, insulation, lighting, HVAC systems, water saving fixtures, and other clean energy improvements. He then introduced Rick Moore with the Grand Canyon Trust who came forward.

Mr. Moore said that he has spearheaded the CPACE efforts this year, working with a legislator on a bill to move it forward. Mr. Moore said that the proposed bill is currently at the Legislative Council, but it has been there a long time and he is becoming increasingly concerned. He will be reaching out to Senator McGee to find out why it is taking so long.

Mr. Blaschke said that this is an issue to address with Richard Travis. He said that he and Mayor Evans were talking with the League staff and they had a number of other individuals that may be willing to open a bill with them if Senator McGee does not come through.

Vice Chairman Ryan said that they had a setback at the County with this. He said that originally the assessors were opposed to the language, but it was restructured to accommodate their concerns. Oftentimes the assessors are updating their boards, so he thinks it may take a little

time to move it forward with education of new board members.

Chairman Archuleta said that even though it did not rise to the top of the Board of Supervisors' Legislative Agenda, it remains a priority for Coconino County, and in such a case, they push it themselves.

It was noted that there are a lot of cities supportive of the legislation. There are about 35 states across the country that have CPACE programs. One of the big controversies in Arizona is that it included residential areas, so this time they tried to focus on commercial.

Councilmember Barotz said that she thought that a joint resolution was a great idea, and she hoped they could move that through quickly.

Mr. Moore said that one of the difficulties with moving the bill forward is that they have been waiting for a copy of the draft bill before going and discussing with others, but they have been unable to do that because they have not had the bill available.

## **7. Briefing on Dark Sky Preservation Efforts**

Jeff Hall with the Lowell Observatory came forward and began a PowerPoint presentation which addressed:

### **A COORDINATED REGIONAL EFFORT FOR DARK SKY PRESERVATION**

He noted that there are three separate efforts moving along collaboratively, with a regional effort toward dark skies.

### **ASTRONOMY**

Mr. Hall displayed a copy of the article he wrote with Chris Luginbuhl from the Naval Observatory. He said that it was not just about observatories, but was a broad-based effort to address night sky. They really wanted to promote Flagstaff and its world leading position. He said that Flagstaff is the Gold Standard for dark sky preservation, and they wanted to leverage that in a positive way.

### **DARK SKY PRESERVATION**

1958 First Ordinance Adopted

2001 Flagstaff becomes the first International Dark Sky City

He said that dark sky preservation comes down to three issues:

- 1) Full cutoff shielding - dark sky ordinance is not a dark ground ordinance
- 2) Illumination Limits
- 3) Spectrum Management (for LED Conversion)

He said that the three efforts going at the same time are:

SLEDS - Street Lighting for Enhancing Dark Skies

JLUS - Joint Land Use Study

MCS - Mission Compatibility Study

## SLEDS

### FLAGSTAFF TODAY

High Pressure Sodium 30%

Low Pressure Sodium 70%

### WORLD TODAY

High Temperature White LED

### FLAGSTAFF TOMORROW

Low Temperature White LED (0%/20%)

Narrow Band Amber LED (100%/80%)

Mr. Hall noted that the Low Pressure Sodium (LPS) lights are becoming hard to procure, the quality is not as good, and it is not lasting as long. He said that the LED's do not have to be bad. Now they are looking at an LED street light with a narrow band amber, which has a much narrower profile. Four years ago when they started thinking about all of this they were expensive, but they have now improved in cost.

He said that this will be a unique street light solution that he did not know of being used anywhere else in the world. One of the goals of SLEDS is to get it installed and use it as a model for others. He said that they have 200 test fixtures which will be installed in the near future. They will then evaluate how they are working and by some time next year they will come to Council on what should be adopted citywide.

### MCS - Mission Compatibility Study

Mr. Hall said that the MCS is trying to balance dark sky protection with economic growth. He said that the Navy and City are trying to answer the questions, "*what if Flagstaff is built out under the current zoning and codes?*"; and, "*what is the impact with the increase in sky glow?*"; and "*what mitigation would be needed to keep the mission of the Naval Observatory intact?*"

The Dark Sky Working Groups have been looking at:

Canopies in LZ1

LZ2 moving to Z3

Review and mitigate nonconforming lighting

Measure LED lumen output correctly

Update residential roadway lighting requirements

Measure average lighting output for residential lighting codes

He said that this was brought on by the Aspen Heights subdivision about five years ago.

### JLUS - Joint Land Use Study

He said that this is now underway, and Mr. Christelman with the County will go into more detail with it under the next agenda item.

Mr. Hall said that as with SLEDS, the JLUS will result in a set of recommendations to be brought to the Council and Board of Supervisors for approval.

### A COMPREHENSIVE DARK-SKY PLAN

A Model for Other Communities and Regions



Councilmember Overton said that there has been very little movement in the builder world. He asked if they were at a point where they should go to the community to say, "here's what we've done commercially" and look at the residential side. Mr. Hall said that certainly street lights are an important part, but they are just part of it. There are a lot of other areas where this becomes viable.

#### MEASURE AVERAGE LIGHTING OUTPUT FOR RESIDENTIAL LIGHTING CODES DARK SKY - NOT DARK GROUND

Mr. Hall said that they need to educate the public in that *Dark Sky* does not mean *Dark Ground*, and they can save on their energy costs and light their property better.

Vice Mayor Whelan asked Mr. Hall what he meant with his earlier statement re "leveraging." Mr. Hall said that he meant that they could take the Flagstaff solution and use it as a model dark sky solution in other areas. He said that the Verde Valley is actively pursuing dark skies and there are conversations starting in the Phoenix metro area, including Scottsdale, Fountain Hills and Paradise Valley.

### 8. **Update on Joint Land Use Study (JLUS)**

Coconino County Community Development Director Jay Christelman then continued the PowerPoint, focusing on JLUS.

#### JOINT LAND USE STUDY

It:

- Seeks to maintain compatible development
- Provides a collaborative document
- Creates a body of information that supports informed decision making

It DOES NOT:

- Directly change any land use decisions or requirements
- Authorize or evaluate any new military or community activities
- Evaluate individual projects or actions

#### SET OF RECOMMENDATIONS

##### GOALS

- 1) Assist and prevent encroachment
- 2) Preserve and protect public health and safety
- 3) Protect and preserve military readiness and defense capabilities while supporting continued community economic development
- 4) Enhance civilian and military communication and collaboration
- 5) Increase public awareness of the military missions

#### JLUS PLANNING AREA

##### Planning Process

- Roughly equivalent to the FMPO Boundary
- Policy Committee (votes) and Technical Advisory Committee (Does Not Vote)

Ex-officio members (Do Not Vote)

#### PUBLIC PARTICIPATION

Early and continuous public involvement and participation

Public involvement includes: elected officials, project stakeholders, general public, target groups such as major landowners or lighting committees and the media

Share data collection inventory and mapping

#### EDUCATION

Present data from public participation and GIS exercise to all stakeholders

Identify areas of conflict or compatibility

Strategize ways to mitigate conflict

Draft an implementation plan for approval by Policy Committee

#### POLICY COMMITTEE

#### EX-OFFICIAL MEMBERS

#### TIMELINE

Policy Committee/Technical Advisory Committee Kickoff Meeting September 2017

Stakeholder Public Involvement Ongoing

Tour Camp Navajo and Interviews this week

Elected officials briefings summer and winter 2018

Councilmember Putzova asked how the public can be engaged and what kind of involvement they are seeking from the public.

Mr. Christelman said that the consultant hires a subconsultant (who is local) and they address media outreach, the website, portal. He said that they are in the early stages; they have not had a community meeting yet, but all of their meetings are posted and open to the public.

He said that the question to consider is, *"if military installations' roles greatly expanded, how could that impact the area?"* He said that right now they do not have flight operations, but that does not mean they will not in the future. Also, what could happen to state lands if the lands around the base or observatories were developed.

### **9. Northern Arizona Military Advocacy Council (NAMAC) Overview.**

Executive Director Julie Pastrick of the Greater Flagstaff Chamber of Commerce came forward to provide a brief overview of the Northern Arizona Military Advocacy Council (NAMAC). She said that this came at the request of Senator McCain, Chairman of the Senate Armed Services Committee, when they realized that northern Arizona was not represented when they were looking at the southern part of the state and its relationship with military installations.

She said that they have a small board that is made up of Department of Defense contractors who can work toward bringing more private investment to the Department of Defense, such as Camp Navajo, and protect the Naval Observatories.

She said that there are several of these types of councils around the State. They are looking at northern Arizona because of Camp Navajo and the large amount of storage they have available with their igloos and warehouses. She said that there are 250 acres of land that is non-Department of Defense and it is being looked at by many private sector entities.

In addition, Ms. Pastrick said, Senator McCain has asked them to look at the national safety concern in the area. They are working with Dr. Shankland at the Naval Observatory and the Lt. Col. at Camp Navajo, focusing on protecting the mission of each facility.

Ms. Pastrick noted that December 7 will be the 75th Birthday Party for Camp Navajo and invitations will be coming to invite everyone to the celebration. She said that they were excited with the JLUS project and they are hoping to keep their small council informed.

Councilmember Barotz asked how the council was funded. Ms. Pastrick said that so far they are not funded; each business is a part of it. They have had offers to fund certain activities, but the military has their own money for the reception. She said that it is more of a thought leadership.

She thanked Vice Chairman Ryan, whose district includes Camp Navajo, who has been working with her on various issues.

#### **10. 2017 Winter Recreation Taskforce Update**

Flagstaff Public Works Director Andy Bertelsen began the presentation by noting that this year has included a lot of interagency coordination facilitated by Supervisor Art Babbott.

Supervisor Babbott said that there has been a lot of activity by a lot of people to try and help do the reasonable things they can to mitigate the winter period. He recognized that some of the most important work has been done by community and citizen participants, which has been the missing piece. They went from a period of not having focused engagement into one where there is significant engagement.

Mr. Bertelsen reviewed:

##### **AGENCY UPDATE**

- Convention and Visitors Bureau (CVB)
- Solid Waste/Recycling and Outreach
- U.S. Forest Service
- Flagstaff Police Department
- Arizona Department of Transportation
- Coconino County Emergency Management

CVB Director Trace Ward then continued the presentation by reviewing the new four-panel brochure which highlights different information needed by winter visitors.

Councilmember Putzova said that it was noted that Wing Mountain is closed this year, but there are new parking spaces being made available for Snowbowl. She asked what the difference in numbers of cars would be between those two.

Brian Petrosky with the U.S. Forest Service said that part of the Master Development Plan for Snowbowl includes 400 additional parking spots for snow play, but that will not be in place for this winter. They are likely to see it finished for next winter.

##### **VISIT FLAGSTAFFARIZONA.ORG**

Mr. Ward said that their focus this year is for visitors to spend the night in Flagstaff and promoting other activities, in addition to skiing.

## MESSAGING

- Focus on increasing occupancy and overnight visitation
- Embrace winter recreation in areas shown on the map
- Diversifying what they will be doing here

Mr. Bertelsen then continued the presentation:

## SOLID WASTE, RECYCLING AND PORTABLE TOILETS PLANNING

- Winter Snow Play Stewards to conduct cleanups, education and outreach
- Working Group meeting to determine locations and frequency of service
- Dumpsters will have messaging on recycling and environmental stewardship

He said that one thing they have been discussing is the pros and cons of using portable toilets. He said that there is a demand, but managing them can be problematic in terms of when/where and duration. He said that they will need to work through those issues.

Brian Petrosky with the U.S. Forest Service then continued the presentation:

## AGENCY COORDINATION

- Wing Mountain Closure
- Crowley Pit Closure
- Elk Ridge Ski Area - Public Comment Period

Mr. Petrosky said that this year they will be monitoring areas and attempting to collect data on what visitors are looking for in the area.

He said that Elk Ridge Ski Area is located in Williams and Mountain Capital Partners is in the process of purchasing it. He said that the public comment period ended last Friday, but in talking with personnel with the Kaibab Forest, they are still open to hearing individuals.

Vice Mayor Wheland said that she was surprised that no one had the data already that they wanted to collect. Mr. Petrosky said that in 2010 the CVB did a good study, but what is missing is multi agencies are looking to other areas and uses, and they do not have that component.

Councilmember Odegaard asked, with Crowley Pit being closed, if there would be other areas available for snowmobiling. Mr. Petrosky said that Walker Lake, a day use area north of Crowley, is still open as well as Peakview, located before the Snowbowl Road.

Supervisor Babbott noted that one of the three longer-range priorities is to identify and build support for parking areas off of 180, to allow people to get off the corridor in a safe manner and enjoy a variety of activities. He asked why they could not have a reservation system for people to have a place to go. He said that they go there because the peaks are there. No amount of messaging or "no parking" signs are going to change the dynamic that the mountain is the magnet.

Vice Mayor Whelan asked about the area east of town, in Doney Park and the Cinder Hills out there. Mr. Petrosky said that there are challenges with snow reliability. He said that they had a concessionaire at 8,500 feet, but last year they had a warm winter and did not have much snow above 8,000.

Mr. Bertelsen added that in communications with the National Weather Service, they are expecting a warmer and drier winter this year.

Ryan Coons from the Flagstaff Police Department continued the presentation:

#### FLAGSTAFF POLICE DEPARTMENT

- ADOT Traffic Signal Timing to Allow Longer Times

- Crowley Pit Closure - Monitoring by USFS Staff

- Sign Board - Humphreys/Ft. Valley - Use Alternate Route - Switzer to I-40

- Walking Beat Officer Monitors Traffic in Afternoons and directs traffic as needed (Mayo be supplemented with a second officer when needed)

- Four Officers (two working overtime) direct traffic in the area of Humphreys and Columbus during Holiday Weekends

Supervisor Babbott said that one thing the agency group talked about, another challenge, is that during the peak snow events, Beaver Street will be closed from the top down, and that will compound the situation. Mr. Coons said that last year if they went to Beaver, they would go south and then head back over to Humphreys so he was not sure it will be that much of a problem.

Chairman Archuleta asked if any discussion has been held about making Humphreys two lanes going in one direction during peak times. Mr. Bertelsen said that there was been some discussion, ADOT is doing the Milton/180 Corridor Study and one of the things they are looking at is reversible lanes in a variety of places. He noted that next year they will have two right-turn lanes at Humphreys and Route 66 and will help.

Discussion was held on the use of police officers and Mr. Dille noted that the City's management team has been placing a great deal of emphasis on creative options that will free up their officers.

#### ARIZONA DEPARTMENT OF TRANSPORTATION

Mr. Bertelsen noted that Audra Merritt with ADOT could not be at the meeting tonight, but he reviewed some of the issues they are addressing:

- Traffic Light Coordination

- Longer north bound/south bound

- Messaging

- Signage along Highway 180 (No Parking)

Vice Chairman Ryan said that a piece of discussion throughout has been that they, as a region, are getting an influx of a volume that saturates their capacity. This has been an attempt to find some solution, but a full-blown solution is a challenge.

Todd Whitney, Coconino County Emergency Management Director, continued the presentation.

#### COCONINO COUNTY EMERGENCY MANAGEMENT

- Incident Action Plan to address response times during peak congestion recreation events

- Weekly Interagency Calls to determine appropriate responses to peak congestion days

- Implement Regular Operational Preparedness Measures

He said that in his office they pre-plan, putting things on paper, to determine when severity crews are needed. They have severity call meetings once a week between them, Fire, Snowbowl, Weather Service, to address what traffic looks like and weather projections.

He said that there are a lot of unknowns, but they will be collecting data as they go forward and extrapolating information this year. He said that his office will continue to look for innovative technology to help push out information.

Mr. Whitney said that they do a lot of planning and there has been a lot of coordination between agencies, especially with Summit Fire and Flagstaff Fire Departments.

Councilmember Barotz said that this particular issue is one of the most important concerns of residents so hopefully this will give them some level of comfort.

Mr. Whitney added that part of their plan includes five predetermined landing spaces where Guardian can land in an emergency.

It was noted that tomorrow the County Board of Supervisors will be considering a new ordinance that broadens the Council's ability to enforce parking during the winter. Vice Mayor Whelan said that she understands that the Sheriff's Office is stretched as well. She said that there can be ordinances, but if they are not being enforced it is difficult. She would hate to stretch a department that is already stretched.

Sheriff Driscoll came forward agreeing that they have limited resources. They are currently 14 officers down at this time. It is going to be hard to put a lot of teeth into enforcement, but they will do what they can, moving schedules around to help during peak times. He then introduced Bret Axlund, the new Deputy Chief, who came from Page where he worked for the last 20 years with the Sheriff's Office.

**11. Informational Items To/From Chairman, Supervisors and County Manager/Mayor, Council and City Manager.**

Vice Mayor Whelan said that NACOG has requested that the City and County consider a joint resolution regarding CDBG funding. Additionally, for their next joint meeting she requested that they address the Flagstaff Watershed Protection Project, to discuss timelines, funding options, etc. to keep that project going forward.

Councilmember Barotz commended the County for their Recovery Court. She attended their graduation, noting that it was the largest class ever. She said that to see the graduates express themselves the way they did was wonderful.

Councilmember Putzova asked that during their next Joint Work Session they discuss climate actions to address what each is doing.

Supervisor Babbott said that he supported a discussion on the FWPP and he would like to discuss the 4FRI restoration initiative. He said that he thinks there is a compelling case to make their agencies have a more active role in support that program.

Councilmember Overton commended the supervisors for implement the Ft. Tuthill Master Plan and creating the opportunity for more user groups to take advantage of that facility. He said that there was a marked difference in the leadership from the Board. He believed in the Park and knows it is an asset.

Ms. Seelhammer recognized the Community Development staff with the County and all of the citizens that participated in the Comprehensive Plan, noting that they won the Arizona Planning Association's Statewide Category. Additionally, the County Parks and Recreation staff and citizens won the Natural Resources Award for the Roger's Lake Recreational Plan.

She also reported that today Chairwoman Archuleta was given the keys to a brand new Subaru Outback. Chairwoman Archuleta said that they were quickly turned over to Community Services for the Meals on Wheels program.

Mr. Dille said that he applauded the County and City for their collaboration. He said that after working in other parts of the State, such collaboration does not exist elsewhere.

Mr. Dille also reported that tomorrow night's Council meeting is loaded, and then on Wednesday they had the Rio de Flag tour with NAU representatives at 10:30 a.m. and a Joint Work Session with the Planning and Zoning Commission at 4:00 p.m. to discuss High Occupancy Housing.

Chairwoman Archuleta commended the Flagstaff Police Department and Flagstaff Unified School District for their quick response and handling of the situation last week at Killip School. Her child attends that school and she appreciated the rapid response and work to follow up on the case. She said that the communication was excellent.

She also said that Supervisor Fowler had asked her to distribute the fliers before Council/Supervisors regarding the Navajo Bridge Star Party and invited everyone to attend.

She noted that tomorrow on the County's agenda they will be changing the gavel and Vice Chairman Ryan will assume the duties of Chairman.

She wished everyone a Happy Thanksgiving, Merry Christmas and Happy New Year.

Mayor Evans extended thanks to the County for joining the Council this evening. She said that she always enjoys their joint meetings, and at their next one she would like a presentation on the County's tiny home ordinance.

## **12. Adjournment**

The Joint Work Session of the Flagstaff City Council and Coconino County Board of Supervisors held November 6, 2017, adjourned at 6:15 p.m.

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MAYOR

ATTEST:

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CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)  
TUESDAY, NOVEMBER 7, 2017  
STAFF CONFERENCE ROOM - SECOND FLOOR  
FLAGSTAFF CITY HALL  
211 WEST ASPEN AVENUE  
BETWEEN THE 4:30 P.M. AND 6:30 P.M.  
PORTIONS OF THE REGULAR MEETING

## MINUTES

### 1. Call to Order

Mayor Evans called the Special Meeting (Executive Session) of November 7, 2017, to order at 5:43 p.m.

### 2. Roll Call

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:

ABSENT:

MAYOR EVANS  
VICE MAYOR WHELAN  
COUNCILMEMBER BAROTZ  
COUNCILMEMBER MCCARTHY  
COUNCILMEMBER ODEGAARD  
COUNCILMEMBER OVERTON  
COUNCILMEMBER PUTZOVA

Others present: City Manager Josh Copley and City Attorney Sterling Solomon.

### 3. Recess into Executive Session.

**Moved by** Councilmember Charlie Odegaard, **seconded by** Vice Mayor Jamie Whelan to recess into Executive Session.

**Vote:** 7 - 0 - Unanimously

### 4. Executive Session:

The Flagstaff City Council recessed into Executive Session at 5:43 p.m.

- A.** Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, pursuant to A.R.S. §38-431.03(A)(3) and (4), respectively.



- i. Proposed Second Amendment to Timber Sky Development Agreement.

The Flagstaff City Council recessed Executive Session at 5:56 p.m. and reconvened into Executive Session at 10:18 p.m.

## 5. Adjournment

**Moved by** Councilmember Jim McCarthy, **seconded by** Councilmember Eva Putzova to continue the City Council Special Meeting (Executive Session) to November 8, 2017 immediately following the Council Joint Work Session with the Planning and Zoning Commission.

**Vote:** 5 - 2

NAY: Councilmember Scott Overton  
Councilmember Charlie Odegaard

The Flagstaff City Council Special Meeting (Executive Session) of November 7, 2017, adjourned at 10:20 p.m.

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MAYOR

ATTEST:

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CITY CLERK

**1. Call to Order**

Mayor Evans called the Special Work Session of November 8, 2017, to order at 10:30 a.m.

**NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION**

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion 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. Pledge of Allegiance and Mission Statement**

**MISSION STATEMENT**

*The mission of the City of Flagstaff is to protect and enhance the quality of life for all.*

**3. Roll Call**

*NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.*

**PRESENT:**

MAYOR EVANS  
VICE MAYOR WHELAN  
COUNCILMEMBER BAROTZ  
COUNCILMEMBER MCCARTHY

**ABSENT:**

COUNCILMEMBER ODEGAARD  
COUNCILMEMBER OVERTON  
COUNCILMEMBER PUTZOVA

Others present: Deputy City Managers Barbara Goodrich and Shane Dille; City Attorney Sterling Solomon. NAU President Dr. Rita Cheng; NAU Chief of Staff Joanne Keenes.

**4. Overview of the Rio de Flag Flood Control Project.**

Mayor Evans welcomed everyone to the tour. She said that they have been talking about the Rio de Flag Flood Control Project for the past 20+ years. She said that when there is a flood, it has been determined that there is a \$1 billion negative economic impact. She was excited to have NAU representatives at the meeting since 25-30% of NAU is impacted.

She said that they are in the process of working with the Army Corps of Engineers to obtain funding, but they need help from NAU. She then introduced James Duval, Senior Project Manager and Project Manager for the RDF Flood Control Project.

Mr. Duval said that he would give a brief presentation and then they will continue the meeting on a

bus provided by NAIPTA to tour some locations of significance related to the project.

## PRESENTATION

Project Location

Project Purpose

Project History

Project Funding

Composite Channel

Questions

## PROJECT VICINITY MAP

Mr. Duval reviewed the vicinity map of the project.

## PROJECT PURPOSE

Reduce damages and economic losses of a major flood event by containing the 100-year flood within the proposed improvements.

## MAP - 100-YEAR FLOOD IMPACT

Mr. Duval explained that completing these projects they will 1) reduce the need or eliminate mandatory flood insurance and provide for increased development in the areas.

## PROJECT HISTORY

2000 - Feasibility Report Completed and Project Authorized by WRDA

2004 - City and Army Corps of Engineers Signs Project Cooperative Agreement

2005 - Design of Main Stem Begins

2009 - Clay Wash Detention Basin, Thorpe Bridge & Butler Tunnel Constructed  
2012

2015 - Main Stem Design - 90% Complete

## PROJECT FUNDING

Current Total Cost Estimate - \$106.7M

Spent to Date:

\$15.5M by City of Flagstaff

\$25.2M by Army Corps of Engineers

Anticipated Remaining City Funding - \$36M

Funding/Financing Sources to be determined

## PROJECT PATH FORWARD

2016 - WIIN (Water Infrastructure Improvement Act for the Nation) \$102,884,000

US Army Corps of Engineers FY17 Work Program Funding - \$1M

Complete 100% Plans

Review ADOT Route 66 Bridge Design

Anticipated US Army Corps of Engineers FY18 Funding Request - \$32M

Construction of Lower Reach (Butler to North Side of Route 66)

Was told by Army Corps of Engineers that once this was all completed, they would request funding for project from Butler to outside City Hall.

## PROJECT CONSTRAINTS

Benefit to Cost Ratio (BCR)

Needs to be 1:1 for future Federal Project Funding

2:1 or 3:1 to compete on a National Scale

As costs increase, BCR goes down  
BCR - Current is 0.85

Current Design Effort Focus  
Reducing Project Contingencies  
Value Engineering  
Decreasing overall costs to increase BCR

#### PROJECT UPDATE

08/22/17 Project Update and Listening Meeting  
08/29/17 City/Army Corps of Engineers Scope of Work Meeting  
09/25/17 Field Tour with Paul Underwood, ACE Design Branch Chief (has great relationis with BNSF)  
11/02/17 Friends of the Rio Meeting

#### OPPORTUNITY FOR PUBLIC INPUT: Composite Channel

He said that they have heard consistently from the public that they want to see runoffs like they see today.

#### ELEMENTS DESIGN

Recreational Elements  
Landscaping & Riparian Elements  
Alignment within Right-of-Way

Mr. Duval then reviewed the locations where they would stop on the bus tour.

Vice Mayor Whelan asked what was meant by the term "100 year flood." Stormwater Program Manager Chris Kirkendall explained that it was a 1% chance of that storm happening in any given year. He said that if they put a grid over the entire city with 100 cells, there would be a chance of a storm occurring in that cell every year. He said that this was how they quantified and qualified storm events through FEMA.

Councilmember McCarthy asked if they could get a larger than 100-year flood if they had a prior forest fire on the west side of the peaks. Mr. Kirkendall said that they could. He said that the City maps up to the 500-year event. That level is not regulated by FEMA, but it is much larger than regulated. He said that they could have an event that was less than 100-year event, and it could produce the same amount of flooding if there had been a previous fire in the same area. He said that fires change the infiltration rate of the soils in the forest.

The meeting recessed at 10:55 a.m.

#### **5. On-site Visit of the Rio de Flag Flood Control Project.**

The meeting was reconvened at 11:00 a.m. on the NAIPTA bus and attendees visited various sites along the Rio de Flag project.

**6. Adjournment**

The Special Work Session of the Flagstaff City Council held November 8, 2017, adjourned at 12:00 noon.

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MAYOR

ATTEST:

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CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)  
TUESDAY, NOVEMBER 14, 2017  
STAFF CONFERENCE ROOM - SECOND FLOOR  
FLAGSTAFF CITY HALL  
211 WEST ASPEN AVENUE  
3:30 P.M.

## MINUTES

### 1. Call to Order

Mayor Evans called the Special Meeting (Executive Session) of November 14, 2017, to order at 3:33 p.m.

### 2. Roll Call

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:

ABSENT:

MAYOR EVANS  
VICE MAYOR WHELAN  
COUNCILMEMBER BAROTZ  
COUNCILMEMBER MCCARTHY  
COUNCILMEMBER ODEGAARD  
COUNCILMEMBER OVERTON  
COUNCILMEMBER PUTZOVA

Others present: City Manager Josh Copley and City Attorney Sterling Solomon.

### 3. Recess into Executive Session.

**Moved by** Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to recess into Executive Session.

**Vote:** 7 - 0 - Unanimously

### 4. Executive Session:

The Flagstaff City Council recessed into Executive Session at 3:33 p.m.

- A.** Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, pursuant to A.R.S. §38-431.03(A)(3) and (4), respectively.

- i. Glory Enterprises Litigation Settlement
  - ii. Litigation Update
  - iii. **Proposed Second Amendment to Timber Sky Development Agreement.\***
- B.** Discussion or consultation for legal advice with the attorney or attorneys of the public body; discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation; and discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property, pursuant to A.R.S. §38-431.03(A)(3), (4) and (7), respectively.
- i. ~~Contract Negotiations with Brinshore for the Sale or Lease of City Property for the Development of Affordable Housing.\*~~
  - ii. West Side Park
- C.** Discussion or consultation for legal advice with the attorney or attorneys of the public body, pursuant to A.R.S. 38-431.03(A)(3).
- i. Proposition 207 and Possible Amendment/Repeal of Portions of the Zoning Code.
- 5. Adjournment**

The Flagstaff City Council reconvened into Open Session at 5:25 p.m. at which time the Special Meeting (Executive Session) of November 14, 2017, adjourned.

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MAYOR

ATTEST:

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CITY CLERK

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Stacy Saltzburg, Deputy City Clerk  
**Date:** 11/14/2017  
**Meeting Date:** 11/21/2017



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**TITLE:**

**Consideration of Appointments:** Sustainability Commission.

**STAFF RECOMMENDED ACTION:**

Make one appointment for a term expiring October 2019.  
Make two appointments to terms expiring October 2020.

**Executive Summary:**

The Sustainability Commission consists of seven citizens and is responsible for recommending and coordinating activities in concert with the City of Flagstaff Sustainability Program. To accomplish this objective, the Commission will address the social, economic, and environmental considerations of meeting the needs of current and future citizens. Among the Commission's directives are the promotion of sustainable practices in all spheres of life and educating Flagstaff citizens.

There are currently three seats available. It is important to fill vacancies on Boards and Commissions quickly so as to allow the Commission to continue meeting on a regular basis.

There are three applications on file for consideration by the Council, they are as follows:

David McCain (current commissioner)  
Brian Peterson (current commissioner)  
Kevin White (new applicant)

In an effort to reduce exposure to personal information the commission roster, applicant roster and applications will be submitted to the City Council separately.

**COUNCIL APPOINTMENT ASSIGNMENT:** Councilmember Overton, Vice Mayor Whelan and Councilmember Barotz



**Financial Impact:**

These are voluntary positions and there is no budgetary impact to the City of Flagstaff.

**Policy Impact:**

None

**Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:**

There is no Council goal that specifically addresses appointments to Boards and Commissions; however, boards and commissions provide input and recommendations based on City Council goals that may pertain to the board or commission work plan.

**Has There Been Previous Council Decision on This:**

None

**Community Benefits and Considerations:**

The City's boards, commissions, and committees were created to foster public participation and input and to encourage Flagstaff citizens to take an active role in city government.

**Community Involvement:**

INFORM: The vacancies are posted on the City's website and individual recruitment and mention of the openings by Board members and City staff has occurred, informing others of these vacancies through word of mouth.

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**Attachments:**     Sustainability Authority

## **CHAPTER 2-17 SUSTAINABILITY COMMISSION**

### **SECTIONS:**

- 2-17-001-0001 COMMISSION ESTABLISHED; ORGANIZATIONAL STRUCTURE
- 2-17-001-0002 PURPOSE; POWERS AND DUTIES

### **2-17-001-0001 COMMISSION ESTABLISHED; ORGANIZATIONAL STRUCTURE**

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#### **A. Establishment of the Commission.**

1. There is hereby created the Sustainability Commission (the "Commission"), which shall replace the Clean and Green Committee.
2. The membership of the Commission shall consist of seven (7) members. Members of the Commission shall be appointed by the City Council and shall represent the diverse interests and views of the community. The Commission shall be a working Commission, in which each member takes an active role in accomplishing the goals and objectives of the Commission. Members shall serve a term of three (3) years with no member appointed for more than two (2) full consecutive terms.
3. The Commission shall be responsible for electing a Chair and a Vice-Chair. The Chair shall act as public spokesperson for the Commission at public functions, shall serve as an ex officio member of all standing committees, shall appoint the Chair of all standing committees upon the advice and consent of the Commission, and shall perform other duties as required. The Vice-Chair shall act in the absence of the Chair. (Ord. 2014-28, Amended, 11/18/2014)

### **2-17-001-0002 PURPOSE; POWERS AND DUTIES**

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The purpose of this Commission shall be to continue the work initiated by the Clean and Green Committee and to further work with the City Council and the City Staff by recommending and coordinating activities as part of the Flagstaff Sustainability Program, the U.S. Mayors Climate Protection Agreement, and any future sustainability initiatives pursued by the City.

Subject to state law and the procedures prescribed herein, the Sustainability Commission shall have and may exercise the following powers, duties, and responsibilities:

A. The Commission shall work with City staff toward the development and implementation of the Flagstaff Sustainability Program. The issues addressed by this program may include, but not be limited to, the following:

1. Climate and air quality
2. Transportation
3. Energy
4. Solid waste and toxic substances
5. Water, wastewater, and stormwater
6. Sustainable building and purchasing practices
7. Sustainable economic development

B. The Commission shall work with the City staff toward the development and implementation of the U.S. Mayors Climate Protection Agreement and any future sustainability initiatives passed by the City Council.

C. The Commission shall work with the City Council in the development of initiatives linking the concepts of sustainability with economic development and affordability for the benefit of all community members.

D. The Commission shall promote the benefits of sustainable practices in all spheres of life and shall educate the public concerning such practices.

E. The Commission shall promote compliance with City ordinances concerning sustainability and environmental management.

F. The Commission shall encourage sustainable practices by individuals, groups, organizations, industrial and commercial enterprises, educational institutions, and government agencies.

(Ord. 2007-27, Amended 04/17/2007)

## 7. B.

### CITY OF FLAGSTAFF STAFF SUMMARY REPORT

**To:** The Honorable Mayor and Council  
**From:** Stacy Saltzburg, Deputy City Clerk  
**Date:** 11/14/2017  
**Meeting Date:** 11/21/2017



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#### **TITLE:**

**Consideration of Appointments:** Heritage Preservation Commission.

#### **STAFF RECOMMENDED ACTION:**

Make two HISTORIC PROPERTY OWNER appointments to terms expiring December 2019.  
Make one PROFESSIONAL appointment to a term expiring December 2020.

#### **Executive Summary:**

The Heritage Preservation Commission consists of seven citizens serving three-year terms. Two positions represent historic owners, two positions represent the professional industry, and three positions are at-large seats. The Heritage Preservation Commission locates sites of historic interest in the City, advises the City Council on all matters relating to historic preservation, and reviews development projects in the downtown design review district.

There are currently two historical property owner seats and one professional seat available. It is important to fill vacancies on Boards and Commissions quickly so as to allow the Commission to continue meeting on a regular basis.

There are three applications on file for consideration by the Council, they are as follows:

Jonathan Day (current commissioner)  
David Hayward (new applicant)  
Melissa Santana (new applicant)

In an effort to reduce exposure to personal information the applicant roster and applications will be submitted to the City Council separately.

**COUNCIL APPOINTMENT ASSIGNMENT:** Councilmember McCarthy, Councilmember Putzova and Councilmember Odegaard

**Financial Impact:**

These are voluntary positions and there is no budgetary impact to the City of Flagstaff.

**Policy Impact:**

None

**Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:**

There is no Council goal that specifically addresses appointments to Boards and Commissions; however, boards and commissions provide input and recommendations based on City Council goals that may pertain to the board or commission work plan.

**Has There Been Previous Council Decision on This:**

None

**Background/History:**

In 2016 Council eliminated all specialty appointments for Boards and Commissions. Due to the various state and grant requirements the specialty appointments had to be re-instated on the Heritage Preservation Commission. The Heritage Preservation Commission consists of two historic property owners, two industry professionals, and three at-large members. It will be up to the Council to make the determination of whether an applicant is qualified for a particular seat.

**Community Benefits and Considerations:**

The City's boards, commissions, and committees were created to foster public participation and input and to encourage Flagstaff citizens to take an active role in city government.

**Community Involvement:**

INFORM: The vacancies are posted on the City's website and individual recruitment and mention of the opening by Commission members and City staff has occurred, informing others of this vacancy through word of mouth.

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**Attachments:**     HPC Authority

## **CHAPTER 2-19**

### **HERITAGE PRESERVATION COMMISSION**

#### **SECTIONS:**

- 2-19-001-0001 ESTABLISHMENT OF THE COMMISSION
- 2-19-001-0002 MEMBERSHIP
- 2-19-001-0003 TERMS AND OFFICERS
- 2-19-001-0004 MEETINGS
- 2-19-001-0005 POWERS AND DUTIES

#### **2-19-001-0001 ESTABLISHMENT OF THE COMMISSION:**

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There is hereby created a commission to be known as the Heritage Preservation Commission. (Ord. 2010-35, Amended, 11/16/2010)

#### **2-19-001-0002 MEMBERSHIP:**

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A. The membership of the commission shall consist of seven (7) voting members. Additional members may be appointed in the future, if and when additional Historic Design Review Districts beyond the first district are created, to represent those additional districts and help develop and adopt design guidelines for those districts.

1. At least two (2) members must be professionals in the areas of architecture, history, architectural history, planning, or archaeology.
2. At least two (2) members shall be owners of locally designated historic properties or properties listed on the National Register of Historic Places.
3. At least three (3) members shall be from the general community.
4. Any member may satisfy more than one (1) of the above qualifications and any "professional" category may be filled by a person who is retired from that profession.

B. Appointed members shall have an interest in the history of the community and heritage preservation and be committed to represent not only their specific areas of expertise, but also the community at large. (Ord. 2005-08, Amended, 04/05/2005; Ord. 2007-07, Amended, 02/06/2007; Ord. 2010-35, Amended, 11/16/2010; Ord. 2014-28, Amended, 11/18/2014; Ord. 2015-22, Amended, 01/05/2016; Ord. 2016-33, Amended, 09/20/2016)

#### **2-19-001-0003 TERMS AND OFFICERS:**

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A. Terms of appointment shall be three years, or until a successor is appointed.

B. A chairperson and vice-chairperson shall be elected from and by the voting membership of the Commission to serve one-year terms. A chairperson may serve no more than two consecutive terms as chairperson (exclusive of a term as vice-chairperson). Upon the conclusion of a second, consecutive term as chairperson, such commission member shall be ineligible to serve as either Chairperson or Vice-Chairperson until a calendar year has expired. (Ord. 2010-35, 11/16/2010)

#### **2-19-001-0004 MEETINGS:**

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The Commission shall at a minimum hold at least one (1) regular meeting quarterly, but shall normally hold monthly meetings.

A quorum shall consist of four (4) voting members of the Commission. (Ord. 2005-08, Amended 04/05/2005; Ord. 2010-35, Amended, 11/16/2010; Ord. 2016-30, Amended, 07/05/2016)

#### **2-19-001-0005 POWERS AND DUTIES:**

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A. The Commission may recommend to the City Council that properties be designated landmarks or historic design review districts, subject to the procedures and requirements of the adopted land use regulations and/or development code of the City of Flagstaff. See Title 10, Chapter 30 of the City Code for Purpose, Applicability, Procedures and Requirements.

B. The Commission shall increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.

C. The Commission shall advise and assist owners of landmarks or historic structures on physical and financial aspects of preservation, renovation, rehabilitation, and reuse.

D. The Commission shall make recommendations to the City Council concerning the utilization of federal, state, local or private funds to promote the preservation of landmarks and historic districts within the City.

E. The Commission may recommend acquisition of landmark structures by the City where:

1. Preservation is essential to the purposes of the Land Development Code;
2. Private preservation is not feasible, and where either imminent demolition is pending or, for a period in excess of one year, required maintenance of said

structures according to City Building Codes has not been accomplished due to deficiencies of ownership affecting maintenance; and

3. Where preservation of said structures is related to some other existing plan or report.

F. The Commission shall review and make decisions on any development application for a Certificate of Appropriateness and require the same plans to be submitted to the Development Review Board, plus applicable elevation drawings.

G. The Commission shall develop and adopt design guidelines for historic and non-historic structures within designated design review districts, or individual historic structures or landmarks, to assist property owners and developers in preservation, renovation, rehabilitation, and reuse of historic structures and others within designated districts. If there is more than one designated district, the Commission shall develop appropriate design guidelines for each district. The design guidelines, and major amendments thereto, shall be subject to a public hearing before the Commission, including notification of the property owners within the district to which they would apply, per procedures outlined in Section 10-30.30 of the City Code.

H. The Commission shall carry out other such duties as determined by the City Council; and present other recommendations the City Council deems pertinent. (Ord. 1857, Enacted, 02/07/1995; Ord. 1997, Amended, 06/15/1999; Ord. 2010-35, Amended, 11/16/2010)



**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Stacy Saltzburg, Deputy City Clerk  
**Date:** 11/14/2017  
**Meeting Date:** 11/21/2017



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**TITLE:**

**Consideration of Appointments:** Beautification and Public Art Commission.

**STAFF RECOMMENDED ACTION:**

Make one appointment to a term expiring June 2020.

**Executive Summary:**

The Beautification and Public Art Commission consists of seven citizens and recommends expenditures from the BBB beautification fund and public art portion of arts and science fund. The Commission studies and recommends community beautification projects ranging from landscaping and irrigation, signs and billboards, buildings, streetscapes, gateways, the purchase and installation of public art projects within beautification projects, property acquisition for beautification and/or public art and neighborhood-initiated projects, to mention a few. There is currently one vacant seat available. It is important to fill vacancies on Boards and Commissions quickly so as to allow the Commission to continue meeting on a regular basis.

There are four applications on file for consideration by the Council, they are as follows:

David Fueger (new applicant)  
Sandra Lubarsky (new applicant)  
DeeDee Malmstone (new applicant)  
Sue Rummel (new applicant)

In an effort to reduce exposure to personal information the applicant roster and applications will be submitted to the City Council separately.

**COUNCIL APPOINTMENT ASSIGNMENT:** Councilmember McCarthy.

**Financial Impact:**

These are voluntary positions and there is no budgetary impact to the City of Flagstaff.

**Policy Impact:**

Not applicable.

**Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:**

There is no Council goal that specifically addresses appointments to Boards and Commissions; however, boards and commissions provide input and recommendations based on City Council goals that may pertain to the board or commission work plan.

**Has There Been Previous Council Decision on This:**

None

**Community Benefits and Considerations:**

The City's boards, commissions, and committees were created to foster public participation and input and to encourage Flagstaff citizens to take an active role in city government.

**Community Involvement:**

INFORM: The vacancies are posted on the City's website and individual recruitment and mention of the opening by Commission members and City staff has occurred, informing others of this vacancy through word of mouth.

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**Attachments:**     BPAC Authority

## **CHAPTER 2-14 BEAUTIFICATION AND PUBLIC ART COMMISSION**

### **SECTIONS:**

- 2-14-001-0001 CREATION OF COMMISSION:
- 2-14-001-0002 COMPOSITION AND TERM OF OFFICE:
- 2-14-001-0003 COMPENSATION OF COMMISSION MEMBERS:
- 2-14-001-0004 ORGANIZATION:
- 2-14-001-0005 MEETINGS:
- 2-14-001-0006 DUTIES:

#### **2-14-001-0001 CREATION OF COMMISSION:**

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There is hereby established a City Beautification and Public Art Commission. There shall be seven (7) voting members of said Commission who shall meet as hereinafter provided to consider and recommend programs for the expenditure of the beautification and arts and sciences portions of the Bed, Board and Booze Tax allocated under Chapter 3-06, Hospitality Industry Tax Revenues.

"Arts and sciences" means support for Flagstaff arts, scientific and cultural activities, events and organizations to provide direct and indirect citizen participation and enhancement of the overall quality of life and community image including support of public art. (Same meaning as set forth in Section 3-06-001-0001.)

"Beautification" means any modification of the urban physical environment to increase pleasure to the senses or pleurably exalt the mind or spirit or strengthen the urban design framework of the City (same meaning as set forth in Section 3-06-001-0001). (Ord. 1580, Enacted, 08/02/1988; Ord. 2006-15, Amended, 05/16/2006; Ord. 2007-07, Amended, 02/06/2007; Ord. 2014-28, Amended, 11/18/2014; Ord. 2015-22, Amended, 01/05/2016)

#### **2-14-001-0002 COMPOSITION AND TERM OF OFFICE:**

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The composition of the membership shall consist of seven (7) members appointed by the City Council.

Each member shall serve three (3) year terms, on a staggered basis. A member's term in office shall commence with the first regular Commission meeting following the appointment and terminate with the regular Commission meeting at which the successor takes office. No voting member of the Commission may be appointed to more than two (2) full consecutive terms. (Ord. 1580, Enacted, 08/02/1988; Ord. 1674, Amended, 09/18/1990; Ord. 2006-15, Amended, 05/16/2006; Ord. 2007-04, Amended, 02/06/2007; Ord. 2014-28, Amended, 11/18/2014; Ord. 2015-22, Amended, 01/05/2016)

#### **2-14-001-0003 COMPENSATION OF COMMISSION MEMBERS:**

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Members of the Commission shall serve without compensation. (Ord. 1580, Enacted, 08/02/1988)

#### **2-14-001-0004 ORGANIZATION:**

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The Commission shall elect a Chairperson from among its members. The term of the Chairperson shall be one year with eligibility for reelection. Commission members may not serve more than two (2) consecutive

terms as Chairperson. The Council representative shall not be eligible for the Chair. (Ord. No. 1580, Enacted, 08/02/1988)

#### **2-14-001-0005 MEETINGS:**

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A. The Commission shall hold at least one (1) regular meeting per month, which shall at all times be open to the public; the time and place of said meeting shall be posted in accordance with the applicable Arizona State Statutes.

B. A quorum consisting of a minimum of four (4) voting members of the Commission shall be required to conduct business. (Ord. 1580, Enacted, 08/02/88; Ord. 2006-15, Amended, 05/16/2006; Ord. 2016-30, Amended, 07/05/2016)

#### **2-14-001-0006 DUTIES:**

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The duties of the Commission shall be to:

A. The Commission shall be responsible for preparing a Five (5) Year Plan. The Five (5) Year Plan shall be used as a guideline for future programs. Said Plan shall be presented to the Council prior to April 1st of each year.

B. Develop and present to City Council an Annual Plan outlining the Commission's program recommendations for the upcoming fiscal year. Said plan shall be presented to the Council prior to April 1st of each year.

C. Make recommendations to the City Council concerning the annual budgetary allocation of the beautification and public art portions of the Bed, Board and Booze Tax and other monies as deemed appropriate by the City Council, to include, but not be limited to:

1. Purchase, installation or modification of landscaping and irrigation systems;
2. Purchase, removal or modification of billboards and nonconforming signs;
3. Beautification of buildings and facilities, streetscapes and gateways;
4. Purchase and installation of public art projects;
5. Purchase or lease of easements or property necessary for beautification projects.

D. Make recommendations to the City Council for public art projects by:

1. Reviewing and defining potential public art projects and writing project descriptions.
2. Determining the artist selection method and writing the call to artists for public art projects.
3. Evaluating public art proposals for recommendation to the City Council.
4. Facilitating display of local art in public facilities.

E. With respect to the arts and science portion of the Bed, Board and Booze Tax allocated under Chapter 3-06, Hospitality Industry Tax Revenues, the Commission shall make recommendations to the

Council concerning the annual budgetary allocation of the arts and science portion of this tax, to include but not be limited to:

1. Developing and supporting the Flagstaff arts, scientific and cultural activities, events and organizations to provide direct and indirect citizen participation, and opportunities for enhancement of the overall quality of life and community image.
2. Developing, acquiring and distributing material to promote arts and science.
3. Developing financial assistance programs to stimulate artistic and scientific activities in Flagstaff.
4. Retaining of appropriate staff to implement approved programs.

F. Perform those additional duties as determined by the City Council, related to the Beautification and Public Art Commission. (Ord. No. 1580, Enacted, 08/02/88; Ordinance No. 2006-15, Amended, 05/16/2006; Ord. 2015-22, Amended, 01/05/2016)

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Stacy Saltzburg, Deputy City Clerk  
**Date:** 11/14/2017  
**Meeting Date:** 11/21/2017



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**TITLE:**

**Consideration of Appointments:** Airport Commission.

**STAFF RECOMMENDED ACTION:**

Make one appointment for a term expiring October 2019.

**Executive Summary:**

The Airport Commission consists of seven citizens and is responsible for reviewing and reporting to the Council on the development of the Airpark and on matters affecting the operation and efficiency of the airport, using the Airport Master Plan as a guide. There is currently one seat available. It is important to fill vacancies on Boards and Commissions quickly so as to allow the Commission to continue meeting on a regular basis.

There are three applications on file and they are as follows:

Doug Bonate (new applicant)  
John Malin (new applicant)  
Susan Shields (new applicant)

Please note that Mr. Malin is currently serving on the Water Commission; his term ends in December of this year and he is not eligible for reappointment. According to the Board and Commission Members' Rules and Operations Manual *"A board or commission member may apply to serve on a different board or commission during the last six months of his or her term if he or she does not intend to apply for reappointment to the current board or commission. If the Council appoints that individual to a new board or commission, overlapping service is permitted to finish the current term and begin the new term."*

In an effort to reduce exposure to personal information the applicant roster and applications will be submitted to the City Council separately.

**COUNCIL APPOINTMENT ASSIGNMENT:** Councilmember Putzova

**Financial Impact:**

These are voluntary positions and there is no budgetary impact to the City of Flagstaff.

**Policy Impact:**

None.

**Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:**

There is no Council goal that specifically addresses appointments to Boards and Commissions; however, boards and commissions do provide input and recommendations based on City Council goals that may pertain to the board or commission work plan.

**Has There Been Previous Council Decision on This:**

None.

**Community Benefits and Considerations:**

The City's boards, commissions, and committees were created to foster public participation and input and to encourage Flagstaff citizens to take an active role in city government.

**Community Involvement:**

INFORM: Board members and City staff have informed the community of these vacancies through word of mouth in addition to the vacancies being posted on the City's website.

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**Attachments:**     [Airport Commission Authority](#)

## **CHAPTER 2-11 FLAGSTAFF AIRPORT COMMISSION**

### **SECTIONS:**

- 2-11-001-0001 COMMISSION CREATED:
- 2-11-001-0002 COMPOSITION; TERMS:
- 2-11-001-0003 ORGANIZATION:
- 2-11-001-0004 COMPENSATION:
- 2-11-001-0005 MEETINGS:
- 2-11-001-0006 ACTIONS OF THE COMMISSION:

#### **2-11-001-0001 COMMISSION CREATED:**

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There is hereby established the Flagstaff Airport Commission to be composed of seven (7) members who shall meet as hereinafter provided to consider and deliberate upon matters of concern to the City Council and citizens that affect the operation and efficiency of the airport toward the end of providing an optimum level of services within available resources using the Airport Master Plan as a basic guide. (Ord. 1897, Amended, 11/21/95)

#### **2-11-001-0002 COMPOSITION; TERMS:**

---

The composition of the membership of the Commission shall be as follows:

A. Seven (7) members to be appointed by the City Council who shall serve for three (3) year terms, on a staggered basis.

B. Ex Officio Members: The following persons shall be ex officio members of the Commission, but shall have no vote:

The Mayor;

The City Manager;

The Airport Manager;

The FAA Tower Operator.

C. A quorum shall consist of four (4) voting members of the Commission. (Res. 1045, 9-20-77; Ord. 1897, Amended, 11/21/95; Ord. 2007-03, Amended, 02/06/2007; Ord. 2014-28, Amended, 11/18/2014; Ord. 2016-30, Amended, 07/05/2016)

#### **2-11-001-0003 ORGANIZATION:**

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At the first meeting after appointment and at the first meeting held in any calendar year thereafter, the members of the Commission shall elect a Chairperson and Vice-Chairperson. (Ord. 2007-03, Amended 02/06/2007)

**2-11-001-0004 COMPENSATION:**

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The members of the Commission may be reimbursed by the City for necessary travel and subsistence expenses, but shall not receive compensation for their services. Any such travel must be approved in advance by the City Council or the City Manager with all budgetary considerations taken into account.

**2-11-001-0005 MEETINGS:**

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The Commission shall hold regular monthly meetings, which shall at all times be open to the public, the time and place of said meetings shall be posted in accordance with any currently applicable Arizona State Statutes regulating public meetings and proceedings (open meeting laws). Special meetings may be called by the Chairperson on twenty-four (24) hours' notice.

**2-11-001-0006 ACTIONS OF THE COMMISSION:**

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- A. The Commission, with the consent of the City Manager, may call on all City divisions for assistance in the performance of its duties, and it shall be the duty of such divisions to render such assistance to the Commission as may be reasonably required.
- B. All discussions, deliberations, actions and recommendations of the Commission shall be advisory to the City Council, and such advisories as the Commission may from time to time make shall be forwarded to the City Council through the City Manager. (Res. 1045, 9-20-77)

## 8. A.

### CITY OF FLAGSTAFF STAFF SUMMARY REPORT

**To:** The Honorable Mayor and Council  
**From:** Ryan Roberts, Water Services Engineering Manager  
**Co-Submitter:** Brad Hill  
**Date:** 11/14/2017  
**Meeting Date:** 11/21/2017



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#### TITLE:

**Consideration and Possible Adoption of Ordinance No. 2017-28:** An ordinance of the City of Flagstaff amending Title 7, Health and Sanitation, of the Flagstaff City Code, by amending Chapter 7-03-001-0018 "Reclaim Water Rate Schedule" thereof. ***(Ordinance increasing certain utility rates)***

#### STAFF RECOMMENDED ACTION:

- 1) Read Ordinance No. 2017-28 by title only for the final time
- 2) City Clerk reads Ordinance No. 2017-28 by title only (if approved above)
- 3) Adopt Ordinance No. 2017-28

#### Executive Summary:

This action adopts an ordinance increasing reclaimed water rates. Reclaimed water rates are increased over three years in order to adequately fund operations, maintenance, debt repayment and projects contained in five year capital improvement program. Adoption of this ordinance will accelerate two key projects in the Reclaimed Water Fund which will increase capacity in the reclaimed water system. After the public hearing was held and Council discussion, staff was directed to move the ordinance forward with the 6.2% increase for the off-peak rate.

#### Financial Impact:

The City desires rates that fully fund operations, maintenance and future capital costs for the reclaimed water distribution system and infrastructure. The proposed rate increases will allow Water Services to complete capital projects that improve the capacity of the reclaimed water system. Reclaimed Water consumption rates will be phased in over a three-year period. The new rates would take effect on January 1 of each year beginning in the year 2018. Estimated revenues increases based on Council direction will be \$24,260 in FY 2018, \$76,860 in FY 2019, \$133,124 in FY 2020 and \$159,114 in FY 2021.

#### Policy Impact:

None.

**Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:**

**COUNCIL GOALS:**

- Ensure Flagstaff has a long-term water supply for current and future needs.
- Provide sustainable and equitable public facilities, services, and infrastructure systems in an efficient and effective manner to serve all population areas and demographics.

**REGIONAL PLAN:**

- Goal WR.2.2 Maintain and develop facilities to provide reliable, safe and cost effective reclaimed water services.

**Has There Been Previous Council Decision on This:**

Yes. The Public Hearing and first read of the ordinance occurred at the November 7, 2017, Regular Council Meeting. A detailed list of Council meetings can be found under the Community Outreach section of this staff summary.

**Options and Alternatives:**

Adopt Ordinance No. 2017-28

Not adopt Ordinance No. 2017-28.

An alternative would be to choose not to implement any rate modifications. The ramification of such action would be to reduce capital improvement projects contained within the ten year capital improvement program. This action would delay the project to install a second reclaimed water storage tank at Buffalo Park.

**Background/History:**

As a part of the previous rate study, the financial consultant facilitated dialog with the City's Water Commission and City staff at several Commission meetings over a period of seven months. During these meetings, the Commission made recommendations to be incorporated into the final Reclaimed Water Rate Analysis.

The results of the rate analysis were then posted on the City website and presented by staff to numerous civic, neighborhood, business and manufacturing groups involving a variety of customers during numerous meetings and public presentations.

The Water Commission made their final rate recommendations on June 15, 2017. The recommendation included phasing in reclaimed water rates, excluding off-peak rates, to be 35% of equivalent potable water rates over the next three years, increasing off-peak tier 1 annually by 6.2% and phase out off-peak tier 2 over three years.

At the June 27, 2017 Council Work Session, staff presented the Water Commission recommendation. Council directed staff to complete a financial plan which outlines the capital and operational needs of the Reclaimed Water Fund and demonstrate the revenue requirements for the financial plan. At the September 5, 2017 Council Meeting, Council adopted the Notice of Intent to increase Reclaimed Water Rates.

The Water Services and Management Services Divisions worked to develop the operational and capital improvement plan needs for the Reclaimed Water Fund. Water Services identified six key capital expenditures addressed as part of the plan: Bushmaster Pump Station, Advanced Treatment Study, Reclaimed Water Master Plan, Reclaimed Water Rate Study, Replacement of 8" Pipeline Bottleneck, and One Million Gallon Storage Tank. The last two projects will use debt financing to complete those projects as quickly as possible and will create much needed capacity in the reclaimed water system. Management Services used this information to develop the revenue requirements for the fund. The

analysis showed that the Water Commission recommendation would be sufficient to meet the needs of the fund over the next five years. The two Divisions developed the Financial Plan and Rate Analysis Report and published it on October 6, 2017 to meet state requirements. The report is on file with the City Clerk's office and is available for review 30 days prior to the ordinance consideration.

Staff presented the recommendation for reclaimed water rate increases to Council at a Work Session on October 17, 2017. Staff was seeking direction from Council to be incorporated in the adoption of reclaimed water rates. Council provided direction to staff to bring back an ordinance that proposed Off-Peak Tier 1 rates will keep the same differential as compared to Commercial customer rates over the next three years. The differential of Off-Peak rates is currently 13% of Commercial customer rates. The table below shows the increase in revenues based on Council direction as compared to the Water Commission recommendation.

| <b>Comparison of Total Revenue Increases</b>                            | <b>01/01/2018</b> | <b>01/01/2019</b> | <b>01/01/2020</b> | <b>01/01/2021</b> |
|---|-------------------|-------------------|-------------------|-------------------|
| Council Direction - Off Peak Tier 1 at 87% of Commercial Reclaimed Rate | \$24,260          | \$ 6,860          | \$133,124         | \$159,114         |
| Water Commission Recommendation Tier 1 at 6.2% annual increase          | \$21,522          | \$69,844          | \$121,218         | \$144,918         |
| Difference  | \$ 2,738          | \$ 7,016          | \$ 11,906         | \$ 14,196         |

Please refer to Ordinance 2017-28 for more details regarding the 2017 Amendments to City Code increasing Reclaimed Water rates. The ordinance provided includes Council direction and Water Commission recommendation to help assist in the final adoption.

#### **Key Considerations:**

Several objectives were identified during the rate analysis to guide decisions regarding the proposed financial plan. The major objectives of the reclaimed water financial plan were;

- Utility rates should generate sufficient revenue to meet operating and maintenance costs, capital program requirements, debt service obligations and maintain reserves consistent with sound financial management practices.
- A financial plan that follows the water policies and goals established by City Council on April 1, 2014

In reviewing the above objectives it should be noted that the City has limited control over external forces such as growth, consumer behavior and system usage. Recognizing these factors, we believe the recommendations in this financial plan and rate analysis provide a fair, reasonable and balanced set of proposed rates for the City that meets these key objectives.

#### **Expanded Financial Considerations:**

Please refer to Ordinance 2017-28 for more details regarding the Financial Implications to the Reclaimed Water Utility.

#### **Community Benefits and Considerations:**

Regular rate reviews and modifications are necessary to maintain a stable financial position for the reclaimed water utility and avoid transfers from the Water Utility Fund.

#### **Community Involvement:**

Inform: City staff has met with the numerous customer groups across all customer classes to discuss and inform the public on proposed rate adjustments to reclaimed water. Below is a summary of our public outreach efforts to inform the public.

- The Water Commission held meetings to discuss the reclaimed rates on 1/15/15, 2/19/15, 4/16/15, 5/21/15, 6/18/15, 7/16/15.
- The Water Commission considered numerous options prior to making their first recommendations to Council in July 16, 2015.
- The Water Commission held an informational Public Hearing meeting on 7/16/2015. This meeting is videotaped and is available on the City website.
- Letters were sent to the city's top 10 reclaimed water users notifying them of the proposed rate modifications on 7/21/2015.
- Staff met with Northern Arizona University and the largest 10 reclaimed water customers on 7/30/2015 to discuss the increased reclaimed water rates and the projected impacts to their businesses.
- Staff met with the Chamber of Commerce on 9/16/2015 to discuss the increased reclaimed water rates and the impacts to local business community.
- Staff met with various Civic groups (Lions Club, Liberty), ASCE, Sierra Club and various neighborhood associations in the South Side and Sunnyside areas to discuss the need for financial sustainability of the reclaimed water system and the results of the Rate study.
- Staff presented Reclaimed Water Revenue requirements and Rate Options for consideration to Water Commission and members of the public on June 15, 2017 for their input and recommendations.
- Staff presented Reclaimed Water Rate Options for Consideration to City Council and members of the public on June 27, 2017.
- The Notice of Intent to increase Reclaimed Water Rates was adopted by the City Council at September 5, 2017 Council Meeting.
- A financial report on the Reclaimed Water Rate Adjustments was filed with the City Clerk's office and posted to the City of Flagstaff Website on October 6, 2017.
- The November 7, 2017 public hearing for discussing Reclaimed Water Rate adjustments was advertised in the Arizona Daily Sun on 10/13/2017 and 10/15/2017.
- Staff presented a summary of the Reclaimed Water Rate Public Report prepared by the City's Management Services Division to City Council and members of the public on October 17, 2017.
- The public hearing was held at the 11/7/2017 Council Meeting.
- Second read and adoption of the ordinance is scheduled for November 21, 2017.

**Attachments:** Ord. 2017-28  
2017 Municipal Services Rates

## ORDINANCE NO. 2017-28

### AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA AMENDING SECTIONS 7-03-001-0018, RECLAIMED WATER RATE SCHEDULE, OF THE FLAGSTAFF CITY CODE

#### RECITALS:

WHEREAS, ARS §§9-511, 9-511.01 *et. seq.* provides authority for municipalities to adjust reclaimed water utility rates; and

WHEREAS, utility service rates are established to charge the user of a specific service the cost of delivering the specific service; and

WHEREAS, the City of Flagstaff ("City") has found that it is necessary to update, adjust and increase reclaimed water service rates in order to provide for the present cost of maintaining service levels and system capacity; and

WHEREAS, the City wishes to change language in the City Code, Title 7, Chapter 7-03, Health and Sanitation, to Update Reclaimed Water Rate Schedule in order to revise and update the City Code, and

WHEREAS, the City finds that the updates, adjustments and increases to the reclaimed water utility rates are all just and reasonable.

#### ENACTMENTS:

**NOW, THEREFORE, BE IT ORDAINED** by the Flagstaff City Council that:

**SECTION 1.** Title 7, *Health and Sanitation*, of the Flagstaff City Code is hereby amended as follows:

#### **7-03-001-0018 RECLAIMED WATER RATE SCHEDULE**

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There shall be charged the following rates for all reclaimed water furnished consumers and measured by meter on any service connection with City reclaimed water mains for and during each monthly billing period.

- A. The base monthly service charge applies whether the reclaimed water meter is active or inactive. The monthly service charge is based on the fixed cost of operation and maintaining the reclaimed water system so that the system is available to provide water to the parcel when water service is activated. Parcels with shutoff reclaimed water meters will continue to pay base monthly service fee since water service is available and may be activated and used by the property owner at any time. Reclaimed water monthly service charge equal to water monthly service charge, see section [7-03-001-0011](#):

## VOLUME CHARGE

| Monthly Water Use<br>Gallons  | Volume Charge<br>\$1.00/1,000 gal  |                                    |  |                   |                   |
|---|------------------------------------|------------------------------------|--|-------------------|-------------------|
|   | <del>1-1-11</del><br><b>1-1-18</b> | <del>1-1-12</del><br><b>1-1-19</b> | <del>1-1-13</del><br><b>1-1-20 (1)</b> | <del>1-1-14</del> | <del>1-1-15</del> |
| Single Family   |                                    |                                    |  |                   |                   |
| Tier 1 <del>0-3,700</del> <b>-3,500</b>                                 | <del>0.98</del><br><b>1.30</b>     | <del>1.08</del><br><b>1.36</b>     | <del>1.14</del><br><b>1.43</b>         | <del>1.20</del>   | <del>1.23</del>   |
| Tier 2 <del>3,700-6,400</del><br><b>3,500-6,200</b>                     | <del>1.20</del><br><b>1.60</b>     | <del>1.33</del><br><b>1.69</b>     | <del>1.40</del><br><b>1.77</b>         | <del>1.48</del>   | <del>1.52</del>   |
| Tier 3 <del>6,400-11,700</del><br><b>6,200-11,500</b>                   | <del>1.71</del><br><b>2.32</b>     | <del>1.90</del><br><b>2.44</b>     | <del>2.02</del><br><b>2.56</b>         | <del>2.14</del>   | <del>2.20</del>   |
| Tier 4 Over 11,700<br><b>11,501+</b>                                    | <del>3.15</del><br><b>4.35</b>     | <del>3.54</del><br><b>4.58</b>     | <del>3.77</del><br><b>4.80</b>         | <del>4.02</del>   | <del>4.13</del>   |
| Commercial (No main Ext)  | <del>1.25</del><br><b>1.71</b>     | <del>1.38</del><br><b>1.83</b>     | <del>1.46</del><br><b>1.95</b>         | <del>1.55</del>   | <del>1.59</del>   |
| Commercial (with Main Extension)  | <del>2.68</del><br><b>3.62</b>     | <del>2.97</del><br><b>3.88</b>     | <del>3.14</del><br><b>4.14</b>         | <del>3.32</del>   | <del>3.40</del>   |
| Manufacturing (No main Ext)   | <del>1.24</del><br><b>1.69</b>     | <del>1.37</del><br><b>1.81</b>     | <del>1.45</del><br><b>1.93</b>         | <del>1.53</del>   | <del>1.57</del>   |
| Manufacturing (with main Ext)   | <del>2.61</del><br><b>3.59</b>     | <del>2.77</del><br><b>3.84</b>     | <del>2.93</del><br><b>4.10</b>         | <del>3.09</del>   | <del>3.17</del>   |
| Northern Arizona University (No main extension)                         | <del>1.22</del><br><b>1.59</b>     | <del>1.29</del><br><b>1.70</b>     | <del>1.37</del><br><b>1.82</b>         | <del>1.44</del>   | <del>1.48</del>   |
| Northern Arizona University (with main extension)                       | <del>2.61</del><br><b>3.40</b>     | <del>2.77</del><br><b>3.62</b>     | <del>2.93</del><br><b>3.85</b>         | <del>3.09</del>   | <del>3.17</del>   |
| City Departmental   | <del>1.25</del><br><b>1.71</b>     | <del>1.38</del><br><b>1.83</b>     | <del>1.46</del><br><b>1.95</b>         | <del>1.55</del>   | <del>1.59</del>   |
| Standpipe-Hydrant meter   | <del>2.55</del><br><b>3.70</b>     | <del>2.99</del><br><b>3.85</b>     | <del>3.19</del><br><b>4.00</b>         | <del>3.36</del>   | <del>3.55</del>   |
| Off-Peak/Golf Course Rate   |                                    |                                    |  |                   |                   |
| Tier 1 <del>(0-50,000,000)</del> <b>(150,000,000)</b>                   | <del>1.07</del><br><b>1.47</b>     | <del>1.07</del><br><b>1.56</b>     | <del>1.07</del><br><b>1.65</b>         | <del>1.07</del>   | <del>1.38</del>   |
| Tier 2 <del>(50,000,001-100,000,000)</del><br><b>(Over 150,000,000)</b> | <del>0.87</del><br><b>1.26</b>     | <del>0.87</del><br><b>1.45</b>     | <del>0.87</del><br><b>1.65</b>         | <del>1.07</del>   | <del>1.38</del>   |
| <del>Tier 3 (100,000,001-150,000,000)</del>                             | <del>0.67</del>                    | <del>0.67</del>                    | <del>0.87</del>                        | <del>1.07</del>   | <del>1.38</del>   |
| <del>Tier 4 (Over 150,000,000)</del>                                    | <del>0.47</del>                    | <del>0.67</del>                    | <del>0.87</del>                        | <del>1.07</del>   | <del>1.07</del>   |
| <del>Untreated Surface Water</del>                                      | <del>1.25</del>                    | <del>1.12</del>                    | <del>1.20</del>                        | <del>1.29</del>   | <del>1.32</del>   |

(1) Rates shown in table above are projected based on current potable water rates and the energy surcharge rate of \$0.83 per 1,000. Actual rates will be adjusted if necessary based on section B.

- B. Automatic Rate Adjustments Effective 1-1-2020. The City agrees to adopt a rate schedule which provides for automatic adjustments to Reclaimed Water Rates based on changes to the potable water rate. Automatic adjustments to the energy surcharge component of potable water rates cause the Reclaimed Water rate to fluctuate each year.
1. Reclaimed Water rates shall be set at 35% of potable water rates including energy cost component for all classes of customers that do not require a main extension, after 2020.
  2. Reclaimed water rates shall be set at 75% of potable water rates for all classes of customers that require a main extension, after 2020.
  3. Standpipe-Hydrant Meter rates shall be set at 50% of the equivalent customer potable water rates including energy cost component after 2020.
  4. Off-peak Tier 1 customer rates shall be set at 87% of Commercial Reclaimed Water Rates.
  5. Energy Cost Adjustment. City reserves the right to automatically pass along future increases in reclaimed water based on energy cost adjustments to the potable water rate.
  6. Adjustments shall begin on January 1 of each calendar year and continue through the end of year.

## SECTION 2. Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of the code adopted herein are hereby repealed.

## SECTION 3. Severability

If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

## SECTION 4. Clerical Corrections.

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

## SECTION 5. Effective Date.

This ordinance shall be effective on January 1, 2018.



PASSED AND ADOPTED by the City Council of Flagstaff on 21st day of November, 2017.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

# CITY OF FLAGSTAFF WATER & SEWER RATES

Effective January 1, 2017 (\*\*Subject to Change\*\*)

## MONTHLY FIXED CHARGE

| Meter Size: | Customer Class | Inside City Rate | Outside City Rate |
|-------------|----------------|------------------|-------------------|
| 3/4"        | All            | \$ 14.63         | \$ 16.09          |
| 1"          | All            | 17.22            | 18.94             |
| 1 1/2"      | All            | 23.71            | 26.08             |
| 2"          | All            | 31.50            | 34.65             |
| 3"          | All            | 49.67            | 54.64             |
| 4"          | All            | 75.62            | 83.18             |
| 6"          | All            | 140.50           | 154.55            |
| 8"          | All            | 218.36           | 240.20            |
| 10"         | All            | 309.19           | 340.11            |

## WATER RATES

| POTABLE WATER: (per 1,000 gallons) |                                 | Customer Class | Water Rate | Water Energy | Total Inside City | Outside City Rate |
|------------------------------------|---------------------------------|----------------|------------|--------------|-------------------|-------------------|
| Single Family                      | Tier 1 (0 - 3,500 gallons)      | R1 or R4       | \$ 3.02    | \$ 0.83      | \$ 3.85           | \$ 4.24           |
|                                    | Tier 2 (3,501 - 6,200 gallons)  |                | 3.91       | 0.83         | 4.74              | 5.21              |
|                                    | Tier 3 (6,201 - 11,500 gallons) |                | 6.06       | 0.83         | 6.89              | 7.58              |
|                                    | Tier 4 (11,501+ gallons)        |                | 12.05      | 0.83         | 12.88             | 14.17             |
| Multi-Family Units                 |                                 | R2 or R3       | 3.88       | 0.83         | 4.71              | 5.18              |
| Commercial/Schools                 |                                 | C              | 4.12       | 0.83         | 4.95              | 5.45              |
| Northern Arizona University        |                                 | NA             | 3.78       | 0.83         | 4.61              | N/A               |
| Manufacturing                      |                                 | MN             | 4.07       | 0.83         | 4.90              | 5.39              |
| Lawn Meters                        |                                 | LM             | 4.12       | 0.83         | 4.95              | 5.45              |
| Hydrant Meter                      |                                 | HM             | 6.30       | 0.83         | 7.13              | N/A               |
| Standpipe*                         |                                 | SP             | 6.30       | 0.83         | 7.77              | N/A               |

\*Includes sales tax

| RECLAIMED WATER: (per 1,000 gallons)   |                                  | Customer Class | Inside City Rate | Outside City Rate |
|--|----------------------------------|----------------|------------------|-------------------|
| Private Residential                    | Tier 1 (0 - 3,700 gallons)       | R1             | \$ 1.23          | \$ 1.35           |
|  | Tier 2 (3,701 - 6,400 gallons)   |                | 1.52             | 1.67              |
|  | Tier 3 (6,401 - 11,700 gallons)  |                | 2.20             | 2.42              |
|  | Tier 4 (11,701+ gallons)         |                | 4.13             | 4.54              |
| Commercial (no main Ext):              |                                  | C              | 1.59             | 1.75              |
| Commercial (w/ main Ext):              |                                  | C              | 3.40             | 3.74              |
| Manufacturing (no main Ext):           |                                  | MN             | 1.57             | 1.73              |
| Manufacturing (w/ main Ext):           |                                  | MN             | 3.17             | 3.49              |
| NAU (Sinclair Wash-Intramural Fields): |                                  | NA             | 1.48             | N/A               |
| NAU (all other):                       |                                  | NA             | 3.17             | N/A               |
| City Departmental                      |                                  | MU             | 1.59             | N/A               |
| Hydrant Meter                          |                                  | WR             | 3.55             | N/A               |
| Standpipe**                            |                                  | RS             | 3.87             | N/A               |
| Off Peak/Golf Course:                  | Tier 1 (0 - 150,000,000 gallons) | WR             | 1.38             | 1.52              |
|  | Tier 2 (150,000,001+ gallons)    | WR             | 1.07             | 1.18              |
| Untreated Surface Water                |                                  |                | 1.32             | 1.45              |

\*\*Includes sales tax

## SEWER RATES

| SEWER: (per 1,000 gallons)   | Customer Class | Inside City Rate | Outside City Rate |
|------------------------------|----------------|------------------|-------------------|
| <b>Residential</b>           |                |                  |                   |
| Single- and Multi-Family     | R1 - R4        | \$ 4.36          | \$ 4.80           |
| <b>Non-Residential</b>       |                |                  |                   |
| Car Washes                   | CW             | 4.38             | 4.82              |
| Laundromats                  | L              | 4.50             | 4.95              |
| Commercial                   | C              | 4.62             | 5.08              |
| Hotels & Motels              | H              | 6.17             | 6.79              |
| Restaurants                  | RF             | 7.41             | 8.15              |
| Industrial Laundries         | IL             | 6.81             | 7.49              |
| Manufacturing                | MN             | 4.96             | 5.46              |
| Pet Food Manufacturers       | PF             | 10.87            | 11.96             |
| Soft Drink Bottling          | SD             | 8.61             | 9.47              |
| Ice Cream Cone Manufacturing | IC             | 13.44            | 14.78             |
| NAU                          | NA             | 4.00             | 4.40              |

## STORMWATER RATE

| STORMWATER: (per ERU) | Customer Class | Inside City Rate | Outside City Rate |
|-----------------------|----------------|------------------|-------------------|
| 1 ERU                 | Residential    | \$ 1.47          | \$ 1.62           |

## TRASH AND RECYCLING

| RESIDENTIAL   | Customer Class             | Inside City Rate* | Outside City Rate* |
|---|----------------------------|-------------------|--------------------|
| One Trash and One Recycling Container (Each Container Serviced 1x per Week) | R1 - R4                    | \$ 17.73          | 19.50              |
| Each Additional Container   |                            | 8.87              | 9.76               |
| COMMERCIAL  | Customer Class             | Inside City Rate* | Outside City Rate* |
| Container Size and Scheduled Pickup May Vary                                | Please call (928) 213-2110 |                   |                    |

## PRIVATE FIRE PROTECTION

| CONNECTION SIZE | Customer Class | Inside City Rate | Outside City Rate |
|-----------------|----------------|------------------|-------------------|
| 4"              | KS             | \$ 12.59         | \$ 13.85          |
| 6"              |                | 36.58            | 40.24             |
| 8"              |                | 77.96            | 85.76             |

**CITY OF FLAGSTAFF**  
**STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Caleb Blaschke, Assistant to the City Manager  
**Date:** 11/14/2017  
**Meeting Date:** 11/21/2017



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**TITLE**

**Consideration and Possible Adoption of 2018 Intergovernmental Priorities.**

**STAFF RECOMMENDED ACTION:**

Adopt the 2018 Intergovernmental Priorities.

**EXECUTIVE SUMMARY:**

On January 17, 2017, the City Council adopted its 2017 Intergovernmental Priorities. On October 24, 2017, staff provided the City Council an update to the Intergovernmental Priorities and the Councilmembers began the process of providing edits to the document. On November 14, 2017, staff provided the City Council additional updates to their priorities.

Prior to the start of the Arizona state legislative session, staff would like the Council to adopt the Intergovernmental Priorities to provide staff and State Lobbyist, Richard Travis and Federal Lobbyist, Bob Holmes direction.

**INFORMATION:**

Council Goals:

- Economic Development
- Affordable Housing
- Social Justice
- Transportation and Other Public Infrastructure
- Building and Zoning/Regional Plan
- Climate Change
- Water Conservation
- Environmental and Natural Resources
- Personnel
- Community Outreach
- Town and Gown
- Code Compliance

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**Attachments:** Legislative Priorities

# City of Flagstaff Intergovernmental Relations 2017



Adopted by Flagstaff City Council on January 17, 2017

## City Council Mission Statement

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To protect and enhance the quality of life for all.

## City Council Vision Statement

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The City of Flagstaff is a safe, diverse, just, vibrant, and innovative community with a unique character and high quality of life for all. The City fosters and supports economic, environmental, educational, and cultural opportunities.

## Intergovernmental Relations

The City of Flagstaff Intergovernmental Relations Program addresses legislative initiatives at the county, state, and federal levels, which follow annual legislative calendars. The program mission is to develop and advocate for the Flagstaff community by fostering and maintaining relationships with individuals and entities that affect the City's interests. As a member of the League of Arizona Cities and Towns, the City of Flagstaff has assisted in the drafting and development of League resolutions. Council adoption of the League resolutions, our identified priorities, and guiding principles are incorporated as part of our legislative agenda.

The City Manager's Office coordinates an active legislative program focused on protecting the interests of our community and identifying resources available to enhance City services and programs. The City Council and City Manager's Office work closely with our legislative advocates in Washington, D.C., and Phoenix, as well as with the League of Arizona Cities and Towns to influence policy decisions that affect city's local control and local funding.

The 2017 Legislative Priorities provide a framework for the City of Flagstaff's Intergovernmental Program. Adopted annually, the City's Intergovernmental Guiding Principles and Legislative Priorities are the foundation of a focused advocacy strategy and serves as a reference guide for legislative positions and objectives that provide direction for the City Council and staff throughout the year.

Federal and state legislative proposals and policies consistent with the City's Intergovernmental Guiding Principles and Legislative Priorities may be supported by the City. Those policies or proposals inconsistent with this agenda may be opposed by the City.

# Guiding Principles

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The City's Intergovernmental Relations Program is guided by the following principles:

1. The City of Flagstaff is governed by its Charter, which outlines the City's governmental structure, identifies jurisdiction and provides enabling authority for self-rule. Flagstaff's City Charter and all its amendments have been voted on and approved by a majority of voters.
2. The City of Flagstaff strongly promotes the protection, expansion and restoration of local control for cities and may support or oppose legislation based on whether it advances maximum local control by local governments.
3. The Flagstaff City Council adopts City-wide goals and legislative priorities. Advancing or defending goals of the City Council and adopted legislative priorities in effect during the current legislative session does not require additional Council action.
4. The City of Flagstaff understands it is in the public's interest to have government at all levels that is transparent, deliberative, and accountable to its citizens. The City of Flagstaff also evaluates legislative action based on the City's ability to deliver public services, the impact to Flagstaff citizens and the financial costs to the City.
5. The City's membership in the League of Arizona Cities and Towns is a critical component of Flagstaff's advocacy strategy. The City Council will participate in the League's annual priority-setting process.
6. The City of Flagstaff understands that partnerships help develop and maintain positive intergovernmental relations and are essential for success and vitality of our community. The City supports proposed legislation brought forth by our partners that advance common goals. Regional, state and federal partners may include\*:  
Regional Partners: Coconino County, Flagstaff Unified School District, Grand Canyon Trust, Greater Flagstaff Forest Partnership, Northern Arizona Council of Governments, Northern Arizona Intergovernmental Public Transportation Authority and Northern Arizona Municipal Water Users Association, Chamber of Commerce;  
Statewide Partners: Coconino Community College, Arizona Department of Transportation, Arizona Game and Fish, Arizona State Land Department, Department of Veterans' Services, Greater Arizona Mayors' Association, League of Arizona Cities and Towns, and Northern Arizona University;  
National Partners: Conference of Mayors, Federal Aviation Administration, National League of Cities and Towns, National Park Service, U.S. Army Corps of Engineers, U.S. Department of Transportation, U.S. Forest Service and other federal agencies;  
Tribal Partners: Including the Hopi Nation and Navajo Nation.

\* This is not an exhaustive list of City of Flagstaff partners

# State Priorities

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## Advocate to Expand and Protect Local Control

The City of Flagstaff supports legislation that upholds and restores the principle of local government and reinforces the authority of the elected leaders of Flagstaff to respect and protect the priorities of its citizenry and respond to local challenges.

## Advocate to Preserve Local Funding

Protect existing funding and authorities that bring revenue to the City of Flagstaff, which support the quality of life for its residents. Areas may include, the protection of state-shared revenues and opposition to the imposition of new fees and unfunded mandates by any level of government that would increase costs to the City.

## Flagstaff projects and legislative priorities

- Advocate for state enabling legislation for **Commercial** Property Accessed Clean Energy, or C-PACE.
- Advocate for **100% funding from the state legislature to fully fund and reimburse** social service providers for the poor and other vulnerable populations, including those with disabilities.
- Advocate for state funding and legislation that supports colleges and universities.
- ~~Advocate for legislation to create a Dark Skies specialty license plate.~~
- Advocate for investing in forest health treatments on state-owned land in the Flagstaff region.
- Advocate for change **in state liquor licensing laws** and establish a process for input to allow greater local government control in **such areas as hours of operation, size of beverages and saturation. Seek additional funds from the alcohol industry to reciprocate the affects alcohol has on the Flagstaff community.**
- Advocate against firearm legislation that will allow guns in public facilities.
- Advocate against further sweeps of the State Aviation Fund.
- ~~Advocate for flexible financing authority for commercial entities for upfront investment capital in energy efficiency improvements to properties.~~
- Advocate for allowing the local sales tax to be included as part of the total bid price when considering the “lowest, responsible bidder.”



- Advocate for removing the \$2.5 million cap, which will allow the State's Housing Trust Fund to be fully funded through unclaimed property proceeds received by the State annually.
- Advocate for restoration and oppose further sweeps of the Highway User Revenue Fund (HURF).
- Advocate for additional funding to the Arizona Department of Transportation to plan, build and maintain projects that affect Northern Arizona.
- Repeal Senate Bill 1070, which requires police to determine the immigration status of someone arrested or detained when there is reasonable suspicion they are not in the United States legally.
- Repeal Senate Bill 1487, which withholds shared revenue from cities and towns that are found by the Attorney General to have violated state law. The goal of the repeal is to gain local control of shared funding.
- Advocate for the state of Arizona to accept consulate cards as valid forms of identification.
- Pursue a partnership with Northern Arizona University to jointly advocate for funding for the Rio de Flag Flood Control project from the State and Federal government.

## Federal Priorities

### Advocate to Expand and Protect Local Control

The City of Flagstaff supports legislation that upholds and restores the principle of local government, and reinforces the authority of the elected leaders of Flagstaff to respect and protect the priorities of its citizenry and respond to local challenges and opportunities.

### Advocate to Preserve Local Funding

Protect existing funding and authorities that bring revenue to the City of Flagstaff, which support the quality of life for its residents. Areas included opposition to unfunded mandates by any level of government that would increase costs to the City.

### Flagstaff projects and legislative priorities

- Advocate for funding the Rio de Flag Flood Control Project. Fully fund this important community project and qualify for work plan construction funding in future years. Funding priorities for fiscal year 2018 include construction of Lower Reach up to and including the confluence and completion of the BNSF bridge.

- 
- Advocate for leveraging the voter approved Flagstaff Watershed Protection Project (FWPP) funding with federal dollars to maximize investments into forest health, including resources for timber sale administration. Ensure that resources and funding continue to flow to important regional projects such as the Four Forests Restoration Initiative (4FRI), NAU's Ecological Restoration Institute (ERI) and other important forest restoration efforts outside of the 4FRI boundaries.
  - Advocate for funding and building a skilled nursing facility for veterans in Flagstaff ~~by protecting the initial state funding from future legislative sweeps now that the initial funding has been improved~~ and continuing to encourage the Department of Veterans' Affairs to prioritize the project.
  - Advocate for \$11.75 million TIGER grant for the Fourth Street Complete Street Corridor Project in fiscal year 2018 (\*this could go away if we get the award this year).
  - Advocate for funding projects in the Flagstaff Airport five-year Capital Improvement Program.
  - Advocate for increasing the gasoline tax in order help fund transportation improvements.
  - Urge the federal government to pass carbon fee and dividend legislation in support of climate change.
  - Oppose the transfer of federal lands to state or municipal governments unless funding has also been provided to effectively manage those lands.
  - ~~Advocate for public housing and Section 8 funding.~~ Support legislative action to ensure full funding of Public Housing, Section 8 Housing Choice Voucher Program and the Community Development Block Grant program.
  - Advocate for Deferred Action for Childhood Arrivals (DACA) and other federal immigration policies that help keep families together while supporting their higher education goals.
  - Advocate for legislation to reform the Medicaid Institutions for Mental Diseases (IMD) Exclusion.

# Tribal Priorities

The City's Intergovernmental Relations Program is responsible for strengthening partnerships and advancing mutual goals between the City of Flagstaff and Native Nations. In addition to fostering relationships with tribal nations, key priorities this year include:

- Improve overall communications and engagement with Native Nations as we work in partnership on shared issues and concerns.
- Support implementation priorities of the Memorandum of Understanding between Navajo Nation Human Rights Commission and City of Flagstaff.
- Facilitation of annual meetings with tribal nations and collaborate on agenda development.
- ~~Oppose the transportation and mining of Uranium; appeal to the United States Department of Transportation to change its policies for how vehicles transport Hazardous Materials.~~ Advocate for strengthening the laws, regulations and policies that govern uranium mining to ensure greater protection for public health and safety.
- Urge Arizona Department of Environmental Quality (ADEQ) to adopt stronger groundwater monitoring standards for uranium operations.
- Urge ADEQ to require mine specific aquifer protection permits rather than general aquifer protection permits.
- Urge Arizona Department of Transportation and/or US Department of Transportation to strengthen uranium transport standards to reduce the possibility of contamination.
- ~~Evaluation and implementation of the recommendations from the Indigenous Circle of Flagstaff.~~

**CITY OF FLAGSTAFF**  
**STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Caleb Blaschke, Assistant to the City Manager  
**Date:** 11/14/2017  
**Meeting Date:** 11/21/2017



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**TITLE**

**Discussion and Possible Approval of Council Goals.**

**STAFF RECOMMENDED ACTION:**

Approve the Council Goals.

**EXECUTIVE SUMMARY:**

The Council Goals document was adopted by the City Council in January 2017. The Council Goals document provides staff policy direction on the issues that are important to Council. These goals are referenced in staff summaries, to help keep Council apprised of how each agenda item discussion relates to their term goals.

On October 31, 2017, staff provided City Council an update on their Council Goals. During the meeting, staff received additional goals from Councilmembers. Staff also circulated the document among the Councilmembers to review and provide comment outside of Council meetings. The attached Council Goals document contains the additions, which are highlighted in red, made by Councilmembers.

**INFORMATION:**

Council Goals:

- Economic Development
- Affordable Housing
- Social Justice
- Transportation and Other Public Infrastructure
- Building and Zoning/Regional Plan
- Climate Change
- Water Conservation
- Environmental and Natural Resources
- Personnel
- Community Outreach
- Town and Gown
- Code Compliance

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**Attachments:** Council Goals

# CITY OF FLAGSTAFF COUNCIL GOALS AND OBJECTIVES

**ECONOMIC DEVELOPMENT:** Grow and strengthen a more equitable and resilient **local** economy.

- Improve the small business experience when going through the City process.
- Support and enhance services to all businesses in the **local** community.
- Complete the sale of the auto mall properties.
- Increase eco and historic tourism in Flagstaff.
- Form an arts district and build a cultural arts facility.
- Market Parks and Recreation as accessible for all regardless of income.
- Promote internet connectivity throughout the community.

**AFFORDABLE HOUSING:** Support development and increase the inventory of public and private affordable housing for renters and homeowners throughout the community.

- Increase the number of affordable rental units.
- Promote energy efficient rental units.
- Improve the distribution of affordable rental units throughout the community.
- Seek partnerships with private developers to increase the inventory affordable rental and ownership housing.
- Pursue financing strategies that will create additional inventory of affordable rental and ownership opportunities.
- Modify the building and zoning codes to encourage more affordable housing options.
- Adopt the maximum primary property tax increase and allocate the additional revenues to city-managed rental housing program.
- Establish an employer assisted housing program.
- Advocate for full funding of Public Housing, Section 8 Housing Choice Voucher Program and the Community Development Block Grant Program.
- Advocate for the state to review Low Income Housing Tax Credit applications more than once a year.

## **SOCIAL JUSTICE: Advance social justice in the community.**

- Increase communication and engagement with Indigenous communities regarding city decisions.
- Strengthen and repair relationships with Indigenous and immigrant communities.
- Revisit the anti-camping ordinance.
- Sponsor and support state or federal legislation that restores and protects funding for social and other services to our population with special needs.
- Advocate for healthcare as a human right.
- **Develop a strategic plan to implement the Indigenous Circle of Flagstaff recommendations.**

## **TRANSPORTATION AND OTHER PUBLIC INFRASTRUCTURE: Deliver quality infrastructure and continue to advocate for and implement a highly performing multi-modal transportation system.**

- Send a transportation tax renewal question to voters in November 2018 and earn majority voter support.
- ~~Participate in planning for and mitigating impacts of winter recreation visitors in the Highway 180 corridor.~~
- **Evaluate, plan, and implement strategies to address the impacts of winter recreation visitation.**
- Advocate for additional state and federal funding for state and federal roads.
- Facilitate construction of new infrastructure needed to develop private land.
- Develop a Downtown and Southside multimodal transportation plan.
- Advocate for Fourth street connection with John Wesley Powell Boulevard.
- Secure funding for widening of the bridge over I-40 at Fourth Street through Arizona Department of Transportation five-year Capital Improvement Program.
- Support the Regional Transportation Plan.
- Complete construction of the new core maintenance facility in the next two years.
- Complete the Intergovernmental Agreement with the County for a new courthouse and begin the design process.
- Evaluate water, wastewater and reclaimed water infrastructure capacity issues.
- Replace aging infrastructure.
- Provide airport infrastructure upgrades to enhance tenant and patron experience and **secure a second airline.**

**BUILDING AND ZONING/REGIONAL PLAN: Revise the zoning code to remove ambiguities, and ensure it is consistent with community values and the regional plan.**

- Align building codes, zoning codes and regional plan.
- Adjust the codes to better reflect community values and the intent of the regional plan.
- Improve clarity and readability of existing building and zoning codes.
- Continue efforts to understand the impacts of student housing while supporting the housing type.
- Amend codes to encourage more affordable housing.
- Complete and update neighborhood plans specific to Housing Urban Development consolidated plan and target neighborhoods within that plan.
- Continue the conversation about adoption of impact fees.

**CLIMATE CHANGE: Take meaningful climate change action.**

- Develop and implement a climate action plan.
- Become a 100% renewable energy city organization and community.
- Divest from fossil fuels.
- Sponsor and support state and federal legislative action that combats climate change.
- Update the Energy Code.

**WATER CONSERVATION: Become a national leader in water conservation in all sectors.**

- Develop a sustainable water budget.
- Enhance water conservation efforts.
- Encourage commercial and multi-housing sectors to participate in water conservation efforts.
- Secure long-term water resources.
- Prioritize reclaimed water for necessary uses ~~such as toilet flushing and recharging the aquifer rather than optional uses such as water intensive landscaping and recreation.~~

**ENVIRONMENTAL AND NATURAL RESOURCES: Actively manage and protect all environmental and natural resources.**

- Aggressively support efforts for forest health.
- Preserve natural resources. (What does this mean?)
- Further develop sustainability and waste removal policies and programs.
- Align City policies and Street Lights to Enhance Dark Skies (SLEDS) committee recommendations.
- Continue to support the Four Forest Restoration Initiative (4FRI).
- Increase City recycling from 13% to 75%.



## **ADMINISTRATIVE GOALS**

### **PERSONNEL: Attract and retain quality staff.**

- Invest in employee training.
- Ensure adequate Public Safety staffing levels.
- Provide pay raises for all employees.
- Provide paid maternity and paternity leave.
- Expand the housing assistance program for all City staff.
- Enhance tuition reimbursement opportunities throughout the organization.
- Provide parking incentives for employees.
- Evaluate ways to pay down unfunded pension liabilities.

### **COMMUNITY OUTREACH: Enhance public transparency and accessibility.**

- Create greater public access to Council meetings.
- Define the City's public communication program.
- Take a more proactive role in communicating issues and progress on Council Goals and Objectives.
- Develop a social media management plan.
- Build and enhance neighborhood services from the City.

### **TOWN & GOWN: Enhance relationships between the city and institutions of higher education.**

- Establish a comprehensive internship program through Coconino Community College and Northern Arizona University.
- Coordinate with NAU, CCC and the Arizona Board of Regents (ABOR) in planning for future growth of the student population.

### **CODE COMPLIANCE: Achieve comprehensive and equitable code compliance.**

- Review current City Code to align with community expectations.
- Establish ~~proactive~~ strategic enforcement of the City Code to maximize compliance.

**TRIBAL PRIORITIES: Strengthen partnerships and advance mutual goals engagement with Indigenous Community**

- Improve overall communications and engagement with Native Nations as we work in partnership on shared issues and concerns.
- Support implementation priorities of the Memorandum of Understanding between Navajo Nation Human Rights Commission and City of Flagstaff.
- Facilitation of annual meetings with tribal nations and collaborate on agenda development.

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Barbara Goodrich, Deputy City Manager  
**Co-Submitter:** Brian Kulina  
**Date:** 11/17/2017  
**Meeting Date:** 11/21/2017



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**TITLE**

**Consideration of Proposed Zoning Code Amendments**

**STAFF RECOMMENDED ACTION:**

Review and provide direction to staff.

**EXECUTIVE SUMMARY:**

City Council and a Citizen Petition have requested that Transect zoning standards be analyzed and amendments considered that will more adequately integrate new development, especially Commercial Block buildings into existing neighborhoods. Staff prepared a list of amendments for consideration by the Planning and Zoning Commission. The Commission considered staff recommendations over the course of multiple meetings and approved a recommendation to City Council at their October 25, 2017 meeting. The suggestions and ultimate recommendations of the Commission are attached as a matrix to this staff summary and provide the basis for the discussion.

**INFORMATION:**

City Council received preliminary information at the Council Work Session of November 14, 2017 and directed staff to provide additional information for Council consideration of potential zoning code amendments. Both the matrix as requested by Council and the staff summary from the November 14, 2017 are attached for reference.

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**Attachments:** [Transect Amendment Matrix](#)  
[11/14 Work Session Staff Summary](#)

| AMENDMENT   | STAFF<br>OPTION | PZC<br>OPTION | PZC<br>RECOMMENDATION | RESULT  | CONSEQUENCE  |
|---|-----------------|---------------|-----------------------|---|--|
| <b>Neighborhood Building</b>  | •               |               | Deny                  | Limit the size of a commercial building within all T4 zones to 50' in width.  | Allows individual buildings to be placed next to each other, with proper fire separation, creating the visual appearance of a continuous building, which is similar to the development pattern of Downtown.  |
| <b>Main Street Building</b>   | •               |               | Deny                  | Limit the size of a commercial building within the T5 and T6 zones to 75' in width.   | Allows individual buildings to be placed next to each other, with proper fire separation, creating the visual appearance of a continuous building, which is similar to the development pattern of Downtown.  |
| <b>Downtown Building</b>  | •               |               | Deny                  | Limit the size of a commercial building within the T6 zone to 100' in width.  | Allows individual buildings to be placed next to each other, with proper fire separation, creating the visual appearance of a continuous building, which is similar to the development pattern of Downtown.  |
| <b>All Inclusive Building Types Table (10-50.110.030.A)</b>   | •               |               | Approve               | Create a table that clearly identifies allowed building types within all zones, including alternate (N.2) zones and open (O) sub-zones.   | Allowed Building Types clearly identified in one comprehensive table   |
| <b>Remove Building Types Lists (10-40.40)</b>   | •               |               | Deny                  | Replace the list of Allowed Building Types in 10-40 with a cross-reference to the Allowed Building Types Table in 10-50.  | Building Types found in only one place of the code making future amendments less likely to cause ambiguity.  |
| <b>All Inclusive Private Frontage Types Table (10-50.120.020.C)</b>   | •               |               | Approve               | Create a table that clearly identifies allowed private frontage types within all zones, including alternate (N.2) zones and open (O) sub-zones.   | Allowed Private Frontage Types clearly identified in one comprehensive table.  |
| <b>Remove Private Frontage Types Lists (10-40.40)</b>   | •               |               | Deny                  | Replace the list of Allowed Private Frontage Types in 10-40 with a cross-reference to the Allowed Private Frontage Types Table in 10-50.  | Private Frontage Types found in only one place of the code making future amendments less likely to cause ambiguity.  |
| <b>Downtown Shopfront</b>   | •               |               | Deny                  | Increase the glazing (number of windows) on the storefront within the T6 zone on the Downtown Building.   | Glazing not clearly limited to the primary frontage. Increased glazing could be difficult to achieve.  |
| <b>Commercial Block – Architecturally Break Façade</b>  |                 | •             | Approve               | Visually break the façade of a continuous/singular Commercial Block building through a series of changes to the building material, roof forms, and fenestration patterns. The length of the façade prior to each break ranges from 50' in T4 to 100' in T6. | Allows buildings to be one continuous structure with architectural changes that visually break the façade into smaller components.   |
| <b>Commercial Block – Physically Break Façade</b>   |                 | •             | Approve               | Visually break the façade of a continuous/singular Commercial Block building through a series of modulations/breaks in the façade equal to 20% of the overall height of the building.   | Allows buildings to be one continuous structure with physical articulation of the façade into smaller components.  |
| <b>Commercial Block – Physically Separate Buildings</b>   |                 | •             | Deny                  | Limit the width of the Commercial Block building and require that building located on the same parcel be separated by a minimum of 10' and a minimum of 5' be maintained between buildings and side property lines.   | Smaller building in all zones that are physically separated from each other. Large or combined lots would develop as a series buildings, especially if used in conjunction with the 3 new building types.  |
| <b>Live/Work as commercial building in T4</b>   |                 | •             | Approve               | Remove the requirement that the building is limited to 2 dwelling units, which must be utilized by the same occupant as the commercial space. Delete Commercial Block from T4N.1-O leaving Live/Work as the only mixed-use building type in that zone.      | New commercial/mixed-use buildings are even smaller in width (36') than what is historically seen in T4 (50') and what was proposed as the Neighborhood Building (50"). Visually, a 36' wide building that is 45' tall (3.5 stories) does not reflect Flagstaff design traditions. |
| <b>Keep and reconcile Building Types Lists (10-40.40) with the Building Types Table (10-50.110.030.A)</b>                 |                 | •             | Approve               | Keeps the list of Allowed Building Types within two different sections of the code.   | Standards listed in two sections of the code leaving open the possibility of the lists stating different things.   |
| <b>Keep and reconcile Private Frontage Types Lists (10-40.40) with the Private Frontage Types Table (10-50.120.020.C)</b> |                 | •             | Approve               | Keeps the list of Allowed Private Frontage Types within two different sections of the code.   | Standards listed in two sections of the code leaving open the possibility of the lists stating different things.   |

## CITY OF FLAGSTAFF STAFF SUMMARY REPORT

**To:** The Honorable Mayor and Council  
**From:** Brian Kulina, Zoning Code Manager  
**Date:** 11/06/2017  
**Meeting Date:** 11/14/2017




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### TITLE:

**Discussion of the 2017 Zoning Code Amendments - Transect Code**

### DESIRED OUTCOME:

Discussion only. Staff will present the Planning Commission recommendation and answer questions.

### EXECUTIVE SUMMARY:

#### Planning Commission Recommendation - Approval

- Physically and architecturally break the facade of a continuous/singular Commercial Block building.
- Modify the Live/Work building type to remove the residency requirement.
- Update Table 10-50.110.030.A to reflect the allowed building types within all Transect zones, including alternate (N.2) zones and open (O) sub-zones.
- Remove Commercial Block from the T4N.1, T4N.1-O, and T4N.2 zones.
- Modify the building types lists found in Section 10-40 to conform with the building types table in 10-50.
- Update Table 10-50.120.020.C to reflect the allowed private frontage types within all Transect zones, including alternate (N.2) zones and open (O) sub-zones.
- Delete the private frontage type descriptions within Table 10-50.120.020.C and rely upon the descriptions within each specific private frontage type section.
- Modify the private frontage types lists found in Section 10-40 to conform with the private frontage types table in 10-50.

#### Planning Commission Recommendation - Denial

- Delete the Commercial Block building type and replace it with three new building types that convey small (Neighborhood), medium (Main Street), and large (Downtown) scale.
- Physically separate (setback) individual Commercial Block buildings on the same lot and on adjacent lots.
- Remove the building types lists from Section 10-40 and add a reference to the

building types table in 10-50.

- Create the Downtown Shopfront private frontage type for the new Downtown building type.
- Remove the private frontage types lists from Section 10-40 and add a reference to the private frontage types table in 10-50.

#### Anticipated Schedule

- November 14, 2017 - City Council Work Session
- November 21, 2017 - Additional Council Discussion Possible
- November 28, 2017 - Additional Council Discussion Possible
- December 5, 2017 - City Council Public Hearing and 1st Reading of Ordinance
- December 19, 2017 - City Council Hearing, 2nd Reading of Ordinance, and Ordinance Adoption
- January 18, 2018 - Ordinance Effective Date

#### **INFORMATION:**

The Zoning Code was adopted by the City Council on November 1, 2011, to replace the former Land Development Code. A key difference between the Zoning Code and the Land Development Code was the inclusion of a development option utilizing Transect zoning, which is only available to those properties within the established Downtown Regulating Plan area. A map depicting the Downtown Regulating Plan area is attached for reference. Since its adoption, approximately 10 projects have been developed/approved under Transect zoning. Based on some recent development, the City Council, along with a citizen petition, have requested that the Transect zoning standards be analyzed and amendments considered that will more adequately integrate new development, especially Commercial Block buildings into existing neighborhood be considered.

Since the 2011 adoption of the Zoning Code, the following amendments have been reviewed by the Planning and Zoning Commission and adopted by the City Council:

1. **Division 10-20.50 (Amendments to the Zoning Code Text and the Zoning Map):** adopted on November 5, 2013, Ord. No. 2013-21. These amendments established a new process and procedure for zone changes.
2. **Section 10-50.100.080.E (Flagstaff Mall and Marketplace District):** adopted on November 5, 2013, Ord. No. 2013-22. These amendments allowed for the installation of a new monument sign for the Flagstaff Mall and Marketplace District.
3. **Division 10-50.100 (Sign Standards):** adopted on November 18, 2014, Ord. No. 2014-27. These amendments to the City's sign standards addressed concerns from the City Council and local residents with the complexity of the former sign standards, especially for building mounted signs, and for the proliferation of temporary signs within the City.
4. **Division 10-20.100 (Assurance of Performance for Construction):** adopted on March 4, 2015, Ord. No. 2015-01. These amendments updated the standards and procedures regarding assurances for construction.
5. **Section 10-40.30.050 (Industrial Uses) and Sections 10-80.20.060 (Definitions, "F.") and 10-80.20.200 (Definitions, "T."):**  adopted on May 5, 2015, Ord. No. 2015-03. These amendments to the industrial zones, Table B, Allowed

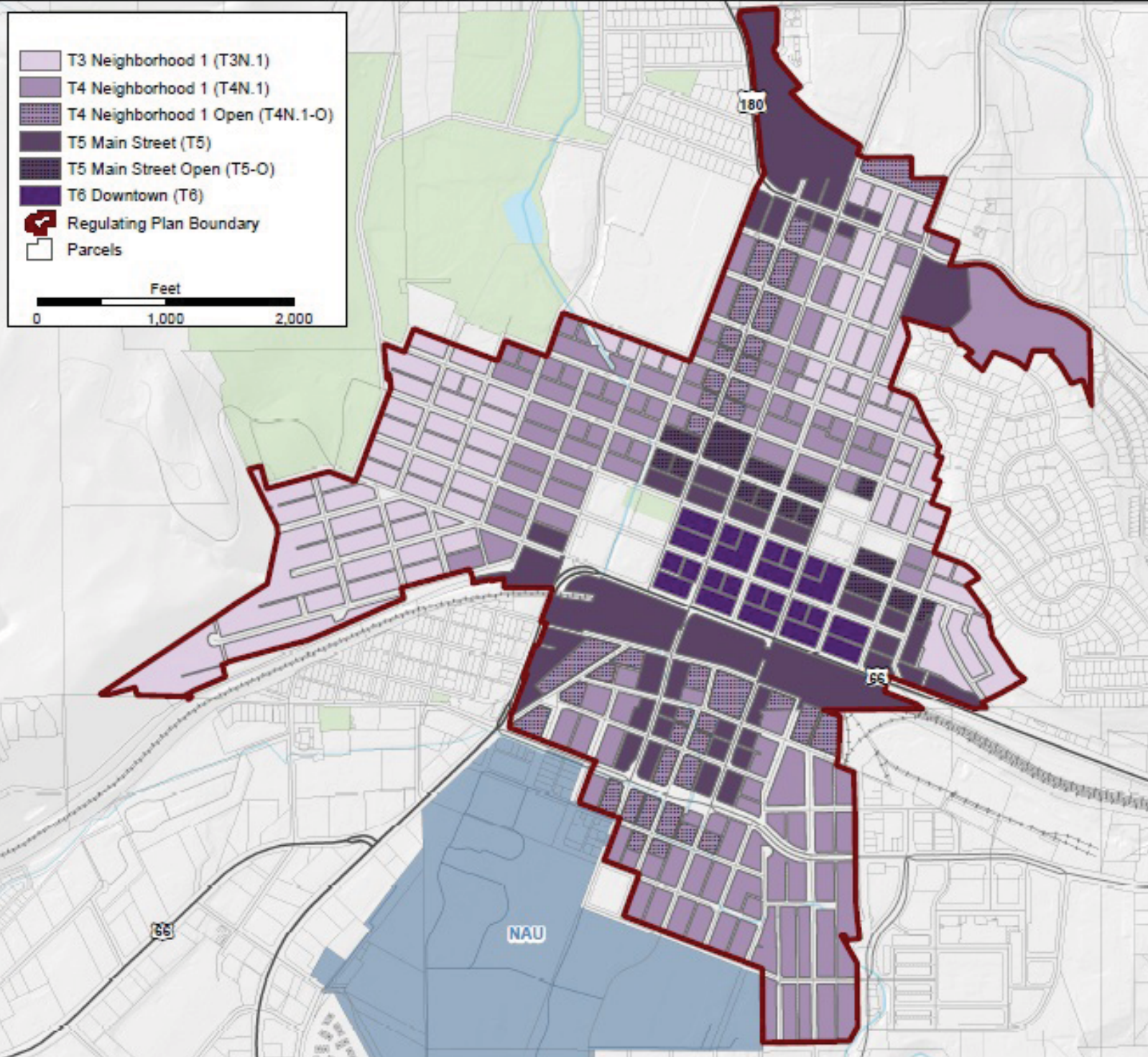
Uses, and in the definitions clarify that freight and trucking facilities are a permitted use in the RD (Research and Development Zone).

6. Comprehensive suite of amendments adopted on February 16, 2016, Ord. No. 2016-07, 2016 comprising mostly minor clarifications and corrections, but also some significant amendments to Section 10-40.40.030 to allow single-family dwellings and duplexes by right in the CC Zone, Section 10-40.60.260 (Mixed Use) and 10-40.60.280 (Planned Residential Development), Section 10-50.80.080 (Parking Spaces, Parking Lot Design and Layout) and in Division 10-50.110 to add two new building types; apartment building and stacked triplex.
7. **Division 10-50.100 (Sign Standards):** adopted on June 21, 2016, Ord. No. 2016-22. These amendments reconciled the sign standards with the US Supreme Court's decision in the Reed v. Town of Gilbert.
8. Series of amendments adopted on April 4, 2017, Ord. No. 2017-10, including amendments to: Section 10-50.80.080.C (ADA Parking), clarifying the depth of an ADA parking space; Sections 10-40.60.030, 10-80.20.010 (ADU's) created a definition for Attached and Detached ADU's, created standards for the attachment, and clarified the required amenities; Sections 10-40.30, and 10-40.40, 10-50.80 and 10-80.20.160 (Places of Worship), created a definition and land use classification for places of worship, and permit the use in all zones; and Section 10-90.40.030 (Rural Floodplain Map), revised the rural floodplain map back to the boundaries of the 1991 map.

**Attachments:** Downtown Regulating Plan  
PZC Recommendation - Approval  
PZC Recommendation - Denial



# Downtown Regulating Plan





**2017.2 ZONING CODE TEXT AMENDMENTS  
PLANNING COMMISSION RECOMMENDATION – APPROVAL**

Created: 11/02/2017

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**USER GUIDE**

**Title of Amendment**  
**(Sections subject to amendment)**

**ISSUE:** Written description of the identified issue/problem/concern with the current Zoning Code.

[Appropriate sections of the current Zoning Code inserted into the document for reference.]

**SOLUTION:** Written description of the proposed solution/amendment.

[New Zoning Code sections showing the proposed amendment(s).]

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**Commercial Block Building Type**  
**(Division 10-50.110.180 *Commercial Block*)**

**Issue:** The Commercial Block Building Type does not establish a maximum building width and depth leading to the creation of large buildings within neighborhoods and along main street corridors.

Section 10-50.110.180 (Page 50.110-34/35)

**COMMERCIAL BLOCK**

| A. Description  |  |
|---|--|
| The Commercial Block Building Type is a small to large-sized structure, typically attached, that provides a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability. |  |
| B. Lots   |  |
| Lot Size <sup>1</sup>   |  |
| Depth   | 100' min.  |
| <sup>1</sup> Applies to newly created lots.   |  |
| C. Number of Units  |  |
| No minimums   |  |
| D. Pedestrian Access  |  |
| Main Entrance Location  |  |
| Ground Floor  | Primary Street                                       |
| Upper Floor   | Primary or Secondary Street                          |
| E. Allowed Frontages  |  |
| Forecourt   | Terrace Shopfront <sup>1</sup>                       |
| Shopfront   | Gallery  |
| <sup>1</sup> Only allowed on cross-slope lots   |  |
| F. Vehicle Access and Parking   |  |
| Parking spaces may be enclosed, covered, or open.   |  |
| Garage may be detached or tuck-under.   |  |
| G. Private Open Space   |  |
| No private open space is required   |  |
| H. Building Size and Massing  |  |
| Height  | See transect zone in which the building is proposed. |

**Solution:** Physically and architecturally break the façade of a continuous/singular Commercial Block building.

Section 10-50.110.180

## COMMERCIAL BLOCK

| A. Description  |   |   |   |
|---|---|---|---|
| The Commercial Block Building Type is a small to large-sized structure, typically attached, that <del>may</del> provides a <del>vertical</del> mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability. |   |   |   |
| B. Lots   |   | F. Vehicle Access and Parking   |   |
| Lot Size <sup>1</sup>   |   | Parking spaces may be enclosed, covered, or open.   |   |
| <u>Width</u>  | <u>25' min./150' max</u>  | Garages may be <u>attached</u> , detached, or tuck-under.   |   |
| Depth   | 100' min./ <u>150' max</u>                                      | <u>Parking shall be accessed from a front or side street, or alley.</u>   |   |
| <sup>1</sup> Applies to newly created lots.   |   | <u>Access from a side street or alley is preferred.</u>   |   |
| C. Number of Units  |   | <u>Driveways and vehicle access may be shared on adjacent lots.</u>   |   |
| No minimums   |   | F. Private Open Space   |   |
| D. Pedestrian Access  |   | No private open space is required.  |   |
| Main Entrance Location  |   | H. Building Size and Massing  |   |
| Ground Floor  | Primary Street  | Height  | See transect zone in which the building is proposed |
| Upper Floor   | <del>Primary or Secondary</del> <u>Side Street or Courtyard</u> | <u>I. Façade Plane</u>  |   |
| <u>Ground-floor residential units along a street shall have individual entries.</u>   |   | <u>Façade planes shall be divided into smaller elements based on the transect zone as follows:</u>  |   |
| E. Allowed Frontages  |   | <u>T4N.1/T4N.1-O</u>  | <u>50' max</u>                                      |
| Forecourt   | Terrace/ <del>Lightwell</del> <del>Shopfront</del> <sup>1</sup> | <u>T4N.2/T4N.2-O</u>  |   |
| Shopfront <sup>1</sup>  | Gallery   | <u>T5/T5-O</u>  | <u>75' max</u>                                      |
| <u>Stoop</u> <sup>2</sup>   |   | <u>T6</u>   | <u>150' max</u>                                     |
| <sup>1</sup> Includes Terrace Shopfront to address existing cross-slope or floodplain. <del>Only allowed on cross-slope lots.</del>   |   | <u>Façade planes shall incorporate a physical jog in the façade that is at least 20% of the height of the wall plane with each plane designed to read as separate elevations using varying roof forms, changes in the building material, and varying fenestration patterns.</u> |   |
| <sup>2</sup> Shall only be used for ground-floor residential.   |   |   |   |

**Solution:** Modify the Live/Work building type to remove the residency requirement.

## Section 10-50.110.180

### LIVE/WORK

| A. Description  |   |
|---|---|
| <p>The Live/Work Building Type is a small- to medium-sized attached or detached structure that <del>consists of one dwelling unit above and/or behind a flexible</del> <u>can be used to provide a mix of uses with ground-floor space that can be used for residential, service, or commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This type may be a single-use building. Ground-floor residential uses are not permitted unless permitted in the underlying Transect Zone.</u> <del>Both the ground-floor flex space and the unit above are owned by one entity.</del> This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand as the market demands.</p> |   |
| B. Lots   | F. Vehicle Access and Parking   |
| Lot Size <sup>1</sup>   | Parking spaces may be enclosed, covered, or open.                       |
| Width 18' min. <u>150' max</u>  | Garages may be attached, detached, or tuck-under.                       |
| Depth 80' min. <u>150' max</u>  | <u>Parking shall be accessed from a front or side street, or alley.</u> |
| <sup>1</sup> Applies to newly created lots.   | <u>Access from a side street or alley is preferred.</u>                 |
| C. Number of Units  | <u>Driveways and vehicle access may be shared on adjacent lots</u>      |
| <del>Units</del> <u>No minimums</u> <del>2 max used by same occupant</del>  | G. Private Open Space   |
| D. Pedestrian Access  | Area 15% of lot area min. and no less than 400 sf.                      |
| Main Entrance Location Primary Street   | Width 15' min.  |
| Ground-floor space and upper unit must have separate entries.   | Depth 15' min.  |
| E. Allowed Frontages  | H. Building Size and Massing  |
| Forecourt Terrace <u>Lightwell</u> <del>Shopfront<sup>1</sup></del>   | Main Body   |
| Shopfront <sup>1</sup> <u>Stoop<sup>2</sup></u> Gallery   | Width 18' min.; 36' max   |
|   | Miscellaneous   |
| <sup>1</sup> <u>Includes Terrace Shopfront to address existing cross-slope or floodplain. Only allowed on cross-slope lots.</u>   | Height See transect zone in which the building is proposed.             |
| <sup>2</sup> <u>Shall only be used for ground-floor residential.</u>  |   |

## Building Types (Division 10-50.110 Specific to Building Types)

**Issue:** Table 10-50.110.030.A sets forth the allowed building types. This table, however, does not take into account every alternate transect zone (N.1 vs. N.2) or the open sub-zones. In addition, the descriptions contained within the table are also contained within each specific Building Type section, thus making its inclusion repetitive.

Table 10-50.110.030.A (Page 50.110.3)

| Table 10-50.110.030.A Building Types General   |                   |
|--|-------------------|
| Building Type  | Transect Zones    |
| <b>Carriage House:</b> This Building Type is a secondary structure typically located at the rear of a lot. This structure typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Building Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.   | T1 T2 T3 T4 T5 T6 |
| <b>Single-Family Estate:</b> This Building Type is a large detached structure on a large lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a more rural setting. If located within a walkable neighborhood, this Building Type is typically located at the edge of the neighborhood, providing a transition to the more rural areas.  | T1 T2 T3 T4 T5 T6 |
| <b>Single-Family House:</b> This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.  | T1 T2 T3 T4 T5 T6 |
| <b>Single-Family Cottage:</b> This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.   | T1 T2 T3 T4 T5 T6 |
| <b>Bungalow Court:</b> This Building Type consists of a series of small, detached structures on a single lot, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private open space and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.        | T1 T2 T3 T4 T5 T6 |
| <b>Duplex, Side-by-Side:</b> This Building Type is a small to medium-sized structure that consists of two side-by-side dwelling units, both facing the street, and sharing one common party wall. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.  | T1 T2 T3 T4 T5 T6 |
| <b>Duplex, Stacked:</b> This Building Type is a small to medium-sized structure that consists of two dwelling units, one on top of the other. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.   | T1 T2 T3 T4 T5 T6 |
| Key T <sub>1</sub> allowed T <sub>2</sub> not allowed  |                   |
| Table 10-50.110.030.A Building Types General (continued)   |                   |
| Building Type  | Transect Zones    |
| <b>Duplex, Front-and-Back:</b> This Building Type is a small to medium-sized structure that consists of two dwelling units, one adjacent to the street and the other attached but tucked behind. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.  | T1 T2 T3 T4 T5 T6 |
| <b>Triplex, Stacked:</b> This Building Type is a medium-to-large-sized structure that consists of three dwelling units, stacked on top of each other and typically with one shared entry. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.   | T1 T2 T3 T4 T5 T6 |
| <b>Townhouse:</b> This Building Type is a small to medium-sized attached structure that consists of three or more dwelling units placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: <b>Rowhouse</b>  | T1 T2 T3 T4 T5 T6 |
| <b>Apartment House:</b> This Building Type is a medium-to-large-sized structure that consists of four to twelve side-by-side and/or stacked dwelling units, typically with one shared entry. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: <b>Mansion Apartment</b>  | T1 T2 T3 T4 T5 T6 |
| <b>Courtyard Apartment:</b> This Building Type is a medium-to-large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.                                  | T1 T2 T3 T4 T5 T6 |
| <b>Apartment Building:</b> This Building Type is a medium-to-large-sized structure that consists of up to 32 side-by-side and/or stacked dwelling units, accessed from the exterior of the building through one or more common entries. This Type is appropriately scaled to fit within medium to high density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.   | T1 T2 T3 T4 T5 T6 |
| Key T <sub>1</sub> allowed T <sub>2</sub> not allowed  |                   |
| Table 10-50.110.030.A Building Types General (continued)   |                   |
| Building Type  | Transect Zones    |
| <b>Live/Work:</b> This Building Type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or commercial uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand as the market demands. | T1 T2 T3 T4 T5 T6 |
| <b>Commercial Block:</b> This Building Type is a small to large-sized structure, typically attached, that provides a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.   | T1 T2 T3 T4 T5 T6 |
| Key T <sub>1</sub> allowed T <sub>2</sub> not allowed  |                   |

**Solution:** Update the table to reflect the allowed building types within all Transect Zones, including alternate zones and open sub-zones. Remove Commercial Block from the T4N.1, T4N.1-O, and T4N.2 zones. Remove Live/Work from the T4N.1 and T4N.2 zones.

New Table 10-50.110.030.A

| A. Allowed Building Types  |               |               |    |                |                |       |         |       |         |                |                |    |  |
|----------------------------|---------------|---------------|----|----------------|----------------|-------|---------|-------|---------|----------------|----------------|----|--|
| Building Type <sup>1</sup> | Section       | Transect Zone |    |                |                |       |         |       |         |                |                |    |  |
|                            |               | T1            | T2 | T3N.1          | T3N.2          | T4N.1 | T4N.1-O | T4N.2 | T4N.2-O | T5             | T5-O           | T6 |  |
| Carriage House             | 10-50.110.040 | -             | A  | A              | A              | A     | A       | A     | A       | A <sub>-</sub> | A <sub>-</sub> | -  |  |
| Single-family Estate       | 10-50.110.050 | -             | A  | A <sub>-</sub> | A <sub>-</sub> | -     | -       | -     | -       | -              | -              | -  |  |
| Single-family House        | 10-50.110.060 | -             | A  | A              | A              | A     | A       | A     | A       | -              | -              | -  |  |
| Single-family Cottage      | 10-50.110.070 | -             | -  | A              | A              | A     | A       | A     | A       | -              | -              | -  |  |
| Bungalow Court             | 10-50.110.080 | -             | -  | A              | A              | A     | A       | A     | A       | -              | -              | -  |  |
| Duplex, Side-by-Side       | 10-50.110.090 | -             | -  | A              | A              | A     | A       | A     | A       | A <sub>-</sub> | A <sub>-</sub> | -  |  |
| Duplex, Stacked            | 10-50.110.100 | -             | -  | A              | A              | A     | A       | A     | A       | A <sub>-</sub> | A <sub>-</sub> | -  |  |
| Duplex, Front-and-Back     | 10-50.110.110 | -             | -  | A              | A              | A     | A       | A     | A       | A <sub>-</sub> | A <sub>-</sub> | -  |  |
| Triplex, Stacked           | 10-50.110.120 | -             | -  | -              | A              | A     | A       | A     | A       | A <sub>-</sub> | A <sub>-</sub> | -  |  |

#### Key

A Allowed  
- Not Allowed

#### End Notes

<sup>1</sup> [Building Type descriptions can be found in Subsection A of each building type section.](#)

| A. Allowed Building Types  |               |               |    |       |       |              |              |              |         |              |              |    |
|----------------------------|---------------|---------------|----|-------|-------|--------------|--------------|--------------|---------|--------------|--------------|----|
| Building Type <sup>1</sup> | Section       | Transect Zone |    |       |       |              |              |              |         |              |              |    |
|                            |               | T1            | T2 | T3N.1 | T3N.2 | T4N.1        | T4N.1-O      | T4N.2        | T4N.2-O | T5           | T5-O         | T6 |
| Townhouse                  | 10-50.110.130 | -             | -  | -     | -     | A            | A            | A            | A       | -            | <del>A</del> | -  |
| Apartment House            | 10-50.110.140 | -             | -  | -     | -     | A            | A            | A            | A       | <del>A</del> | A            | -  |
| Courtyard Apartment        | 10-50.110.150 | -             | -  | -     | -     | A            | A            | A            | A       | <del>A</del> | A            | -  |
| Apartment Building         | 10-50.110.160 | -             | -  | -     | -     | A            | A            | A            | A       | <del>A</del> | A            | -  |
| Live/Work                  | 10-50.110.170 | -             | -  | -     | -     | <del>A</del> | A            | <del>A</del> | A       | A            | A            | A  |
| Commercial Block           | 10-50.110.180 | -             | -  | -     | -     | <del>A</del> | <del>A</del> | <del>A</del> | A       | A            | A            | A  |

## Key

A Allowed  
 - Not Allowed

## End Notes

<sup>1</sup> Building Type descriptions can be found in Subsection A of each building type section.



## Building Types (Division 10-40.40 *Transect Zones*)

**Issue:** In addition to allowed building types being identified in Division 10-50.110, they are identified within each specific Transect Zone section. When the lists between the two divisions are not coordinated, this can cause confusion and ambiguity.

T1, Section 10-40.40.030.B (Page 40.40-3)

### B. Allowed Building Types

None

T2, Section 10-40.40.030.B (Page 40.40-7)

### B. Allowed Building Types<sup>1,2</sup>

Carriage House

Single-Family Estate

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.1, Section 10-40.40.050.B (Page 40.40-13)

### B. Allowed Building Types<sup>1,3</sup>

Bungalow Court<sup>2</sup>

Duplex, Side-by-Side<sup>2</sup>

Carriage House

Single-Family Cottage

Duplex, Stacked<sup>2</sup>

Single-Family Estate

Duplex, Front-and-Back<sup>2</sup>

Single-Family House

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> Permitted only if the building type exists at the effective date of this Zoning Code.

<sup>3</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.



T3N.2, Section 10-40.40.060.B (Page 40.40-19)

| <b>B. Allowed Building Types<sup>1,2</sup></b> |                       |
|--|-----------------------|
| Bungalow Court                                 | Live/Work             |
| Carriage House                                 | Single-Family Cottage |
| Duplex, Front-and-Back                         | Single-Family Estate  |
| Duplex, Side-by-Side                           | Single-Family House   |
| Duplex, Stacked                                |                       |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.1, Section 10-40.40.070.C (Page 40.40-25)

| <b>C. Allowed Building Types<sup>1,3</sup></b> |                        |
|--|------------------------|
| Apartment Building                             | Duplex, Stacked        |
| Apartment House                                | Live/Work <sup>2</sup> |
| Bungalow Court                                 | Single-Family Cottage  |
| Carriage House                                 | Single-Family House    |
| Courtyard Apartment                            | Stacked Triplex        |
| Duplex, Front-and-Back                         | Townhouse              |
| Duplex, Side-by-Side                           |                        |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.2, Section 10-40.40.080.C (Page 40.40-31)

| <b>C. Allowed Building Types<sup>1,3</sup></b> |                        |
|--|------------------------|
| Apartment Building                             | Duplex, Side-by-Side   |
| Apartment House                                | Duplex, Stacked        |
| Bungalow Court                                 | Live/Work <sup>2</sup> |
| Commercial Block <sup>2</sup>                  | Single-Family Cottage  |
| Carriage House                                 | Single-Family House    |
| Courtyard Apartment                            | Townhouse              |
| Duplex, Front-and-Back                         | Stacked Triplex        |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T5, Section 10-40.40.090.C (Page 40.40-37)

| <b>C. Allowed Building Types<sup>1,3</sup></b> |                                     |
|--|-------------------------------------|
| Apartment Building                             | Duplex, Front-and-Back <sup>2</sup> |
| Apartment House                                | Duplex, Side-by-Side <sup>2</sup>   |
| Carriage House                                 | Duplex, Stacked <sup>2</sup>        |
| Commercial Block                               | Live/Work                           |
| Courtyard Apartment <sup>2</sup>               | Stacked Triplex                     |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T6, Section 10-40.40.100.B (Page 40.40-43)

| <b>B. Allowed Building Types<sup>1,2</sup></b> |           |
|--|-----------|
| Commercial Block                               | Live/Work |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

**Solution:** Modify the lists in Section 10-40 to conform with the table in 10-50.

T1, New Section 10-40.40.030.B (Page 40.40-3)

#### **B. Allowed Building Types**

None

T2, New Section 10-40.40.040.B (Page 40-40.7)

#### **B. Allowed Building Types<sup>1,2</sup>**

Carriage House [Single-family House](#)  
Single-family Estate

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

<sup>2</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.1, New Section 10-40.40.050.B (Page 40-40.13)

#### **B. Allowed Building Types<sup>1,3</sup>**

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| Bungalow Court <sup>2</sup>         | Duplex, Side-by-Side <sup>2</sup> |
| Carriage House                      | Single-family Cottage             |
| Duplex, Stacked <sup>2</sup>        | <del>Single-family Estate</del>   |
| Duplex, Front-and-Back <sup>2</sup> | Single-family House               |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

<sup>2</sup> Permitted only if the building type exists at the effective date of this Zoning Code.

<sup>3</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.2, New Section 10-40.40.060.B (Page 40-40.19)**B. Allowed Building Types<sup>1,2</sup>**

|                        |                                 |
|------------------------|---------------------------------|
| Bungalow Court         | <del>Live/Work</del>            |
| Carriage House         | Single-family Cottage           |
| Duplex, Front-and-Back | <del>Single-family Estate</del> |
| Duplex, Side-by-Side   | Single-family House             |
| Duplex, Stacked        | <u>Triplex, Stacked</u>         |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

<sup>2</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.1, New Section 10-40.40.070.C (Page 40-40.25)**C. Allowed Building Types<sup>1,3</sup>**

|                        |                        |
|------------------------|------------------------|
| Apartment Building     | Duplex, Stacked        |
| Apartment House        | Live/Work <sup>2</sup> |
| Bungalow Court         | Single-family Cottage  |
| Carriage House         | Single-family House    |
| Courtyard Apartment    | Stacked Triplex        |
| Duplex, Front-and-Back | Townhouse              |
| Duplex, Side-by-side   |                        |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.2, New Section 10-40.40.080.C (Page 40.40-31)**C. Allowed Building Types<sup>1,3</sup>**

|                               |                        |
|-------------------------------|------------------------|
| Apartment Building            | Duplex, Side-by-Side   |
| Apartment House               | Duplex, Stacked        |
| Bungalow Court                | Live/Work <sup>2</sup> |
| Commercial Block <sup>2</sup> | Single-family Cottage  |
| Carriage House                | Single-family House    |
| Courtyard Apartment           | Townhouse              |
| Duplex, Front-and-Back        | Stacked Triplex        |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T5, New Section 10-40.40.090.C (Page 40.40-37)**C. Allowed Building Types<sup>1,3</sup>**

|                                  |   |
|----------------------------------|---|
| Apartment Building <sup>2</sup>  | <del>Duplex, Front-and-Back<sup>2</sup></del> |
| Apartment House <sup>2</sup>     | <del>Duplex, Side-by-Side<sup>2</sup></del>   |
| <del>Carriage House</del>        | <del>Duplex, Stacked<sup>2</sup></del>        |
| Commercial Block                 | Live/Work                                     |
| Courtyard Apartment <sup>2</sup> | <del>Stacked Triplex</del>                    |
| <u>Townhouse<sup>2</sup></u>     |   |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T6, New Section 10-40.40.100.B (Page 40.40-43)**B. Allowed Building Types<sup>1,2</sup>**

|                  |           |
|------------------|-----------|
| Commercial Block | Live/Work |
|------------------|-----------|

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

<sup>2</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.



## Frontage Types (Division 10-50.120 Specific to Private Frontages)

**Issue:** Table 10-50.120.020.A provides an overview of the allowed private frontages. This table, however, does not take into account every alternate transect zone (N.1 vs. N.2) or the open sub-zones. The descriptions contained within the table are also contained within each specific private frontage type section, however, the descriptions are not identical between the table and the section.

Table 10-50.120.020.A (Pages 50.120-2/3)









| Table 10-50.120.020.A Private Frontages General  |                                   | Table 10-50.120.020.A Private Frontages General (continued)  |                                   |
|--|-----------------------------------|--|-----------------------------------|
| The private frontage is the area between the building façade and the lot line.   |                                   | The private frontage is the area between the building façade and the lot line.   |                                   |
| SECTION  | PLAN                              | SECTION  | PLAN                              |
| LOT<br>PRIVATE FRONTAGE  | R.O.W.<br>LOT<br>PRIVATE FRONTAGE | LOT<br>PRIVATE FRONTAGE  | R.O.W.<br>LOT<br>PRIVATE FRONTAGE |
| <p><b>T1 T2 T3 T4 T5 T6</b></p> <p><b>Common Yard:</b> The Common Yard Frontage has a planted frontage with a façade substantially set back from the frontage line, providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.</p>  |                                   | <p><b>T1 T2 T3 T4 T5 T6</b></p> <p><b>Shopfront:</b> The Shopfront Frontage has a façade aligned close to the build-to-line with the building entrance at sidewalk grade. This Type is conventional for retail use. It has a substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk to within two feet of the curb. Syn: <b>Retail Frontage, Shopfront and Awning.</b></p>   |                                   |
| <p><b>T1 T2 T3 T4 T5 T6</b></p> <p><b>Porch:</b> The Porch Frontage has a planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. There are three types of porch frontages: Projecting (10-50.120.040), Engaged (10-50.120.050) and Integral (10-50.120.060).</p>                    |                                   | <p><b>T1 T2 T3 T4 T5 T6</b></p> <p><b>Terrace Shopfront:</b> The Terrace Shopfront Frontage has an existing cross slope that makes access into the shop difficult. It allows at-grade access to all shopfronts. Frequent steps from the sidewalk to the terrace are necessary to avoid a dead wall along the sidewalk and to maximize access to the spaces. Used in conjunction with the Shopfront Frontage Type.</p>   |                                   |
| <p><b>T1 T2 T3 T4 T5 T6</b></p> <p><b>Terrace or Lightwell:</b> The Terrace or Lightwell Frontage has a façade set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential or commercial uses from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: <b>Dooryard.</b></p>        |                                   | <p><b>T1 T2 T3 T4 T5 T6</b></p> <p><b>Gallery:</b> The Gallery Frontage has a façade aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This Type is conventional for retail use. The gallery shall be no less than ten feet wide and should overlap the sidewalk to within two feet of the curb. Alternatively the lot line shall be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.</p>  |                                   |
| <p><b>T1 T2 T3 T4 T5 T6</b></p> <p><b>Forecourt:</b> The Forecourt Frontage has a portion of the façade close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This Type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p>                                      |                                   |  |                                   |
| <p><b>T1 T2 T3 T4 T5 T6</b></p> <p><b>Stoop:</b> The Stoop Frontage has a façade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing.</p>    |                                   |  |                                   |
| <p><b>Key</b> <b>T#</b> Allowed <b>T#</b> Not Allowed</p>  |                                   |  |                                   |

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.030.A (Page 50-120.4)

**T1 T2 T3 T4 T5 T6**

**Common Yard:** The Common Yard Frontage has a planted frontage with a façade substantially set back from the frontage line, providing a buffer from the higher-speed thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

### A. Description

The main façade of the building typically has a medium to large setback from the property line. The resulting front yard remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and work in conjunction with the other private frontages.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.040.A (Page 50-120.5)

T1 T2 T3 T4 T5 T6

**Porch:** The Porch Frontage has a planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. There are three types of porch frontages: Projecting (10-50.120.040), Engaged (10-50.120.050) and Integral (10-50.120.060).

**A. Description**

The main façade of the building typically has a small to medium setback from the property line. The resulting front yard is typically very small and may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and has a roof form that is separate from the main house, making it possible to remove the porch roof without making major changes to the overall roof form.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.050.A (Page 50-120.6)

T1 T2 T3 T4 T5 T6

**Porch:** The Porch Frontage has a planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. There are three types of porch frontages: Projecting (10-50.120.040), Engaged (10-50.120.050) and Integral (10-50.120.060).

**A. Description**

The main façade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An engaged porch has a separate roof form from the main body of the house, making it possible to remove the porch roof without making major changes to the overall roof form. The porch is partially or fully enclosed on two sides and has a roof.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.060.A (Page 50-120.7)

T1 T2 T3 T4 T5 T6

**Porch:** The Porch Frontage has a planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. There are three types of porch frontages: Projecting (10-50.120.040), Engaged (10-50.120.050) and Integral (10-50.120.060).

**A. Description**

The main façade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is open on one, two, or three sides and is part of the overall massing and roof form of the building, making it impossible to remove the porch without major changes to the overall roof form.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.070.A (Page 50-120.8)

T1 T2 T3 T4 T5 T6

**Terrace or Lightwell:** The Terrace or Lightwell Frontage has a façade set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential or commercial uses from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: **Dooryard**.

**A. Description**

A frontage where the façade is set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential or commercial uses from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes.



Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.030.A (Page 50-120.4)

T1 T2 T3 **T4** **T5** **T6**

**Forecourt:** The Forecourt Frontage has a portion of the façade close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This Type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

**A. Description**

A portion of the main façade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings or as an additional shopping or restaurant seating area within commercial areas when it is designed with a hard surface and landscaping as an edge treatment. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

Table 10-50.120.020.A (Page 50-120.2) vs. Section 10-50.120.080.A (Page 50-120.8)

T1 T2 **T3** **T4** **T5** T6

**Stoop:** The Stoop Frontage has a façade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing.

**A. Description**

The main façade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop should be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded.

Table 10-50.120.020.A (Page 50-120.3) vs. Section 10-50.120.090.A (Page 50-120.9)

T1 T2 T3 **T4** **T5** **T6**

**Shopfront:** The Shopfront Frontage has a façade aligned close to the build-to-line with the building entrance at sidewalk grade. This Type is conventional for retail use. It has a substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk to within two feet of the curb. Syn: **Retail Frontage, Shopfront and Awning.**

**A. Description**

The main façade of the building is at or near the frontage line and may include a canopy or awning element overlaps the sidewalk along the majority of the frontage. The canopy is a structural cantilevered shed roof and the awning is canvas or similar material and is often retractable.

Table 10-50.120.020.A (Page 50-120.3) vs. Section 10-50.120.100.A (Page 50-120.10)

T1 T2 T3 **T4** **T5** **T6**

**Terrace Shopfront:** The Terrace Shopfront Frontage has an existing cross slope that makes access into the shop difficult. It allows at-grade access to all shopfronts. Frequent steps from the sidewalk to the terrace are necessary to avoid a dead wall along the sidewalk and to maximize access to the spaces. Used in conjunction with the Shopfront Frontage Type.

**A. Description**

This Frontage Type is only to be used when a shopfront frontage is required or desired and a cross slope exists on the site that makes access into the shop difficult across the front of the commercial use. The terrace allows at-grade access to all shopfronts. The terrace is accessed at grade and as the sidewalk follows the slope, the terrace follows the plane of the shopfront finished floor level. Frequent steps from the sidewalk to the terrace are necessary to avoid a dead wall along the sidewalk and to maximize access to the spaces.



Table 10-50.120.020.A (Page 50-120.3) vs. Section 10-50.120.110.A (Page 50-120.11)

T1 T2 T3 **T4 T5 T6**

**Gallery:** The Gallery Frontage has a façade aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This Type is conventional for retail use. The gallery shall be no less than ten feet wide and should overlap the sidewalk to within two feet of the curb. Alternatively the lot line shall be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

#### Description

The main façade of the building is at the frontage line and the gallery element overlaps the sidewalk of the right-of-way. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the overlap of the right-of-way, an easement is usually required. Alternatively the lot line shall be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

**Solution:** Update the table to reflect the allowed private frontage types within all Transect Zones, including alternate zones and open sub-zones. Delete the descriptions within the table and rely upon the descriptions within each specific private frontage type section.

New Table 10-50.120.020.C

| C. Allowed Private Frontage Types |               |               |    |       |       |       |         |       |         |    |      |    |  |
|-----------------------------------|---------------|---------------|----|-------|-------|-------|---------|-------|---------|----|------|----|--|
| Frontage Type <sup>1</sup>        | Section       | Transect Zone |    |       |       |       |         |       |         |    |      |    |  |
|                                   |               | T1            | T2 | T3N.1 | T3N.2 | T4N.1 | T4N.1-O | T4N.2 | T4N.2-O | T5 | T5-O | T6 |  |
| Common Yard                       | 10-50.120.030 | -             | A  | A     | A     | -A    | -A      | -A    | -A      | -  | -    | -  |  |
| Porch, Projecting                 | 10-50.120.040 | -             | A  | A     | A     | A     | A       | A     | A       | -  | -A   | -  |  |
| Porch, Engaged                    | 10-50.120.050 | -             | A  | A     | A     | A     | A       | A     | A       | -  | -A   | -  |  |
| Porch, Integral                   | 10-50.120.060 | -             | A  | A     | A     | A     | A       | A     | A       | -  | -A   | -  |  |
| Terrace or Lightwell              | 10-50.120.070 | -             | -  | -     | -     | A-    | A       | A-    | A       | A  | A    | A  |  |
| Forecourt                         | 10-50.120.080 | -             | -  | -     | -     | A     | A       | A     | A       | A  | A    | A- |  |
| Stoop                             | 10-50.120.090 | -             | A- | A     | A     | A     | A       | A     | A       | A- | A    | -  |  |
| Shopfront                         | 10-50.120.100 | -             | -  | -     | -     | A-    | A       | A-    | A       | A  | A    | A  |  |
| Terrace Shopfront                 | 10-50.120.110 | -             | -  | -     | -     | A-    | A       | A-    | A       | A  | A    | A  |  |
| Gallery                           | 10-50.120.120 | -             | -  | -     | -     | A-    | A       | A-    | A       | A  | A    | A  |  |

#### Key

A Allowed  
- Not Allowed

#### End Notes

<sup>1</sup> Private Frontage Type descriptions can be found in Subsection A of each frontage type section.

## Frontage Types (Division 10-40.40 *Transect Zones*)

**Issue:** In addition to allowed private frontage types being identified in Division 10-50.120, they are identified with each specific Transect Zone section. When the lists between the two divisions are not coordinated, this can cause confusion and ambiguity.

### T2, Section 10-40.40.040.E (Page 40.40-9)

| Allowed Private Frontage Types <sup>3</sup> |       |
|---|-------|
| Common Yard                                 | Stoop |
| Porch                                       |       |

<sup>3</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

### T3N.1, Section 10-40.40.050.E (Page 40.40-15)

| Allowed Private Frontage Types <sup>5</sup> |  |
|---|--|
| Common Yard                                 |  |
| Porch                                       |  |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

### T3N.2, Section 10-40.40.060.E (Page 40.40-21)

| Allowed Private Frontage Types <sup>5</sup> |       |
|---|-------|
| Common Yard                                 | Stoop |
| Porch                                       |       |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

### T4N.1, Section 10-40.40.070.F (Page 40.40-27)

| Allowed Private Frontage Types <sup>5</sup> |           |
|---|-----------|
| Stoop                                       | Forecourt |
| Porch                                       |           |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T4N.2, Section 10-40.40.080.F (Page 40.40-33)

| <b>Allowed Private Frontage Types<sup>6</sup></b> |                                |
|---|--------------------------------|
| Stoop   | Forecourt                      |
| Gallery <sup>7</sup>                              | Terrace/Lightwell <sup>7</sup> |
| Shopfront <sup>7</sup>                            | Porch                          |

<sup>6</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

<sup>7</sup> Allowed only in open sub-zone(s).

T5, Section 10-40.40.090.F (Page 40.40-39)

| <b>Allowed Private Frontage Types<sup>6</sup></b> |                    |
|---|--------------------|
| Forecourt   | Stoop <sup>7</sup> |
| Gallery   | Terrace/Lightwell  |
| Shopfront   | Terrace Shopfront  |

<sup>6</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

<sup>7</sup> Allowed only in open sub-zones.

T6, Section 10-40.40.100.E (Page 40.40-45)

| <b>Allowed Private Frontage Types<sup>5</sup></b> |                   |
|---|-------------------|
| Terrace/Lightwell                                 | Gallery           |
| Shopfront   | Terrace Shopfront |
| Forecourt   |                   |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

**Solution:** In response to Section P.030 of the Zoning Code (Page P-5), which directs users of the Zoning Code to find the allowed private frontage type within Division 10-50.120, make Section 10-50.120.020.C a comprehensive list of allowed private frontage types with cross-references to that division within each Transect Zone.

T2, New Section 10-40.40.040.E (Page 40-40.9)

**Allowed Private Frontage Types<sup>3</sup>**

|                                   |                                 |
|-----------------------------------|---------------------------------|
| Common Yard                       | <del>Stoop</del>                |
| Porch, <a href="#">Projecting</a> | <a href="#">Porch, Integral</a> |
| <a href="#">Porch, Engaged</a>    |                                 |

<sup>3</sup> See Division 10-50.120 (Specific to Private Frontages ) for private frontage type descriptions and regulations.

T3N.1, New Section 10-40.40.050.E (Page 40-40.15)

**Allowed Private Frontage Types<sup>5</sup>**

|                                   |                                 |
|-----------------------------------|---------------------------------|
| Common Yard                       | <a href="#">Stoop</a>           |
| Porch, <a href="#">Projecting</a> | <a href="#">Porch, Integral</a> |
| <a href="#">Porch, Engaged</a>    |                                 |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

T3N.2, New Section 10-40.40.060.E (Page 40-40.21)

**Allowed Private Frontage Types<sup>5</sup>**

|                                   |                                 |
|-----------------------------------|---------------------------------|
| Common Yard                       | Stoop                           |
| Porch, <a href="#">Projecting</a> | <a href="#">Porch, Integral</a> |
| <a href="#">Porch Engaged</a>     |                                 |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

T4N.1, New Section 10-40.40.070.F (Page 40-40.27)**Allowed Private Frontage Types<sup>5</sup>**

|                                       |   |
|---------------------------------------|---|
| Stoop                                 | Forecourt                                     |
| Porch, <a href="#">Projecting</a>     | <a href="#">Porch, Integral</a>               |
| <a href="#">Porch, Engaged</a>        | <a href="#">Common Yard</a>                   |
| <a href="#">Porch, Integral</a>       | <a href="#">Terrace/Lightwell<sup>6</sup></a> |
| <a href="#">Shopfront<sup>6</sup></a> | <a href="#">Terrace Shopfront<sup>6</sup></a> |
| <a href="#">Gallery<sup>6</sup></a>   |   |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

<sup>6</sup> [Allowed only in open sub zone\(s\).](#)

T4N.2, New Section 10-40.40.080.F (Page 40.40-33)**Allowed Private Frontage Types<sup>6</sup>**

|   |                                   |
|---|-----------------------------------|
| Stoop   | Forecourt                         |
| Gallery <sup>7</sup>                          | Terrace/Lightwell <sup>7</sup>    |
| Shopfront <sup>7</sup>                        | Porch, <a href="#">Projecting</a> |
| <a href="#">Porch, Engaged</a>                | <a href="#">Porch, Integral</a>   |
| <a href="#">Terrace Shopfront<sup>7</sup></a> | <a href="#">Common Yard</a>       |

<sup>6</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

<sup>7</sup> Allowed only in open sub-zone(s).

T5, New Section 10-40.40.090.F (Page 40.40-39)**Allowed Private Frontage Types<sup>6</sup>**

|   |  |
|---|--|
| Forecourt                                     | Stoop <sup>7</sup>                         |
| Gallery                                       | Terrace/Lightwell                          |
| Shopfront                                     | Terrace Shopfront                          |
| <a href="#">Porch, Projecting<sup>7</sup></a> | <a href="#">Porch, Engaged<sup>7</sup></a> |
| <a href="#">Porch, Integral<sup>7</sup></a>   |  |

<sup>6</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

<sup>7</sup> Allowed only in open sub-zone(s).

T6, New Section 10-40.40.100.E (Page 40.40-45)**Allowed Private Frontage Types<sup>5</sup>**

|                   |                   |
|-------------------|-------------------|
| Terrace/Lightwell | Gallery           |
| Shopfront         | Terrace Shopfront |

~~Forecourt~~

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

**2017.2 ZONING CODE TEXT AMENDMENTS  
PLANNING COMMISSION RECOMMENDATION – DENIAL**

Created: 11/02/2017

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**USER GUIDE**

**Title of Amendment**  
**(Sections subject to amendment)**

**ISSUE:** Written description of the identified issue/problem/concern with the current Zoning Code.

[Appropriate sections of the current Zoning Code inserted into the document for reference.]

**SOLUTION:** Written description of the proposed solution/amendment.

[New Zoning Code sections showing the proposed amendment(s).]

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**Commercial Block Building Type**  
**(Division 10-50.110.180 *Commercial Block*)**

**Issue:** The Commercial Block Building Type does not establish a maximum building width and depth leading to the creation of large buildings within neighborhoods and along main street corridors.

Section 10-50.110.180 (Page 50.110-34/35)

**COMMERCIAL BLOCK**

| A. Description  |  |
|---|--|
| The Commercial Block Building Type is a small to large-sized structure, typically attached, that provides a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability. |  |
| B. Lots   |  |
| Lot Size <sup>1</sup>   |  |
| Depth   | 100' min.  |
| <sup>1</sup> Applies to newly created lots.   |  |
| C. Number of Units  |  |
| No minimums   |  |
| D. Pedestrian Access  |  |
| Main Entrance Location  |  |
| Ground Floor  | Primary Street                                       |
| Upper Floor   | Primary or Secondary Street                          |
| E. Allowed Frontages  |  |
| Forecourt   | Terrace Shopfront <sup>1</sup>                       |
| Shopfront   | Gallery  |
| <sup>1</sup> Only allowed on cross-slope lots   |  |
| F. Vehicle Access and Parking   |  |
| Parking spaces may be enclosed, covered, or open.   |  |
| Garage may be detached or tuck-under.   |  |
| G. Private Open Space   |  |
| No private open space is required   |  |
| H. Building Size and Massing  |  |
| Height  | See transect zone in which the building is proposed. |

**Solution:** Create three distinct building types that convey small, medium, and large scale.

New Section 10-50.110.180

## NEIGHBORHOOD BUILDING

### A. Description

The ~~Commercial Block~~ Neighborhood Building Type ~~is a small to large-sized structure, typically attached, that can be used to~~ provides a ~~vertical~~ mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This type may be a single-use building. Ground-floor residential uses are not permitted unless otherwise stated in the underlying Transect Zone. Parking is located on-street, in a surface lot, or in a small structure. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.

### B. Lots

Lot Size<sup>1</sup>

Width 25' min./150' max

Depth 100' min./150' max

<sup>1</sup> Applies to newly created lots.

### C. Number of Units

No minimums

### D. Pedestrian Access

Main Entrance Location

Ground Floor Primary Street

Upper Floor ~~Primary or Secondary~~ Side Street or Courtyard

Ground-floor residential units along a street shall have individual entries.

### E. Allowed Frontages

Forecourt Terrace/Lightwell  
~~Shopfront<sup>1</sup>~~

Shopfront<sup>1</sup> Gallery  
Stoop<sup>2</sup>

<sup>1</sup> Includes Terrace Shopfront to address existing cross-slope or floodplain. Only allowed on cross-slope lots.

<sup>2</sup> Shall only be used for ground-floor residential.

### F. Vehicle Access and Parking

Parking spaces may be enclosed, covered, or open.

Garages may be attached, detached, or tuck-under.

Parking shall be accessed from a front or side street, or alley.

Access from a side street or alley is preferred.

Driveways and vehicle access may be shared on adjacent lots.

### F. Private Open Space

No private open space is required.

### H. Building Size and Massing

Height See transect zone in which the building is proposed

Width 50' max

Depth 100' max

## New Section 10-50.110-190

**MAIN STREET BUILDING****A. Description**

The ~~Commercial Block~~ Main Street Building Type, typically attached, ~~is a small to large-sized structure, typically attached, that can be used to~~ provides a ~~vertical~~ mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This type may be a single-use building. Ground-floor residential uses are not permitted unless otherwise stated in the underlying Transect Zone. Parking is located in a surface lot or incorporated into an on-site structure. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.

**B. Lots**Lot Size<sup>1</sup>Width                      25' min./150' maxDepth                      100' min./150' max<sup>1</sup> Applies to newly created lots.**C. Number of Units**

No minimums

**D. Pedestrian Access**

Main Entrance Location

Ground Floor              Primary Street

Upper Floor              ~~Primary or~~  
~~Secondary~~ Side  
Street or CourtyardGround-floor residential units along a street shall have individual entries.**E. Allowed Frontages**Forecourt              Terrace/Lightwell  
~~Shopfront~~<sup>1</sup>Shopfront<sup>1</sup>              GalleryStoop<sup>2</sup>                      Downtown Shopfront<sup>1</sup> Includes Terrace Shopfront to address existing cross-slope or floodplain. Only  
~~allowed on cross-slope lots.~~2 Shall only be used for ground-floor residential.**F. Vehicle Access and Parking**

Parking spaces may be enclosed, covered, or open.

Garages may be attached, detached, or tuck-under.Parking shall be accessed from a side street or alley.Access from a primary street shall only occur where no adjacent side street or alley exists.Driveways and vehicle access may be shared on adjacent lots.**F. Private Open Space**

No private open space is required.

**H. Building Size and Massing**

Height                      See transect zone in which the building is proposed

Width                      75' maxDepth                      150' max

## New Section 10-50.110.200

**DOWNTOWN BUILDING****A. Description**

The ~~Commercial Block~~ Downtown Building Type, typically attached, ~~is a small-to-large-sized structure, typically attached, that can be used to~~ provides a ~~vertical~~ mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This type may be a single-use building. Ground-floor residential uses are not permitted unless located behind a permitted commercial, service, or retail use. Parking is incorporated into an on-site structure. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.

**B. Lots**Lot Size<sup>1</sup>

|              |                          |
|--------------|--------------------------|
| <u>Width</u> | <u>25' min./300' max</u> |
|--------------|--------------------------|

|       |                           |
|-------|---------------------------|
| Depth | <u>100' min./300' max</u> |
|-------|---------------------------|

<sup>1</sup> Applies to newly created lots.**C. Number of Units**

No minimums

**D. Pedestrian Access**

Main Entrance Location

|              |   |
|--------------|---|
| Ground Floor | Primary Street  |
| Upper Floor  | <del>Primary or Secondary</del> <u>Side Street or Courtyard</u> |

**E. Allowed Frontages**

|           |                                     |
|-----------|-------------------------------------|
| Forecourt | <del>Terrace</del> <u>Lightwell</u> |
|           | <del>Shopfront<sup>1</sup></del>    |

|                        |         |
|------------------------|---------|
| Shopfront <sup>1</sup> | Gallery |
|------------------------|---------|

Downtown Shopfront

<sup>1</sup> Includes Terrace Shopfront to address existing cross-slope or floodplain. Only allowed on cross-slope lots.

**F. Vehicle Access and Parking**

Parking shall be located in a structured garage. ~~spaces may be enclosed, covered, or open.~~

Garages may be attached, detached or tuck-under.

Parking shall be accessed from a side street or alley.

Access from a primary street shall only occur where no adjacent side street or alley exists.

Driveways and vehicle access may be shared on adjacent lots.

**F. Private Open Space**

No private open space is required.

**H. Building Size and Massing**

|        |   |
|--------|---|
| Height | See transect zone in which the building is proposed |
|--------|---|

|              |                 |
|--------------|-----------------|
| <u>Width</u> | <u>100' max</u> |
|--------------|-----------------|

|              |                 |
|--------------|-----------------|
| <u>Depth</u> | <u>150' max</u> |
|--------------|-----------------|

**Solution:** Physically separate individual Commercial Block buildings.

Section 10-50.110.180

## COMMERCIAL BLOCK

| A. Description   |   |  |   |
|--|---|--|---|
| The Commercial Block Building Type is a small to large-sized structure, typically attached, that <u>may</u> provides a <del>vertical</del> -mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability. |   |  |   |
| B. Lots  |   | F. Vehicle Access and Parking  |   |
| Lot Size <sup>1</sup>  |   | Parking spaces may be enclosed, covered, or open.  |   |
| <u>Width</u>   | <u>25' min./150' max</u>  | Garages may be <u>attached</u> , detached, or tuck-under.  |   |
| Depth  | 100' min./ <u>150' max</u>                                      | <u>Parking shall be accessed from a front or side street, or alley.</u>  |   |
| <sup>1</sup> Applies to newly created lots.  |   | <u>Access from a side street or alley is preferred.</u>  |   |
| C. Number of Units   |   | <u>Driveways and vehicle access may be shared on adjacent lots.</u>  |   |
| No minimums  |   | F. Private Open Space  |   |
| D. Pedestrian Access   |   | No private open space is required.   |   |
| Main Entrance Location   |   | H. Building Size and Massing   |   |
| Ground Floor   | Primary Street  | Height   | See transect zone in which the building is proposed |
| Upper Floor  | <del>Primary or Secondary</del> <u>Side Street or Courtyard</u> | <u>The primary façade plane width shall be limited based on the transect zone as follows:</u>                            |   |
| <u>Ground-floor residential units along a street shall have individual entries.</u>  |   | <u>T4N.1/T4N.1-O</u>   | <u>50' max</u>                                      |
|  |   | <u>T4N.2/T4N.2-O</u>   |   |
|  |   | <u>T5/T5-O</u>   | <u>75' max</u>                                      |
|  |   | <u>T6</u>  | <u>150' max</u>                                     |
| E. Allowed Frontages   |   | I. Building Separation   |   |
| Forecourt  | Terrace/ <u>Lightwell</u><br><del>Shopfront</del> <sup>1</sup>  | <u>Within the T4N.1 and T4N.1-O transect zones, Commercial Block buildings shall maintain the following separations:</u> |   |
| Shopfront <sup>1</sup>   | Gallery   | <u>10' min. from another building located on the same parcel; and</u>  |   |
| <u>Stoop</u> <sup>2</sup>  |   | <u>5' min. from a side yard property line.</u>   |   |
| <sup>1</sup> Includes Terrace Shopfront to address existing cross-slope or floodplain. <del>Only allowed on cross-slope lots.</del>  |   |  |   |
| <sup>2</sup> Shall only be used for ground-floor residential.  |   |  |   |

## Building Types (Division 10-40.40 *Transect Zones*)

**Issue:** In addition to allowed building types being identified in Division 10-50.110, they are identified within each specific Transect Zone section. When the lists between the two divisions are not coordinated, this can cause confusion and ambiguity.

T1, Section 10-40.40.030.B (Page 40.40-3)

### B. Allowed Building Types

None

T2, Section 10-40.40.030.B (Page 40.40-7)

### B. Allowed Building Types<sup>1,2</sup>

Carriage House

Single-Family Estate

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.1, Section 10-40.40.050.B (Page 40.40-13)

### B. Allowed Building Types<sup>1,3</sup>

Bungalow Court<sup>2</sup>

Duplex, Side-by-Side<sup>2</sup>

Carriage House

Single-Family Cottage

Duplex, Stacked<sup>2</sup>

Single-Family Estate

Duplex, Front-and-Back<sup>2</sup>

Single-Family House

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> Permitted only if the building type exists at the effective date of this Zoning Code.

<sup>3</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3N.2, Section 10-40.40.060.B (Page 40.40-19)

| <b>B. Allowed Building Types<sup>1,2</sup></b> |                       |
|--|-----------------------|
| Bungalow Court                                 | Live/Work             |
| Carriage House                                 | Single-Family Cottage |
| Duplex, Front-and-Back                         | Single-Family Estate  |
| Duplex, Side-by-Side                           | Single-Family House   |
| Duplex, Stacked                                |                       |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4N.1, Section 10-40.40.070.C (Page 40.40-25)

| <b>C. Allowed Building Types<sup>1,3</sup></b> |                        |
|--|------------------------|
| Apartment Building                             | Duplex, Stacked        |
| Apartment House                                | Live/Work <sup>2</sup> |
| Bungalow Court                                 | Single-Family Cottage  |
| Carriage House                                 | Single-Family House    |
| Courtyard Apartment                            | Stacked Triplex        |
| Duplex, Front-and-Back                         | Townhouse              |
| Duplex, Side-by-Side                           |                        |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.



T4N.2, Section 10-40.40.080.C (Page 40.40-31)

| <b>C. Allowed Building Types<sup>1,3</sup></b> |                        |
|--|------------------------|
| Apartment Building                             | Duplex, Side-by-Side   |
| Apartment House                                | Duplex, Stacked        |
| Bungalow Court                                 | Live/Work <sup>2</sup> |
| Commercial Block <sup>2</sup>                  | Single-Family Cottage  |
| Carriage House                                 | Single-Family House    |
| Courtyard Apartment                            | Townhouse              |
| Duplex, Front-and-Back                         | Stacked Triplex        |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T5, Section 10-40.40.090.C (Page 40.40-37)

| <b>C. Allowed Building Types<sup>1,3</sup></b> |                                     |
|--|-------------------------------------|
| Apartment Building                             | Duplex, Front-and-Back <sup>2</sup> |
| Apartment House                                | Duplex, Side-by-Side <sup>2</sup>   |
| Carriage House                                 | Duplex, Stacked <sup>2</sup>        |
| Commercial Block                               | Live/Work                           |
| Courtyard Apartment <sup>2</sup>               | Stacked Triplex                     |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T6, Section 10-40.40.100.B (Page 40.40-43)

| <b>B. Allowed Building Types<sup>1,2</sup></b> |           |
|--|-----------|
| Commercial Block                               | Live/Work |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.



**Solution:** In response to Section P.030 of the Zoning Code (Page P-5), which directs users of the Zoning Code to find the allowed building types within Division 10-50.110, make Section 10-50.110.030.A a comprehensive list of allowed building types with cross-references to that division within each Transect Zone. Remove references to specific building types within each Transect Zone.

T1, New Section 10-40.40.030.B (Page 40.40-3)

**B. Allowed Building Types**

~~None~~

[See Section 10-50.110.030.A for a list of allowed building types within the T1 Natural \(T1\) transect zone.](#)

T2, New Section 10-40.40.040.B (Page 40-40.7)

**B. Allowed Building Types<sup>1,2</sup>**

~~Carriage House~~

~~Single family Estate~~

~~<sup>1</sup>See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations~~

~~<sup>2</sup>See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.~~

[See Section 10-50.110.030.A for a list of allowed building types within the T2 Rural \(T2\) transect zone.](#)

T3N.1, New Section 10-40.40.050.B (Page 40-40.13)

**B. Allowed Building Types<sup>1,3</sup>**

~~Bungalow Court<sup>2</sup>~~

~~Duplex, Side-by-Side<sup>2</sup>~~

~~Carriage House~~

~~Single family Cottage~~

~~Duplex, Stacked<sup>2</sup>~~

~~Single family Estate~~

~~Duplex, Front and Back<sup>2</sup>~~

~~Single family House~~

~~<sup>1</sup>See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations~~

~~<sup>2</sup>Permitted only if the building type exists at the effective date of this Zoning Code.~~

~~<sup>3</sup>See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.~~

[See Section 10-50.110.030.A for a list of allowed building types within the T3 Neighborhood 1 \(T3N.1\) transect zone.](#)

T3N.2, New Section 10-40.40.060.B (Page 40-40.19)**B. Allowed Building Types<sup>1,2</sup>**

|                        |                       |
|------------------------|-----------------------|
| Bungalow Court         | Live/Work             |
| Carriage House         | Single-family Cottage |
| Duplex, Front-and-Back | Single-family Estate  |
| Duplex, Side-by-Side   | Single-family House   |
| Duplex, Stacked        |                       |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

<sup>2</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

[See Section 10-50.110.030.A for a list of allowed building types within the T3 Neighborhood 2 \(T3N.2\) transect zone.](#)

T4N.1, New Section 10-40.40.070.C (Page 40-40.25)**C. Allowed Building Types<sup>1,3</sup>**

|                        |                        |
|------------------------|------------------------|
| Apartment Building     | Duplex, Stacked        |
| Apartment House        | Live/Work <sup>2</sup> |
| Bungalow Court         | Single-family Cottage  |
| Carriage House         | Single-family House    |
| Courtyard Apartment    | Stacked Triplex        |
| Duplex, Front-and-Back | Townhouse              |
| Duplex, Side-by-side   |                        |

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

[See Section 10-50.110.030.A for a list of allowed building types within the T4 Neighborhood 1 \(T4N.1\) and T4 Neighborhood 1 – Open \(T4N.1-O\) transect zones.](#)

T4N.2, New Section 10-40.40.080.C (Page 40.40-31)**C. Allowed Building Types<sup>1,3</sup>**

|   |                                  |
|---|----------------------------------|
| <del>Apartment Building</del>           | <del>Duplex, Side-by-Side</del>  |
| <del>Apartment House</del>              | <del>Duplex, Stacked</del>       |
| <del>Bungalow Court</del>               | <del>Live/Work<sup>2</sup></del> |
| <del>Commercial Block<sup>2</sup></del> | <del>Single-family Cottage</del> |
| <del>Carriage House</del>               | <del>Single-family House</del>   |
| <del>Courtyard Apartment</del>          | <del>Townhouse</del>             |
| <del>Duplex, Front and Back</del>       | <del>Stacked Triplex</del>       |

<sup>1</sup>~~See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations~~

<sup>2</sup>~~Allowed only in open sub-zone(s).~~

<sup>3</sup>~~See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.~~

[See Section 10-50.110.030.A for a list of allowed building types within the T4 Neighborhood 2 \(T4N.2\) and T4 Neighborhood 2 – Open \(T4N.2-O\) transect zones.](#)

T5, New Section 10-40.40.090.C (Page 40.40-37)**C. Allowed Building Types<sup>1,3</sup>**

|  |   |
|--|---|
| <del>Apartment Building</del>              | <del>Duplex, Front and Back<sup>2</sup></del> |
| <del>Apartment House</del>                 | <del>Duplex, Side-by-Side<sup>2</sup></del>   |
| <del>Carriage House</del>                  | <del>Duplex, Stacked<sup>2</sup></del>        |
| <del>Commercial Block</del>                | <del>Live/Work</del>                          |
| <del>Courtyard Apartment<sup>2</sup></del> | <del>Stacked Triplex</del>                    |

<sup>1</sup>~~See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations~~

<sup>2</sup>~~Allowed only in open sub-zone(s).~~

<sup>3</sup>~~See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.~~

[See Section 10-50.110.030.A for a list of allowed building types within the T5 Main Street \(T5\) and T5 Main Street – Open \(T5-O\) transect zones.](#)

T6, New Section 10-40.40.100.B (Page 40.40-43)**B. Allowed Building Types<sup>1,2</sup>**

~~Commercial Block~~                      ~~Live/Work~~

~~<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations~~

~~<sup>2</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.~~

See Section 10-50.110.030.A for a list of allowed building types within the T6 Downtown (T6) transect zone.

## Frontage Types (Division 10-50.120 *Specific to Private Frontages*)

**Issue:** The newly created Downtown Building requires a private frontage type that is more reflective of the Downtown.

**Solution:** Create the Downtown Shopfront Private Frontage Type.

### New Section 10-50.20.130 (Downtown Shopfront)

| A. Description   |                        | C. Awning   |         |
|--|------------------------|---|---------|
| The main façade of the building is at or near the frontage line and may include a canopy or awning element <u>that</u> overlaps the sidewalk along the majority of the frontage. The canopy is a structural cantilevered shed roof and the awning is canvas or similar material. <u>The façade contains extensive glazing and frequent door openings.</u> <del>and is often retractable.</del> |                        | Depth   | 4' min. |
|  |                        | Setback from Curb   | 2' min. |
|  |                        | Height, Clear   | 8' min. |
| B. Size  |                        | D. Miscellaneous  |         |
| Distance between Glazing   | 2' max                 | Residential windows shall not be used.  |         |
| Ground Floor Transparency  | <del>75</del> 85% min. | Doors <u>and balconies</u> may be recessed as long as main façade is <u>visually continuous</u> at BTL.   |         |
| Door Recess  | 5' max                 | Open ended awning encouraged.   |         |
| <u>Door Openings</u>   | <u>Every 25' min.</u>  | Rounded and hooped awning are <u>not permitted.</u> <del>discouraged.</del>   |         |
|  |                        | <u>Downtown</u> Shopfronts <del>with accordion-style doors/windows or other</del> <u>are encouraged to be designed with</u> operable windows that allow the space to open to the street. <del>are encouraged.</del> |         |
|  |                        | Transom bars shall be used to break down the window scale.  |         |

## Frontage Types (Division 10-40.40 *Transect Zones*)

**Issue:** In addition to allowed private frontage types being identified in Division 10-50.120, they are identified with each specific Transect Zone section. When the lists between the two divisions are not coordinated, this can cause confusion and ambiguity.

### T2, Section 10-40.40.040.E (Page 40.40-9)

| Allowed Private Frontage Types <sup>3</sup> |       |
|---|-------|
| Common Yard                                 | Stoop |
| Porch                                       |       |

<sup>3</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

### T3N.1, Section 10-40.40.050.E (Page 40.40-15)

| Allowed Private Frontage Types <sup>5</sup> |  |
|---|--|
| Common Yard                                 |  |
| Porch                                       |  |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

### T3N.2, Section 10-40.40.060.E (Page 40.40-21)

| Allowed Private Frontage Types <sup>5</sup> |       |
|---|-------|
| Common Yard                                 | Stoop |
| Porch                                       |       |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

### T4N.1, Section 10-40.40.070.F (Page 40.40-27)

| Allowed Private Frontage Types <sup>5</sup> |           |
|---|-----------|
| Stoop                                       | Forecourt |
| Porch                                       |           |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

T4N.2, Section 10-40.40.080.F (Page 40.40-33)

| Allowed Private Frontage Types <sup>6</sup> |                                |
|---|--------------------------------|
| Stoop                                       | Forecourt                      |
| Gallery <sup>7</sup>                        | Terrace/Lightwell <sup>7</sup> |
| Shopfront <sup>7</sup>                      | Porch                          |

<sup>6</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

<sup>7</sup> Allowed only in open sub-zone(s).

T5, Section 10-40.40.090.F (Page 40.40-39)

| Allowed Private Frontage Types <sup>6</sup> |                    |
|---|--------------------|
| Forecourt                                   | Stoop <sup>7</sup> |
| Gallery                                     | Terrace/Lightwell  |
| Shopfront                                   | Terrace Shopfront  |

<sup>6</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

<sup>7</sup> Allowed only in open sub-zones.

T6, Section 10-40.40.100.E (Page 40.40-45)

| Allowed Private Frontage Types <sup>5</sup> |                   |
|---|-------------------|
| Terrace/Lightwell                           | Gallery           |
| Shopfront                                   | Terrace Shopfront |
| Forecourt                                   |                   |

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

**Solution:** In response to Section P.030 of the Zoning Code (Page P-5), which directs users of the Zoning Code to find the allowed private frontage type within Division 10-50.120, make Section 10-50.120.020.C a comprehensive list of allowed private frontage types with cross-references to that division within each Transect Zone. Remove references to specific private frontage types within each Transect Zone.

T2, New Section 10-40.40.040.E (Page 40-40.9)

**Allowed Private Frontage Types<sup>3</sup>**

~~Common Yard~~                      ~~Stoop~~  
~~Porch~~

~~<sup>3</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T2 Rural (T2) transect zone.

T3N.1, New Section 10-40.40.050.E (Page 40-40.15)

**Allowed Private Frontage Types<sup>5</sup>**

~~Common Yard~~  
~~Porch~~

~~<sup>5</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T3 Neighborhood 1 (T3N.1) transect zone.

T3N.2, New Section 10-40.40.060.E (Page 40-40.21)

**Allowed Private Frontage Types<sup>5</sup>**

~~Common Yard~~                      ~~Stoop~~  
~~Porch~~

~~<sup>5</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T3 Neighborhood 2 (T3N.2) transect zone.



T4N.1, New Section 10-40.40.070.F (Page 40-40.27)**Allowed Private Frontage Types<sup>5</sup>**

|                  |                      |
|------------------|----------------------|
| <del>Stoop</del> | <del>Forecourt</del> |
| <del>Porch</del> |                      |

~~<sup>5</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T4 Neighborhood 1 (T4N.1) and T4 Neighborhood 1 – Open (T4N.1-O) transect zones.

T4N.2, New Section 10-40.40.080.F (Page 40.40-33)**Allowed Private Frontage Types<sup>6</sup>**

|                                  |  |
|----------------------------------|--|
| <del>Stoop</del>                 | <del>Forecourt</del>                     |
| <del>Gallery<sup>7</sup></del>   | <del>Terrace/Lightwell<sup>7</sup></del> |
| <del>Shopfront<sup>7</sup></del> | <del>Porch</del>                         |

~~<sup>6</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

~~<sup>7</sup> Allowed only in open sub-zone(s).~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T4 Neighborhood 2 (T4N.2) and T4 Neighborhood 2 – Open (T4N.2-O) transect zones.

T5, New Section 10-40.40.090.F (Page 40.40-39)**Allowed Private Frontage Types<sup>6</sup>**

|                      |                              |
|----------------------|------------------------------|
| <del>Forecourt</del> | <del>Stoop<sup>7</sup></del> |
| <del>Gallery</del>   | <del>Terrace/Lightwell</del> |
| <del>Shopfront</del> | <del>Terrace Shopfront</del> |

~~<sup>6</sup> See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

~~<sup>7</sup> Allowed only in open sub-zone(s).~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T5 Main Street (T5) and T5 Main Street – Open (T5-O) transect zones.

T6, New Section 10-40.40.100.E (Page 40.40-45)**Allowed Private Frontage Types<sup>5</sup>**

|                              |                              |
|------------------------------|------------------------------|
| <del>Terrace/Lightwell</del> | <del>Gallery</del>           |
| <del>Shopfront</del>         | <del>Terrace Shopfront</del> |
| <del>Forecourt</del>         |                              |

~~<sup>5</sup>See Division 10-50.120 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.~~

See Section 10-50.120.020.C for a list of allowed private frontage types within the T6 Downtown (T6) transect zone.

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Elizabeth A. Burke, City Clerk  
**Date:** 11/14/2017  
**Meeting Date:** 11/21/2017



---

**TITLE**

**Future Agenda Item Request (F.A.I.R.):** A request by Councilmember Putzova to place on a future agenda a discussion of the Reclaimed Water Agreement with Snowbowl.

**RECOMMENDED ACTION:**

Council direction.

**EXECUTIVE SUMMARY:**

Rule 4.01, Procedures for Preparation of Council Agendas, of the City of Flagstaff City Council Rules of Procedure outlines the process for bringing items forward to a future agenda. Councilmember Putzova has requested this item be placed on an agenda under Future Agenda Item Requests (F.A.I.R.) to determine if there is another member of Council interested in placing it on a future agenda.

**INFORMATION:**

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**Attachments:**

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Elizabeth A. Burke, City Clerk  
**Date:** 11/14/2017  
**Meeting Date:** 11/21/2017



---

**TITLE**

**Future Agenda Item Request (F.A.I.R.):** A Citizens' Petition Requesting Consideration of Changes in Resource Protection Standards of the Zoning Ordinance (Citizen Petition #2017-05).

**STAFF RECOMMENDED ACTION:**

Council direction.

**EXECUTIVE SUMMARY:**

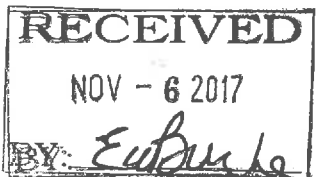
In accordance with Art. II, Sect. 17 of the Flagstaff City Charter, any citizen may present a written petition to the City Manager, signed by a minimum of 25 citizens from the City...who shall present it to the Council at its next regular meeting. The attached petition was filed with the City Manager's Office on November 6, 2017, requesting that the Council consider changes in Resource Protect Standards of the Zoning Ordinance.

**INFORMATION:**

Chapter 1-12 of the Flagstaff City Code formalizes the information to be required, and the attached petition conforms to those requirements. As outlined in this chapter, the petition is to be submitted to the Council under Future Agenda Item Request (F.A.I.R.) to determine if there is Council interest in placing the item on a future agenda for consideration. Failure to give such direction shall constitute "action" for the purposes of this section.

---

**Attachments:** Cit. Pet. #2017-05



Pursuant to the Flagstaff City Charter and the City Code, any citizen (resident) of the City may present a written petition to the City Manager, signed by a minimum of 25 citizens from the City of Flagstaff, which shall be presented to the City Council.

**Title of Issue:** Request for changes in the Resource Protection Standards of the Zoning Ordinance

**Action Requested:** The Conservation Study Forum (CSF) is requesting that within 8 months (if possible) planning staff bring to Council amendments to the Resource Protection Standards of the Zoning Code that will implement the *Flagstaff Regional Plan 2030* sections on natural features, specifically springs and seeps, rock outcrops, wildlife linkages, and prairie dogs.

While CSF recognizes that staff has a heavy workload, our group believes that amending the Zoning Code to implement the natural and cultural resources policies in the Regional Plan is important to the community and will improve the overall quality of new development. CSF is prepared to assist staff in drafting amendments to the code.

We are a group of scientists, land managers, and interested citizens with diverse backgrounds proposing to assist staff with the implementation of the Regional Plan. Our group is very sensitive to private property rights and is making every effort to be fair and evenhanded with these amendments to ensure that they improve rather than hinder development. (See attached for more information.)

**Printed Name of Submitter:**

**Tish Bogan-Ozmun for the Conservation Study Form**

(Submitter must also sign below and complete information)

**Contact Information:**

tishflagstaff@gmail.com

(Phone Number and/or e-mail address)

| RECEIVED BY CITY OF FLAGSTAFF |          |                      |
|-------------------------------|----------|----------------------|
| DATE RECEIVED                 | BY       | COUNCIL MEETING DATE |
| 11.6.17                       | E a Bova | 11.21.17             |

# Request for changes in the Resource Protection Standards of the Zoning Ordinance

## Introduction

The Conservation Study Forum (CSF) is requesting that within 8 months (if possible) planning staff bring to Council amendments to the Resource Protection Standards of the Zoning Code that will implement the *Flagstaff Regional Plan 2030* sections on natural features, specifically seeps and springs, rock outcrops, wildlife linkages, and prairie dogs.

While CSF recognizes that staff has a heavy workload, our group believes that amending the Zoning Code to implement the natural and cultural resources policies in the Regional Plan is important to the community and will improve the overall quality of new development. CSF is prepared to assist staff in drafting amendments to the code.

We are a group of scientists, land managers, and interested citizens with diverse backgrounds proposing to assist staff with the implementation of the regional plan. Our group is very sensitive to private property rights and is making every effort to be fair and evenhanded with these amendments to ensure that they improve rather than hinder development.

## Regional Plan 2030 and Zoning Code Inconsistencies

The Resource Protection Standards section of the Flagstaff Zoning Code includes requirements for identifying three specific features in the site plan process and includes specific requirements pertaining to these three resources in the development process. These are floodplains, steep slopes and forests. There is a fourth paragraph that addresses "Other Site Features" that "the City will take into account," including "areas of geologic interest and rock outcroppings." This Priority for Resource Protection list (Section 10-50.90.030 on pages 50.90-2 and 3) is followed by other more detailed sections containing definitions and requirements for these three resources.

The current Resource Protection Standards in the Zoning Ordinances do not address all of the natural resources which are covered in the Regional Plan. This proposal remedies this inconsistency for springs and seeps, rock outcrops, wildlife linkages, and prairie dogs.

**Policy LU.4.2.** in the Regional Plan gives the overview of what the plan provides for natural and cultural resources. This policy is the basis for consideration of conservation in the development process.

**Policy LU.4.2. Utilize the following as guidance in the development process: Natural Environment maps, Environmental Planning and Conservation policies, Considerations for Development, Cultural Sensitivity and Historical Preservation maps, and Community Character policies, while respecting private property rights.**

In order to protect natural resources, they must first be identified. The regional plan's "Significant Natural Resources" map is a good starting place for considering these resources and includes all the resources in this request, but should not be considered a substitute for surveying the property for these important features.

The following goals and policies from the Regional Plan support the need for consideration of natural resources in the zoning code:

## **ENVIRONMENTALLY SENSITIVE LANDS GOALS AND POLICIES**

**Goal E & C.7. Give special consideration to environmentally sensitive lands in the development design and review process.** - This would include springs and seeps, rock outcrops, wildlife linkages and prairie dogs.

**Policy E&C.7.1. Design development proposals and other land management activities to minimize the alteration of natural landforms and maximize conservation of distinctive natural features.** – This would apply rock outcroppings

**Policy E&C 7.2. Favor use of available mechanisms at the City and County level for the preservation of environmentally sensitive lands, including but not limited to public acquisition, conservation easements, transfer of development rights, or clustered development with open space designations.** – this would apply to springs and seeps, rock outcrops, wildlife linkages and prairie dogs.

## **WILDLIFE GOALS AND POLICIES**

**Goal E&C.10. Protect indigenous wildlife populations, localized and larger-scale wildlife habitats, ecosystem processes, and wildlife movement areas throughout the planning area.** – this applies to wildlife linkages, and prairie dogs.

**Policy E&C.10.1. Encourage local development to protect, conserve, and when possible enhance and restore wildlife habitat.** – This applies to springs and seeps, rock outcrops, wildlife linkages and prairie dogs.

**Policy E&C.10.3. Protect sensitive and uncommon habitats such as Ephemeral wetlands, riparian habitats, springs, seeps, rare plant communities, and open prairie ecosystems including the physical elements such as water sources and soil types on which they depend through open space acquisition efforts, avoiding these features in the design of subdivisions and other development, etc.** - This applies to springs and seeps, rock outcrops, wildlife linkages and prairie dogs.

**Policy E&C.10.6. Conserve and restore important wildlife corridors through the planning area to allow wildlife to find suitable habitat in the face of climate change by moving along vegetational and elevational gradients.** - This applies to wildlife linkages.

## **Landscape Approach**

Nestled at the foot of the towering San Francisco Peaks volcano that is perched on an ancient limestone base, the citizens of the City of Flagstaff are witness to diverse landscapes that range from broad, open parks to riparian areas bounded by rocky escarpments and outcrops, all of which are home to a complex, interdependent ecological web of plants, animals, and humans. The quality of life of all these species depends on maintaining a thoughtful harmony in which we humans strive to do no unnecessary harm to this web of life. Water and light (warmth), are vitally important to all life, so whether it be riparian zones, wetlands, springs and seeps, or rocky outcrops where water emerges and the sun warms its surfaces and hidden dens, where rare plants grow and lizards, snakes and other animals reside, particular care should be taken to conserve and protect these relatively rare landscape features. Together, these resources create a unique ecology and

quality of life, greatly valued by residents and visitors to Flagstaff. We are privileged to live in this natural embrace-- which we call home.

Interconnection is a key to application of resource protection across a landscape. In almost every case all natural resources gain value when they are interconnected with similar resources versus being isolated or fragmented. Not all resources can be protected without impacting growth and development, so choices and compromises must often be made. The Protection Standards, described below, are provided based on the understanding when reviewing development plans, that resources located in areas with connectivity will be more resilient and more likely to thrive and be sustained over time.

In many cases, interconnectivity can be built into the development plans by taking advantage of various resource protection opportunities during the initial phase of site planning. For example, implementation of the Protection Standards can provide added value to the developer in terms of resource protection. For example, drainages can provide for flood control areas and rights of way for utilities while also providing areas for recreation, protecting scenic vistas and open space, while preserving habitat for wildlife, protecting riparian areas and wetlands.

### **Considerations for Protection Standards for Applying the Natural Resource Ordinance**

Areas providing multiple resource values should be favored for protection over areas providing fewer values. This is shown on the Natural Resource Map in the Regional Plan where the darkest colored areas contain the most overlap of resource richness.

Areas providing rare or unique resources should be favored for protection over more common resources (e.g. riparian favored over ponderosa pine forest).

Areas connected to other natural resource sites by undeveloped drainages, slopes, corridors (FUTS rights of way in some cases) or proximity should be favored for protection over isolated areas.

Determining resource values of green field sites proposed for development will require a site visit and assessment. Who will conduct the site visit and when it will be done will be determined by staff and consultants. Full disclosure of this visit will be made to the development community.

If the community wishes to protect resources on a site to an extent which precludes development, the community should attempt to purchase the parcel on the open market and set it aside as open space or a natural area. We recognize it will not always be possible. This option would require a source of funding and an efficient process to be successful.

The Conservation Study Forum and Habitat Harmony, Inc. would like the city to modify the definition of floodplains to include Seeps, Springs and Riparian Areas and add to the priority for protection list rock outcrops, wildlife linkages, and prairie dogs. These would become Numbers 4,5, and 6 in the Priority for Resource Protection section.

Members of the Conservation Study Forum and Habitat Harmony, Inc. would be pleased to assist City staff in the preparation of draft ordinance language.



## **Requests for changes in the Resource Protections Standards of the Zoning Code are being made by the Conservation Study Forum and Habitat Harmony, Inc.**

**The Conservation Study Forum** is an informal group of scientists and land managers and others who are interested in the application of science to policy. Our **mission** is to work with others to ensure a continuing high level of conservation for Northern Arizona's exceptional natural, cultural, and historic resources. We value a collaborative effort of volunteers, groups, private entities, and agencies that includes involvement in planning, decisions, conservation and management. Beginning in 1998, a group of local scientists and knowledgeable citizens acting as individuals responded to the call for public input on resources for the 1998 Flagstaff Area Open Spaces & Greenways Plan, the 2001 Flagstaff Area Regional Land Use and Transportation Plan, the 2003 Coconino County Comprehensive Plan, the 2014 Flagstaff Regional Plan 2030 Place Matters, and the 2015 Coconino County Comprehensive Plan revision. A list of members is available upon request.

Since the passage of the Flagstaff Regional Plan 2030, the Conservation Study Forum has analyzed the conservation goals and policies in the regional plan and their implementation in the zoning ordinance. The city planning staff has been very helpful in this process. The result of our work is now being made available to the council for their consideration.

**Habitat Harmony, Inc.** is a 501 (c)(3) nonprofit corporation founded in 2001 upon the recognition of the inherent value of the natural world. The **mission** of Habitat Harmony is to assist humans to live in harmony with wildlife. Habitat Harmony is active in the following areas: studying, documenting and disbursing information on promoting harmony among all the variety of living creatures that may share a common habitat, educating the public about the needs of wildlife; providing alternative habitats for threatened, endangered or misplaced wildlife; relocating threatened, endangered or misplaced wildlife; caring for and studying threatened endangered or misplaced wildlife; providing, improving, or altering habitat to better accommodate the needs of living creatures sharing a habitat, and promoting public policies that protect wildlife.

It is the policy of Habitat Harmony to seek consensus, and to build cooperative relationships. It is our goal to pursue our mission in a manner that promotes a sense of community and avoids confrontational or polarizing tactics. We believe the greater good may be accomplished by a respectful approach to issues.

Some activities of Habitat Harmony and the board of directors may be seen at [www.habitatharmony.org](http://www.habitatharmony.org)

RECEIVED  
NOV - 6 2017  
BY: E. J. Miller

**TITLE OF ISSUE:** Request for Changes in the Resource Protection Standards of the Zoning Ordinance

[illegible]

## PETITION SIGNATURES

## PETITION TO FLAGSTAFF CITY COUNCIL

**TITLE OF ISSUE: Request for Changes in the Resource Protection Standards of the Zoning Ordinance**

[illegible]

# PETITION SIGNATURES

## PETITION TO FLAGSTAFF CITY COUNCIL

**TITLE OF ISSUE:** Request for Changes in the Resource Protection Standards of the Zoning Ordinance

| DATE SIGNED | PRINTED NAME        | RESIDENCE ADDRESS                               | SIGNATURE           |
|-------------|---------------------|---|---------------------|
| 10/2/17     | GWENN GALLENSTEIN   | 1620 N. SUNSET DR.<br>FLAGSTAFF, AZ 86001       | Gwenn Gallenstein   |
| 11-2-17     | JENNIFER GLENNON    | 4610 E. Timber Point Way<br>Flagstaff, AZ 86004 | Jeger Glennon       |
| 11-2-17     | TOM DRESLER         | 2847 N PEAK VIEW ST<br>Flagstaff AZ 86001       | Tom Dresler         |
| 11/2/17     | Kelly Stutz         | 3045 W. Brenda Loop<br>Flagstaff, AZ 86001      | Kelly D. Stutz      |
| 11/2/17     | Joseph Holway       | 116 S. O'Leary St.<br>Flagstaff, AZ 86001       | Joseph Holway       |
| 11-3-17     | Jill Thomas         | 1429 N. Mariposa Rd<br>Flagstaff, AZ 86004      | Jill Thomas         |
| 11-3-17     | Mari Cramer-Soliday | 2646 E. Jeffery Loop<br>Flagstaff, AZ 86001     | Mari Cramer-Soliday |
| 11-03-17    | Wes Murry           | 3100 N. Fl. Valley Rd.<br>#148                  | Wes Murry           |
| 11/3/17     | Samantha Burton     | 9000 N. Hwy 89 #6<br>Flagstaff, AZ 86004        | Samantha Burton     |
| 11/3/17     | David Hartley       | 2811 Burkhardt Dr.<br>Flagstaff, AZ 86004       | David Hartley       |
| 11/3/17     | Jodi Griffith       | 3101 N Fort Valley<br>Flagstaff AZ 86001        | Jodi Griffith       |
| 11/3/17     | Lynn Yeager         | 3125 W. Meadowbrook Dr.<br>Flagstaff, AZ 86004  | Lynn Yeager         |
| 11/3/17     | Hannah Fontes       | 23 SAGASSI<br>Flagstaff AZ 86001                | Hannah Fontes       |
| 11/3/2017   | Richard McMichael   | 1352 S. Mariposa Street<br>Flagstaff AZ 86001   | Richard McMichael   |
| 11/3/2017   | Gary D. Alpert      | 126 Bertrand St.<br>Cherry Hill, Flagstaff      | Gary D. Alpert      |
| 11/3/2017   | JANET W. GILLETTE   | 24 W. TRAVERTINE TRL.<br>FLAGSTAFF, AZ 86005    | Janet W. Gillette   |
| 11/3/2017   | Kirk C. Anderson    | 3361 S. Moore Ct.<br>Flagstaff AZ 86005         | Kirk C. Anderson    |
| 11/3/2017   | DAVID GILLETTE      | 24 W. TRAVERTINE TRL<br>FLG 86005               | David W. Gillette   |

## PETITION SIGNATURES

## PETITION TO FLAGSTAFF CITY COUNCIL

**TITLE OF ISSUE:** Request for Changes in the Resource Protection Standards of the Zoning Ordinance

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## PETITION SIGNATURES

### PETITION TO FLAGSTAFF CITY COUNCIL





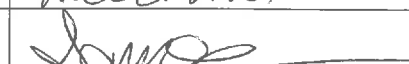



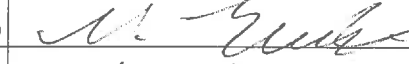
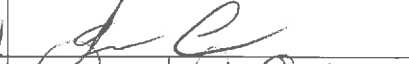



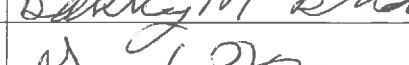
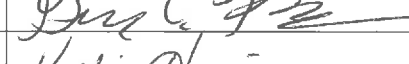
**TITLE OF ISSUE:** Request for Changes in the Resource Protection Standards of the Zoning Ordinance

| DATE SIGNED | PRINTED NAME      | RESIDENCE ADDRESS              | SIGNATURE         |
|-------------|-------------------|--------------------------------|-------------------|
| 17 Oct 2017 | Anastasia Begley  | 1223 E Stone Ridge 86001       | ABegley           |
| 10/17/17    | Gisela Klumpp     | 2333 N Fremont 86001           | Gisela Klumpp     |
| 10/17/17    | Adrienne Traylor  | 813 W University Apt 112 86001 | Adrienne Traylor  |
| 10/17/17    | Sue Holiday       | 2813 W Patterson 86004         | Sue Holiday       |
| 10-17-17    | Ellen Wade        | 120 E Astro Ln 86001           | EWade             |
| 10-17-17    | Robert Baer       | 6147 E Olson dr                | Robert Baer       |
| 10/17/17    | William Wade      | 120 E Astro Ln                 | William Wade      |
| 10/17/17    | Melissa Amberson  | 3891 S Walkup                  | Melissa Amberson  |
| 10.17.17    | Heather Green     | 2206 Lantern Lane 86001        | Heather Green     |
| 10/17/17    | DON KELLER        | 302 W. JUNIPER AVE             | Don Keller        |
| 10/17/17    | Jon Busco         | 1107 N. Navajo Dr. 86001       | Jon Busco         |
| 10/17/17    | Barbara G. Phelps | 526 N Benton 86001             | Barbara G. Phelps |
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# PETITION SIGNATURES

## PETITION TO FLAGSTAFF CITY COUNCIL

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|-------------|--------------------|--|---|
| 9-26-17     | Monica Jensen      | 3039 W. ANKI LANE <sup>86001</sup>               |    |
| 9/27-17     | Linda Borkan       | 1161 N. Conifer <sup>86001</sup>                 |    |
| 9-27-17     | Sarah Wile         | 2415 N. Park View                                |    |
| 10-2-17     | Valerie Watson     | 2200 N. Raintree Rd. <sup>86004</sup>            |    |
| 10-2-17     | Samuel Farr        | 1914 E. Mountain View <sup>86004</sup>           |    |
| 10-3-17     | Lara Schmit        | 6006 W. Cherry Ave <sup>86001</sup>              |    |
| 10/4-17     | Sophia Marshall    | 401 S O'Leary St <sup>apt 89 86001</sup>         |    |
| 10/4-17     | Nick Bejarano      | 2487 E. Elder Dr. <sup>Flagstaff, AZ 86001</sup> |   |
| 10/4-17     | Tomas Colunga      | 7575 W. Dream View Trl                           |  |
| 10-10-17    | Linda Quinn        | 619 N. LEROUX ST                                 |  |
| 10-15-17    | Rachel Josephchuk  | 3307 N. Monte Vista Dr.                          |  |
| 10-15-17    | Bakley McBride     | 3301 N. Monte Vista Dr                           |  |
| 10-15-17    | George A. Hamilton | 3301 N. Monte Vista Dr                           |  |
| 10/16/17    | Katie Harris       | 3634 S. PRIMA DR 86005                           |  |
| 10/17/17    | Emily Renn         | 2220 E. Hemberg Dr, 86004                        |  |
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# PETITION SIGNATURES

## PETITION TO FLAGSTAFF CITY COUNCIL

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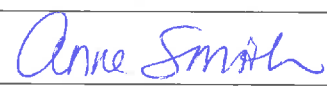

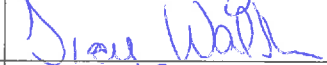



| DATE SIGNED | PRINTED NAME    | RESIDENCE ADDRESS                              | SIGNATURE      |
|-------------|-----------------|--|----------------|
| 9/23/17     | LYNN BARTLOW    | 3714 E Avocet Ave.<br>Flagstaff 86004          | Lynn Bartlow   |
| 9/23/17     | RON BARTLOW     | " "  | Ron Bartlow    |
| 9/23/17     | GEORGE CATHEY   | 3080 S WALKUP DR.                              | George Cathey  |
| 9/23/17     | Michael Miron   | 2212 N 14th place                              | Mike Miron     |
| 9/23/17     | Yuly Asencion   | 3101 W Shula Dr                                | Yuly Asencion  |
| 9/23/17     | Sarah Asken     | 502 W. Cherry Ave.                             | Sarah M. Asken |
| 9/23/17     | Eric Caroffin   | 1830 S Milton #237                             | Eric Caroffin  |
| 9/23/17     | W. DALE HOSKINS | 2955 W. KILTIE LN                              | Dale Hoskins   |
| 9/23/17     | Mirsaola K      | "Phoenix"                                      | Mirsaola K     |
| 9/23/17     | Anne Schuster   | Flag   | Anne Schuster  |
| 23 Sept 17  | CHARLOT ROOF    | 2043 N. RAINTREE                               | Charlot Roof   |
| 23 Sep 17   | Mary Jones      | 4015 E. Soliere                                | Mary Jones     |
| 9-23-17     | JEAN MYERS      | 3227 N. MONTE VISTA<br>FLAGSTAFF 86004         | Jean Myers     |
| 9-23-17     | Roger Joos      | 3440 N. KING ST<br>Flagstaff AZ 86004          | Roger Joos     |
| 9-23-17     | Felipe Gaskin   | 1105 W. COCONINO AVE<br>Flagstaff, AZ 86001    | Felipe Gaskin  |
| 9-23-17     | Nathan Stone    | 2200 E. ARROYO SECO DR.<br>Flagstaff, AZ 86004 | Nathan Stone   |
| 9/23/17     | Shawn Newell    | 3308 N. Grandview Dr.<br>Flagstaff, AZ 86004   | Shawn Newell   |
| 9/23/17     | Donald Wood     | 3804 S Walapai Dr.<br>Flagstaff                | Donald E Wood  |



# PETITION SIGNATURES

## PETITION TO FLAGSTAFF CITY COUNCIL

TITLE OF ISSUE: Request for Changes in the Resource Protection Standards of the Zoning Ordinance

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|---------------|---------------------|---|---|
| 23 SEP 2017   | RICHARD GAUGHAN     | BUTLER<br>125 E. BEAVER ST.                 |    |
| 23 Sept. 2017 | Colleen Ellenberger | 2500 W. Rt. 66, Flagstaff 86001             |    |
| 9/23/17       | PETER FRIEDERICH    | 713 W. GRAM CANYON 86001                    |    |
| 9/23/17       | Susan Patrick       | 2473 S. Rocking Horse Ln<br>Flagstaff 86001 |    |
| 9/23/17       | Steven Patrick      | 2473 S. Rocking Horse Ln<br>86001           |    |
| 10-04-17      | Anne Smith          | 2401 N. West st. #102                       |    |
| 10-10-17      | Sarah Aydelott      | 1471 N. San Francisco #7                    |    |
| 10-30-17      | Tracy Walther       | 1445 W. Melissa Dr                          |   |
| 10-30-17      | Itiya Aneece        | 1201 E. Ponderosa Pkwy                      |  |
| 10/3/17       | Ryan Biter          | 418. W. ASPEN AVE                           |  |
| 11/1/17       | LAURENCE CHAPMAN    | 1819 N. SAN FRANCISCO                       |  |
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Jeannette  
KIM  
Chen  
JNP  
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