

## **ATTENTION**

### **IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE**

The meetings will continue to be live streamed on the city's website  
(<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

To participate in the meeting click the following link:

[Join Microsoft Teams Meeting](#)

The public can submit comments that will be read at the dais by a staff member

to [CDPandZCommission@flagstaffaz.gov](mailto:CDPandZCommission@flagstaffaz.gov)

### **NOTICE AND AGENDA**

**PLANNING & ZONING COMMISSION  
WEDNESDAY  
MARCH 10, 2021**

**COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
4:00 P.M.**

**1. Call to Order**

**2. Roll Call**

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

DAVID ZIMMERMAN, CHAIR  
MARIE JONES, VICE CHAIR  
GAYLENE SOPER  
CAROLE MANDINO

LLOYD PAUL  
DR. ALEX MARTINEZ  
ERIC NOLAN

**3. Public Comment**

*At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.*

**4. APPROVAL OF MINUTES**

Approval of the minutes from the regular meeting on February 24, 2021

**5. PUBLIC HEARING**

**A. Case No. PZ-21-00019 Zoning Code Text Amendment - 2021: Affordable Housing Modified Development Standards.**

A request by the City to amend the Zoning Code to incorporate provisions into the Affordable Housing Incentives and the Parking Adjustments.

**STAFF RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, find that the required findings of the Zoning Code have been met, and make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

**6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS****7. 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 03/05/2021, at 1:00 p.m. This notice has been posted on the City's website and can be downloaded at [www.flagstaff.az.gov](http://www.flagstaff.az.gov).

Dated this 5th day of March, 2021.

\_\_\_\_\_  
Tammy Bishop, Administrative Specialist



**Planning & Zoning Commission**

**5. A.**

**Meeting Date:** 03/10/2021

**From:** Dan Symer, Zoning Code Manager

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**Information**

**TITLE:**

**Case No. PZ-21-00019 Zoning Code Text Amendment - 2021: Affordable Housing Modified Development Standards.**

A request by the City to amend the Zoning Code to incorporate provisions into the Affordable Housing Incentives and the Parking Adjustments.

**STAFF RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, find that the required findings of the Zoning Code have been met, and make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

**Connection to PBB Key Community Priorities/Objectives & Regional Plan:**

See Narrative

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**Attachments**

Staff Report

Attachment 1 Narrative

Attachment 2 Proposed Text

Attachment 3 Public Comments

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## **PLANNING AND DEVELOPMENT SERVICES REPORT**

### **Zoning Code Text Amendment**

#### **PUBLIC HEARING**

**PZ-21-00019**

**DATE:** February 11, 2021

**MEETING DATE:** March 10, 2021

**REPORT BY:** Dan Symer, AICP

#### **REQUEST:**

City's request for a Zoning Code Text Amendment to incorporate provisions into the Affordable Housing Incentives and the Parking Adjustments.

#### **STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission, in accordance with this report, find that the required findings of the Zoning Code have been met, and that the Planning and Zoning Commission make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

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#### **I. Proposed Amendment:**

The proposed amendment (Attachment 2) incorporates into the Affordable Housing Incentives certain provisions that would allow the City Council to approve modifications to the Property Development Standards (e.g., area, width, lot size, setbacks, open space, etc.), excluding building height, density, outdoor lighting, signs, and the standards or guidelines applicable to a property with a historic, landmark, or airport overlay zone. The provisions would be valid for permanently affordable housing developments that provide 100% of the dwelling units to persons or families with a household income equal to 80% or less of the area median income for the City of Flagstaff. The Zoning Code defines permanent affordability for affordable housing as a minimum of 30 years for developments with rental units and 99 years on for-sale units.

The intent of the proposed provisions is to implement the Regional Plan and Incentive Policy for Affordable Housing (IPAH) policies to provide flexibility and allow property owners of affordable housing developments to request modifications to the Property Development Standards that may not be easily addressed as part of the design. Additionally, it allows for alternative design solutions. Another example of a modification could be a change in the parking requirements to a rate that is less than one space per dwelling unit and is more appropriate for the development, such as the parking requirements for an affordable housing senior living development. It should be noted that this amendment is also being proposed to assist in addressing Flagstaff's housing crisis that was declared by the previous City Council (Resolution No. 2020-66).

In order to approve any request to modify the Property Development Standards, the City Council will be required to ascertain that the incorporated findings have been met. In summary, these findings are to ensure that the modification to the Property Development Standards maintain consistency with the Regional Plan (General Plan), will not cause health, safety, convenience, or welfare hazards, maintain consistency with other existing developments in the area, and the proposed development is similar in quality to other developments that are available to the public at the market rate. Moreover, an additional finding has been incorporated pertaining to the location of the Development Site to a transit stop. This finding is only applicable when a modification to the number of motor vehicle parking spaces required is proposed to be modified.

#### **II. Zoning Code Text Amendment**

The Planning Director shall provide a recommendation to the Planning and Zoning Commission for its review. The Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled

public hearing. The recommendation shall include the following: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and a recommendation on whether the amendment should be granted or denied.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

**A. Finding #1:**

**The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**

The primary purpose of the amendment is to implement and maintain consistency and conformance with the goals and policies of the Regional Plan (General Plan) while encouraging and incentivizing affordable housing through flexible land use development standards that are sensitive to the contextual surroundings. In order to achieve this purpose, the proposed amendment incorporates provisions to allow the City Council to approve modifications to the Property Development Standards of a zone, to accommodate permanently affordable housing developments, as defined in the Zoning Code. The affordable housing developments that qualify for the modification provision constitute developments that provide 100% of the dwelling units to persons or families with a household income equal to 80% or less of the area median income for the City of Flagstaff. In addition, criteria have been incorporated that require the City Council to find that the proposed modifications to the Property Development Standards maintain consistency with the Regional Plan (General Plan).

The proposed provisions and findings address multiple goals and policies of the Regional Plan. These include the following:

- Providing flexibility in the Property Development Standards to incentivize affordable housing developments that contribute to providing a variety of housing types in Flagstaff and to assist in overcoming design and development challenges of a property through the incorporation of creative solutions (Regional Plan Goal NH.3. and Policies ED.7.1., NH.3.5. and LU.1.6.);
- Requiring that the City Council find that the proposed modifications to the Property Development Standards maintain a development design that is contextually sensitive to the development patterns of the area/neighborhood in which the development is proposed (Regional Plan Goal CC.4. and Policies CC.3.1., CC.3.2., ED.7.1., NH.1.1., NH.6.1. and LU.1.6.);
- Protecting existing historic areas and building forms by prohibiting modifications to the Property Development Standards and guidelines of historic and landmark overlay zones<sup>1</sup> (Policies CC.2.7., LU.10.3., and NH.1.1.); and,
- Protecting the airport area from developments that may otherwise hinder current and future airport expansion operations by prohibiting modifications to the Airport Overlay (AO) zone (Policies ED.3.8. and LU.16.1.).

**B. Finding #2**

**The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;**

The provisions of the amendment are not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the city. In order to assist in the implementation of the Regional Plan's policies to encourage, incentivize, and increase the availability of affordable housing, the primary purpose of the amendment is to minimize regulatory constraints by allowing modifications to the Property Development Standards. Furthermore, the amendment includes provisions that require the City Council to find that the proposed modifications to the Property Development Standards will not be detrimental to the public interest, health, safety, convenience, or welfare and will not endanger, jeopardize,

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<sup>1</sup> Currently there are three historic and landmark overlay zoning categories: Landmark Overlays (LO), the Townsite Overlay (TO) and the Downtown Overlay (DO).

or otherwise constitute a hazard to the property or improvements in the vicinity in which the development is located.

**C. Finding #3**

**The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**

The amendment does not substantively modify the existing provisions of the Zoning Code, and it is internally consistent with the code. Furthermore, the proposed amendment utilizes the existing format and does not conflict with other provisions of the Zoning Code. It maintains the Zoning Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.

**III. CITIZEN PARTICIPATION**

Persons of interest on file with the Planning and Development Services section of the Community Development Division were notified of the Planning and Zoning Commission and City Council work sessions and public hearing via first-class mail. Moreover, notification of the work sessions and public hearings were published on the City's Facebook and Flagstaff Community Forum web pages and in the Arizona Daily Sun.

At the City Council meeting on February 9, 2021, one public comment was provided in support of the amendment. As of the date of this report, staff has received two sets of comments (Attachment 3) pertaining to the amendment from the public. In addition, two people responded to the Flagstaff Community Forum survey regarding this amendment. One indicated that he/she does not support the amendment, and the other respondent maintained a neutral position.

**IV. PLANNING AND ZONING COMMISSION WORK SESSION**

At the Planning and Zoning Commission Work Session of February 10, 2021, staff reviewed the text amendment application with the Commission. The Commission had a series of questions to clarify their understanding of the proposed Zoning Code Text Amendment. In summary, the Commission unanimously recommended that a maximum distance from a transit location be incorporated for any parking modification. The Commission also recommended, as part of the processing of a modification request for a property in a historic district, that staff obtain a recommendation from the Heritage Preservation Commission before presenting the request to the City Council. In addition, the Commission recommended that the following considerations be addressed as part of a future amendment: 1) a public notification requirement; and 2) incorporate a requirement for the Heritage Preservation Commission to make a recommendation to the City Council for any modification to the Property Development Standards of a zone for a property in a historic district. In order to address these concerns, the proposed Zoning Code Text Amendment has been modified to include notification and transit location requirements. Also, the standards and guidelines of the historic and landmark overlay zones have been exempted from the allowable modifications.

**V. CITY COUNCIL WORK SESSION**

At the City Council Work Session on February 9, 2021, staff reviewed the text amendment application with the City Council. The City Council had a series of questions to clarify their understanding of the proposed Zoning Code Text Amendment. In summary, the City Council was supportive of the amendment, although it was opined that when parking modifications are proposed, the Development Site should be near a transit stop and in an activity center. Additionally, it was stated that a menu of considerations should be incorporated for different quantities of affordable units and income ranges. In order to address these concerns, the proposed Zoning Code Text Amendment has been modified to include transit location requirements, and staff recommends incorporating the menu of considerations as part of the larger update to the Zoning Code's Affordable Housing Incentives later this year as a separate amendment.

**VI. Housing Commission Meeting:**

At the Housing Commission meeting on February 25, 2021, the Commission reviewed the text amendment application and provided a recommendation of approval to City Council. In addition, the Commission had clarification questions and provided the following comments: a concern was expressed regarding reducing the parking requirements, and caution should be taken if there was consideration to reduce the Area Median Income level that would be more exclusive.

**Attachments:**

1. Application Narrative and Regional Plan Analysis
2. Draft of Case No. PZ-21-00019 Zoning Code Text Amendment – 2021: Affordable Housing Modified Development Standards
3. Public Comments

## **Affordable Housing Modified Development Standards Zoning Code Text Amendment**

### **Narrative and Regional Conformance Analysis**

#### **Narrative**

The purpose of Division 10-30.20: Affordable Housing Incentives of the Zoning Code is to implement the Regional Plan and Incentive Policy for Affordable Housing (IPAH) policies, in order to encourage the preservation and production of affordable dwelling units and to assist in addressing Flagstaff's housing crisis that was declared by the previous City Council (Resolution No. 2020-66). The Zoning Code currently incorporates density bonuses, reductions in forest resources, landscape requirements and parking requirements, and a 15% modification to Property Development Standards.

The proposed amendment will incorporate additional provisions into the Affordable Housing Incentives, which will allow the City Council to approve modifications to the Property Development Standards (e.g., area, width, lot size, setbacks, open space, etc.) that are greater than 15%, excluding building height, density, outdoor lighting, signs, and the standards or guidelines applicable to a property with a historic, landmark or airport overlay zone. The provisions would be valid for permanently affordable housing developments, as defined in the code, which provide 100% of the dwelling units to persons or families with a household income equal to 80% or less of the area median income for the City of Flagstaff.

The proposed provisions are intended to allow property owners of affordable housing developments to request modifications to the Property Development Standards that may not be easily addressed as part of the design. Modifications greater than 15% will require City Council approval and modifications 15% or less that are currently allowed will still be approved by the Planning Director as. Additionally, it allows for the presentation of alternative design solutions. Another example of a modification could be a change in the parking requirements to a rate that is less than one space per dwelling unit and is more appropriate for the development, such as the parking requirements for an affordable housing senior living development. When a parking modification is proposed, provisions have been incorporated that require the Development Site to be within 1,320 feet or a greater distance approved by the City Council.

#### **Regional Plan Conformance**

The Regional Plan analysis supports the required finding of conformance for the proposed Zoning Code Text Amendment and demonstrates the manner in which it implements the related City policies. The Regional Plan has 97 goals and over 300 policies, which sometimes conflict or are given different weight in decision making. The applicable policies are analyzed by chapter below. No conflicting policies were identified with the proposed amendment.

#### **Chapter VIII - Community Character**

- Policy CC.2.7. Protect existing historic districts from encroachment by land uses that compromise the historic characteristics of the district.
- Policy CC.3.1. Encourage neighborhood design to be respectful of traditional development patterns and enhance the overall community image.
- Policy CC.3.2. Maintain and enhance existing buildings and blend well-designed new buildings into existing neighborhoods.
- Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.

In order to achieve the implementation of the above-referenced policies, modifications to the standards and guidelines of historic and landmark overlay zones have been excluded from the allowed adjustments proposed in the amendment. The purpose of the exclusion is to ensure that developments



in these overlays maintain the character that the overlays are intended to protect. For properties that are not in a historic and landmark overlay, findings have been incorporated to require the City Council to ascertain that the proposed development maintains consistency with the character of other existing developments in the area and is similar in quality of market-rate developments. The City Council will also be able to reference an areas specific plans as a source for defining a neighborhood's character in relation to a requested modification.

#### **Chapter IX – Growth Areas & Land Use**

- Policy LU.1.6. Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.
- Policy LU.10.3. Value the Historic Neighborhoods established around downtown by maintaining and improving their highly walkable character, transit accessibility, diverse mix of land uses, and historic building form.
- Policy LU.16.1. Encourage the continued intensification, expansion, and protection of existing industrial, warehousing, and distribution uses from encroachment where appropriate.

The primary purpose of the proposed amendment is to encourage affordable housing through flexible Property Development Standards that permit the incorporation of alternative design solutions and resolve challenges that potentially increase the cost of housing or minimize the number of units provided. In addition, the proposed amendment excludes the ability to modify the standards and guidelines of the historic and landmark overlays, thereby assisting in maintaining the historic building forms and patterns that these overlays are intended to protect. The provisions of the Airport Overlay (AO) zone have also been exempted from the allowable modifications. This exemption is meant to assist in ensuring that uses are precluded from areas that may otherwise encroach on the current and future airport expansion and operations in accordance with FAA policies.

#### **Chapter XIV - Economic Development**

- Policy ED.3.8. Protect existing business and industrial land uses from encroachment and allow for their expansion.
- Policy ED.7.1. Support planning, design, and development that positively, creatively, and flexibly contribute to the community image.

In order to effectuate the above-referenced policies, the Airport Overlay (AO) zone has been exempted from the allowable modifications under the proposed amendment. This exclusion assists in maintaining the flexibility of airport operations, business and industrial uses within the overlay which may otherwise be hindered by residential encroachments. In addition, the proposed amendment allows for the use of the flexible Property Development Standards to achieve creative design solutions that contribute to the contextual area. To ensure that the proposed design solution contributes to the community image, the City Council is required to ascertain that the development is consistent with the contextual area. It should be noted that this amendment will not eliminate the need to rezone a property if it is currently zoned Research and Development (RD), Light Industrial (LI), Light Industrial-Open (LI-O), Heavy Industrial (HI) and Heavy Industrial-Open (HI-O). Therefore, the proposed amendment will not impact the supply of land available for employment uses.

#### **Chapter XIII – Neighborhoods, Housing, & Urban Conservation**

- Policy NH.1.1. Preserve and enhance existing neighborhoods.
- Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.
- Policy NH.3.5. Encourage and incentivize affordable housing.

- Policy NH.6.1. Promote quality redevelopment and infill projects that are contextual with surrounding neighborhoods. When planning for redevelopment, the needs of existing residents should be addressed as early as possible in the development process.

The proposed amendment fosters the implementation of the above-mentioned policies by encouraging and incentivizing affordable housing through modifications to a zone's Property Development Standards. One of the purposes of the proposed amendment is to minimize regulatory challenges that may limit the ability to provide housing for persons and families of varying household incomes. The amendment also includes provisions that the City Council shall ascertain consistency of the proposed development with the contextual area and its similarity in quality to market-rate developments.

## Case No. PZ-21-00019 Zoning Code Text Amendment - 2021: Affordable Housing Modified Development Standards

### HOW TO READ THIS DOCUMENT

Unless otherwise stated, existing provisions that are being deleted are shown in bold red strikethrough text, like this: ~~Provisions that are being deleted are shown with a bold red strikethrough text.~~

Provisions that are being added are shown in bold blue text, like this: **Provisions that are being added are shown in bold blue text.**

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.20 Affordable Housing Incentives, Section 10-30.20.020 Applicability, Subsection C. Minimum Percentage., as follows:

#### 10-30.20.020 Applicability

- C. **Minimum Percentage.** A minimum of 10 percent of the total number of proposed units must be affordable housing, as defined in Section 10-30.20.050, Density Bonus, **unless a higher minimum is required by other provisions of this division.**

Section 2. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.20 Affordable Housing Incentives, 10-30.20.040 Affordable Housing Incentives, Subsection B. Incentives Defined., Paragraph 4. Adjustment of Building Form Standards., as follows:

#### 10-30.20.040 Affordable Housing Incentives

- B. **Incentives Defined.** For the purposes of this division, developer incentives for affordable housing development are defined below.
4. **Adjustment of ~~Building Form~~ Property Development Standards.**
- a. Affordable housing can utilize Planned Residential Development (Section 10-40.60.280) in any zone to provide flexibility in the application of building form requirements and to increase the potential building types.
  - b. Minor modifications to ~~building form standards~~ **Property Development Standards** for affordable housing developments ~~(e.g., setbacks, height, coverage, area, lot size, or other lot requirements)~~ may be modified up to 15% ~~percent~~.
  - c. **Additional modifications to the Property Development Standards may be approved by the City Council for a Category 1 affordable housing development that provides 100% of the dwelling units to persons or families with a household income equal to 80% or less of the**

Area Median Income as published annually by the U.S. Department of Housing and Urban Development for the City of Flagstaff.

- (i) To approve a request to modify the Property Development Standards, the City Council shall find that the following criteria have been met:
  - (a) The modifications are consistent with and conform to the goals of the General Plan and any applicable specific plans;
  - (b) The modifications will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan;
  - (c) The requested modifications will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located;
  - (d) The proposed development is consistent with the character of the area; and
  - (e) The type, quality, and amenities of the development are consistent with those found in similar developments that are available to the public at market rate.
- (ii) Additional findings to approve a request to modify the number of motor vehicle parking spaces required (Section 10-50.80.040). To approve a request to modify the motor vehicle parking requirements, the City Council shall also find that:
  - (a) Adequate transit service is available to the Development Site. Adequate transit service from a Development Site to a permanent transit stop is:
    - (a.i.) Less than or equal to 1,320 feet; or
    - (a.ii.) A distance greater than 1,320 feet when the City Council finds that the route to the permanent transit stop has adequate nighttime lighting and does not have a significant grade change, and the distance does not impede reasonable access to transit.

The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail.

- (iii) Notice of the City Council Meeting. A minimum of 15 days prior to the City Council Meeting, the applicant shall:
  - (a) Notify by first-class mail all property owners of record within 300 feet of the subject property of the purpose, time, date, and place of the City Council meeting;
  - (b) Notify by first-class mail all homeowners associations (HOAs) that govern land within 1,000 feet of the subject property as well as all persons or groups whose names are on the registry of persons and groups described in Subsection C of Section 10-20.30.080 who are interested in receiving such notice, of the purpose, time, date, and place of the City Council meeting; and
  - (c) Install a minimum of one sign that is at least four feet by four feet on the Development Site in a location clearly visible from a public right-of-way and adjacent residents setting forth the purpose, time, date, and place of the City Council meeting, with an attached information tube containing copies of the meeting notice. All print on the sign shall be visible from a distance of 100 feet.

- d. For the purposes of this section, the Property Development Standards means Building Form, Building Placement, Building Types, Encroachments and Frontage Types, Fences and Screening, Landscape Standards, Lot Requirements, Open Space, Parking Standards and Required Parking, Private Frontage Types, and any other amount, area, dimension, quantity, size, or design requirement of the Zoning Code as determined by the Zoning Administrator. Property Development Standards that may be modified pursuant to this section do not include Building Height, Density, the Number of Units per Building Type, Outdoor Lighting Standards, Signs, and the standards or guidelines of the overlay zones specified in subsection A.1. (Airport Overlay (AO)), A.2., (Downtown Overlay (DO)), A.3. (Landmarks Overlay (LO)) and A.5 (Townsite Overlay (TO)) of Section 10-40.50.030., and any historic overlay zone adopted after the effective date of this provision (CITY CLERK/CODIFIER TO ADD EFFECTIVE DATE).

Section 3. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, Section 10-50.80.060 Parking Adjustments, as follows:

#### **10-50.80.060 Parking Adjustments**

In the case that more than one parking adjustment may apply, for example as a result of allowed reductions for affordable housing (see Division 10-30.20, Affordable Housing Incentives), reductions for bike racks, or any other reduction authorized by this code, the cumulative parking adjustment shall not exceed 20 percent. However, in multifamily residential developments no less than one parking space per residential unit shall be required, **unless approved by City Council as part of an affordable housing development meeting the criteria set forth in Section 10-30.20.040.B.4.c.**

## Daniel Symer

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**From:** tyler denham <tyler.b.denham@gmail.com>  
**Sent:** Monday, February 8, 2021 11:47 AM  
**To:** Daniel Symer  
**Subject:** Comments on February 9th Work Session PZ-21-00019

Tyler Denham  
760-449-0512  
PZ-21-00019

I am very excited to see the City Council discuss an expansion of the affordable housing incentives, these incentives have the potential to help many of the neediest families in Flagstaff. However, there is a sentence in the proposed amendment that threatens to undermine the City Council's laudable goal of improving housing affordability. Section B.4.D of 10-30.20.040 states:

[Property Development Standards that may be modified pursuant to this section do not include Building Height, Density or the Number of Units per Building Type.](#)

Overall affordability in Flagstaff will never improve until housing supply catches up with demand. This is a hard fact that the City Council has to grapple with eventually. The affordable housing incentives could be a great vehicle to increase overall supply. Also, by limiting the density of affordable housing developments you limit the number of families that can take advantage of them.

I urge the City Council to edit the proposed amendment to allow density increases, so as to improve overall affordability and increase the number of families that can take advantage of the developments.

Best,  
Tyler Denham

## Daniel Symer

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**From:** Duffie Westheimer <dwestheimer@gmail.com>  
**Sent:** Wednesday, February 10, 2021 11:33 AM  
**To:** Daniel Symer  
**Subject:** Comments re: affordable housing code amendments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings Dan,

I would like to offer these comments regarding the affordable housing code amendments. They will be brief due to time restraints so if anything is unclear please ask for clarification.

- *There is no end to the need for housing and affordable housing*, especially with so many people relocating these days. Metrics need to be in place to be sure development and building types meet the need rather than opening a free-for-all for developers and investors. This could easily lead to overbuilding and types of housing people don't want located there, or want to live in but work for developers. We cannot build our way to affordability. History shows that prices here have only increased while the size of the city has grown.
- When my City provides incentives that essentially give away value permanently, the benefit to the community needs to also be permanent. For example, 30 year deed restrictions are not commensurate, and neither is increased density if it does not fit with the established area character and makes residents unhappy in their homes.
- The downtown areas should not be the focus of increased density. These areas are the soul of the community and have a character that until recently accommodated growth at a comparable and reasonable scale. *, The historic areas have already absorbed growth.*
- The downtown area already chokes with traffic. People drive and it is legal for people to do so. (I ride a bike and walk for 99.9% of my transportation needs and the roads are already unsafe--we do not need more people who are frustrated by traffic jams, or on their mobile communication devices when at the wheel of a vehicle).
- People have vehicles. It is legal for everyone 16 years old and older to have a vehicle, and to use them (many people have more than one). To think they won't have vehicles and use them is head-in-the sand thinking. This is the type of mistake that has very long term impacts. Require realistic parking.
- Using the bus is not realistic for people who do multi-purpose trips unless they have all day to do so. This is not a criticism of the bus system, just the reality.
- The City should have to get my permission to change the code on my property even if it is to up zone or theoretically increase the value. This is my home, not a revenue source. I live here. I have neighbors very close and so I am considerate of them at all times. The downtown areas are already quite dense.
- It is unlikely people will work near where they live, especially if there are multiple household members who work. This means people move around a lot--vehicles will be used.
- COVID has shown the public health risks of density. There must be open and green areas near dense development. The developers need to provide and pay for it.
- If the zoning code allows and incentivizes increased density that damages neighborhoods and quality of life, people will move out of the homes and into the County, or further.
- Have an "old town" area that has a historic scale and character, and a "new town" area with modern scale and where density, height, etc. are established as the modern character.

That is all for now.  
Best regards,  
Duffie Westheimer