

**CITIZEN PARTICIPATION REPORT  
For  
MCALLISTER RANCH PUBLIC WORKS YARD**

SWI Project # 14065

Section 19, T 21 N, R 07 E, G&SRM  
Coconino County, Arizona

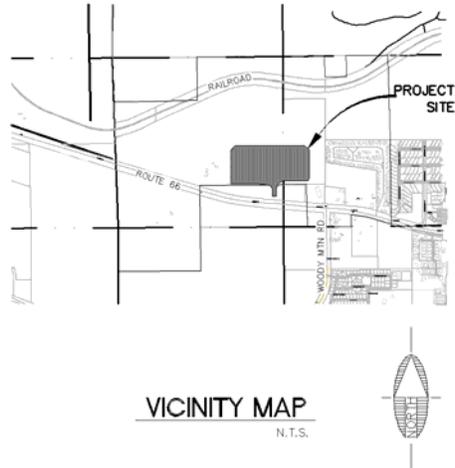
Prepared for:  
City of Flagstaff  
221 W. Aspen Avenue  
Flagstaff, AZ 86001

Prepared by:  
Shephard-Wesnitzer, Inc.  
110 W. Dale Avenue  
Flagstaff, AZ 86001  
(928) 773-0354

January 21, 2015  
Revised: May 5, 2015

## PROJECT SUMMARY

The City of Flagstaff is proposing a new public works yard at McAllister Ranch, located on the north side of west Route 66 between Woody Mountain Road and Flagstaff Ranch Road, see Vicinity Map shown below. Access to the site will be provided by one proposed driveway on Route 66. An eastbound left turn lane, westbound right turn lane, and westbound acceleration lane will be constructed. There will be a shared thru/right turn lane to exit the site. The site is located on 49 acres, of which only approximately 20 acres will be utilized for the public works facility.



## PROJECT LOCATION

The project limits are located near the western limits of the City of Flagstaff along Route 66, with the proposed facility being located on Coconino County Parcel 112-01-001C. The project site is positioned in the North  $\frac{1}{2}$  of Section 19, Township 21 North, and Range 07 East, of the Gila and Salt River Base Meridian, Coconino County.

## PROJECT DESCRIPTION

The site is currently located in an unincorporated area of Coconino County. The City has hired SWI to annex/rezone the property as well as compile and submit concept and site plan packages. A lot split was already processed and recorded, with a 44 acres parcel (APN 112-01-001D) being created as a result. After being annexed into the City, the parcel will be rezoned to Public Facilities (PF) in order to allow for a public works facility land use. The public works facility encroaches on an adjacent 5 acre City owned parcel (APN 112-01-092), which will also be rezoned. The two parcels will then be combined into one 49 acre parcel.

## NEIGHBORHOOD MEETING

As part of the annexation, rezone, and minor plan amendment, a "Citizen Participation Plan" is required in accordance with the Zoning Code. The main component of the plan is to hold a Neighborhood Meeting to introduce the project to surrounding property owners. A meeting is scheduled for Wednesday January 21, 2015 at 5 pm with a presentation at 6 pm at the DoubleTree by Hilton Flagstaff, located at 1175 West Route 66, Flagstaff, AZ.

Notification letters were sent to all property owners and homeowner’s associations (HOA) within a 1,200 foot radius. Letters were also sent to the City’s “Registry of Persons and Groups” as provided by the City. The letters were mailed on January 6, 2015. A copy of the notification letter and an exhibit of people invited to the meeting are included in Appendix A. In addition to the notification letter, a sign with the Neighborhood Meeting information was posted at the property on Friday January 9, 2015. The sign was posted on the gate at the entrance to the property on Route 66. A photo of the sign is included in Appendix B. The notification letter was also posted on the City of Flagstaff Website, and a brief article was published in the Arizona Daily Sun on January 21, 2015.

SWI led the meeting with support provided by Johnson Walzer Associates (JWA) and City Public Works staff. Poster boards with the Concept Plan, annexation map, landscape plan, resource protection plan, and exhibit with adjacent parcels were posted throughout the meeting room. Regional Plan and Zoning Maps provided by the City were also posted throughout the meeting room. The meeting began at 5 pm with an open house followed by a presentation at 6 pm. An outline of the brief presentation is below:

- Introduction
  - Basic overview of the project and what SWI was hired to accomplish – annexation, rezone, concept plan, site plan, etc.
- Drainage impacts
- Traffic impacts
- Resource protection
- Landscape
- Impacts of site lighting
- Open to questions

A recorder was used to record the questions of citizens attending the meeting. Table 1 below is a summary of the questions asked by citizens during the meeting, as well as comments mailed by citizens who were unable to attend the meeting:

**Table 1 – Neighborhood Meeting Questions**

QUESTION	RESPONSE
Will a water station be included on the site? This location would provide people hauling water an option to avoid driving all the way into town.	This will be discussed with the Utilities Department. The revised site plan didn't include a water station.
Flagstaff Ranch Road already doesn't have a left turn lane. How will this project impact the current condition, and will it require a left turn lane?	Traffic counts will be conducted at this location to determine if a left turn lane will be required.
How much does the project cost?	Approximately \$21 million.

Will the sale of the existing yard contribute to the new yard?	Yes, with limited funds available the new yard is dependent on the sale of the existing yard.
Can the price of the new yard be reduced enough to save the existing yard at Thorpe?	No, the new yard has already been designed to provide the absolute minimum necessities.
The existing yard still needs environmental remediate before it can be redeveloped. How can the City still have money left over from the sale of the property after paying for the remediation?	The City will still make a profit even though the site needs to be remediated.
Does the \$21 million include the lane additions on Route 66?	Yes, the estimate includes all the necessary offsite improvements.
What kind of noise and traffic can we expect on Route 66?	It is not anticipated that additional noise will be noticed with the new project. The calculated traffic volumes are very low in comparison to the current traffic volumes on Route 66.
Will there be increased noise due to the solid waste vehicles?	There is a potential for noise increase due to the DOT mandated safety checks each driver is required to perform prior to leaving the yard. The site is situated such that noise will be reduced as much as possible. There are future plans to build a garage large enough to park the solid waste vehicles, but unfortunately there is not enough money in the budget to build the garage at this time.
How will sewer be handled?	An 18" sewer line will be constructed from the Clay Avenue Wash detention basin to the western property line. This will provide sewer service to the site and will allow other developments upstream to connect as well.
Where will power come from?	It will be underground and will come from a termination point near Woody Mountain Road.
Has the City learned anything from the Aspen Height project as far as lighting impacts? Has the City learned from the backlash so the same outcome doesn't happen? Working with City planners may not be good enough – we can't just say the project is in zone 1 and only do the bare minimum of what is required.	The City plans on using this project as an example to show other future projects what kind of lighting can be done and still have minimal impacts to dark skies. We are currently working with a lighting consultant and are pursuing a grant for a lighting system that will emit significantly less lumens than is required.

<p>If the City owns 96 acres but is only developing 20-25 acres, will there be other development? How will there be other development in the floodplain east of the site.</p>	<p>At this time there are no other development projects planned. The only development that could occur in the floodplain would most likely be recreation fields.</p>
<p>The water pressure is already low in the area and this project will only make it worse. How will the City mitigate this?</p>	<p>A new well has already been drilled and a pumphouse is currently being designed. This will increase water pressure in the area.</p>
<p>Why move from the east side of town?</p>	<p>The intent is to consolidate the public works operations into one location in order to be more efficient and save money.</p>
<p>The City is already worried about road repairs, why spend money on this?</p>	<p>This project will save money long term by consolidating operations and selling the existing public works yard.</p>
<p>Isn't it cheaper to build this on the east side of town?</p>	<p>No. A cost estimate was performed by SWI on a site on the east side and this site. The City already owns the McAllister Ranch property but not the site on the east side.</p>
<p>What is the total cost of this project versus upgrading the current yard?</p>	<p>The current yard is undersized and not adequate for the public works needs, so it is not feasible to upgrade the current site.</p>
<p>Why not use the Walgreens warehouse on the east side?</p>	<p>The City does not own the Walgreen warehouse and already owns the McAllister Ranch property.</p>
<p>Would you have to install traffic lights on Route 66 for a Railroad Springs outlet?</p>	<p>The City is currently planning on constructing a traffic signal on Woody Mountain Road. This project will pay its fair share based on the traffic generated by the project.</p>
<p>There has not been enough evidence presented that this is a viable plan in the best interest of Flagstaff – present or future.</p>	<p>The current Thorpe public works yard is very outdated and not large enough to accommodate a growing City. The City has already expanded the facility as much as possible and there simply isn't enough room.</p>
<p>A concerned citizen living on 2243 W. Adirondack Avenue mailed a comment stating they did not receive the letter until 1-24-15, which was after the neighborhood meeting.</p>	<p>The citizen was informed they were outside the 1,000 foot radius for addresses that received a notification. The Railroad Springs HOA did however receive a notification, so they still should have received the letter.</p>

The sign-in sheet for the neighborhood meeting and the letters received in the mail from citizens are included in Appendix C.

# **APPENDIX A**



Shephard  Wesnitzer, Inc.

110 West Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.swiaz.com

*Engineering an environment of excellence*

January 6, 2015

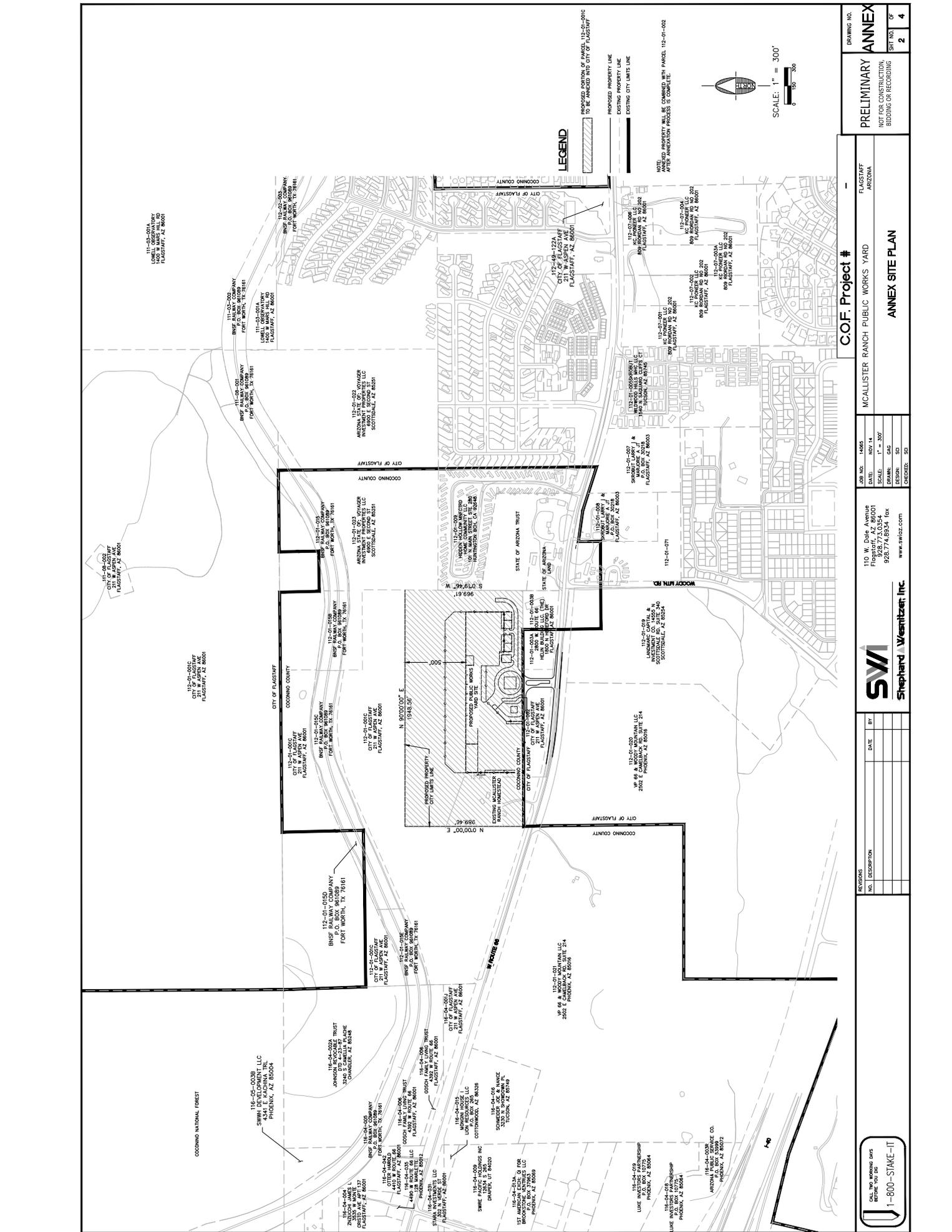
The City of Flagstaff (City) would like to invite the surrounding neighbors of the McAllister Ranch property to a Neighborhood Meeting to introduce the annexation and rezone of a City owned parcel within Coconino County, and the rezone of a City owned parcel within the City Limits. The two parcels are adjacent to each other and are located west of Woody Mountain Road at 3366 West Route 66. The meeting will be held on Wednesday **January 21<sup>th</sup> at 5 pm** with a presentation at **6 pm** at the **DoubleTree by Hilton Flagstaff**, 1175 West Route 66, Flagstaff, AZ to discuss the annexation, general plan amendment, and rezoning of the properties.

The annexation application is specifically for APN 112-01-001D (44 acres) and the regional plan amendment and rezone application is specifically for APNs 112-01-001D and 112-01-002 (5 acres). The two parcels are adjacent to each other with the City Limit boundary bisecting the two parcels. Once annexed into the City, APN 112-01-001D will be zoned Rural Residential (RR), matching the current APN 112-01-002 zoning. Once annexation is complete, the City will apply for the rezoning of the two parcels to Public Facilities (PF). The two parcels will be combined upon completion of the regional plan amendment and rezone.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The project consists of the construction of a new public works facility including an administration building, streets building, facility/parks building, fuel station, wash station, and parking for streets and solid waste equipment. Access to the site will be provided by a proposed driveway on Route 66.

Project material will be available for review starting at 5:00 pm with a presentation at 6:00 pm followed by a question and answer session. This will allow any neighborhood concerns to be identified and addressed prior to the project's public hearing before the City of Flagstaff Planning and Zoning Commission. Concerns raised will be reported to the City of Flagstaff Planning Department.





SCALE: 1" = 300'

0 100 200

DRAWING NO. PRELIMINARY ANNEX NOT FOR CONSTRUCTION, BIDDING OR RECORDING. SHEET NO. OF 2 4

C.O.F. Project # MCALLISTER RANCH PUBLIC WORKS YARD FLAGSTAFF ARIZONA

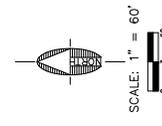
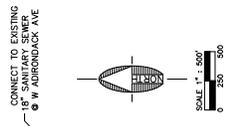
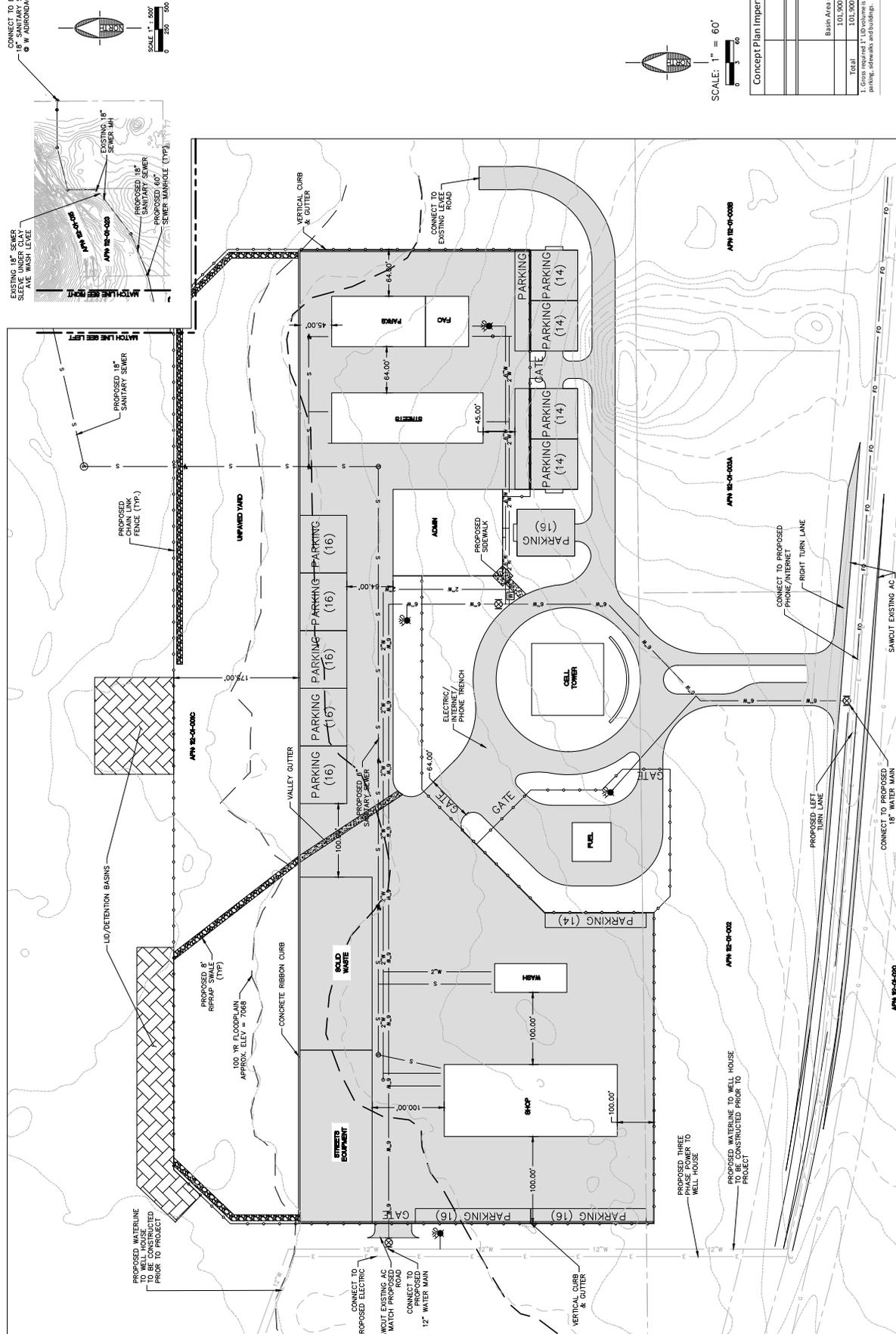
JOB NO. 14009 DATE: NOV 14 SCALE: 1" = 300' DRAWN: DAC DESIGNED: SGI CHECKED: SGI

110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8954 fax www.swgz.com

**SWI** Shephard Weitzel Inc.

REVISIONS	NO.	DESCRIPTION	DATE	BY

CALL THE WORKING DAYS BEFORE YOU DIG 1-800-STAKE-IT



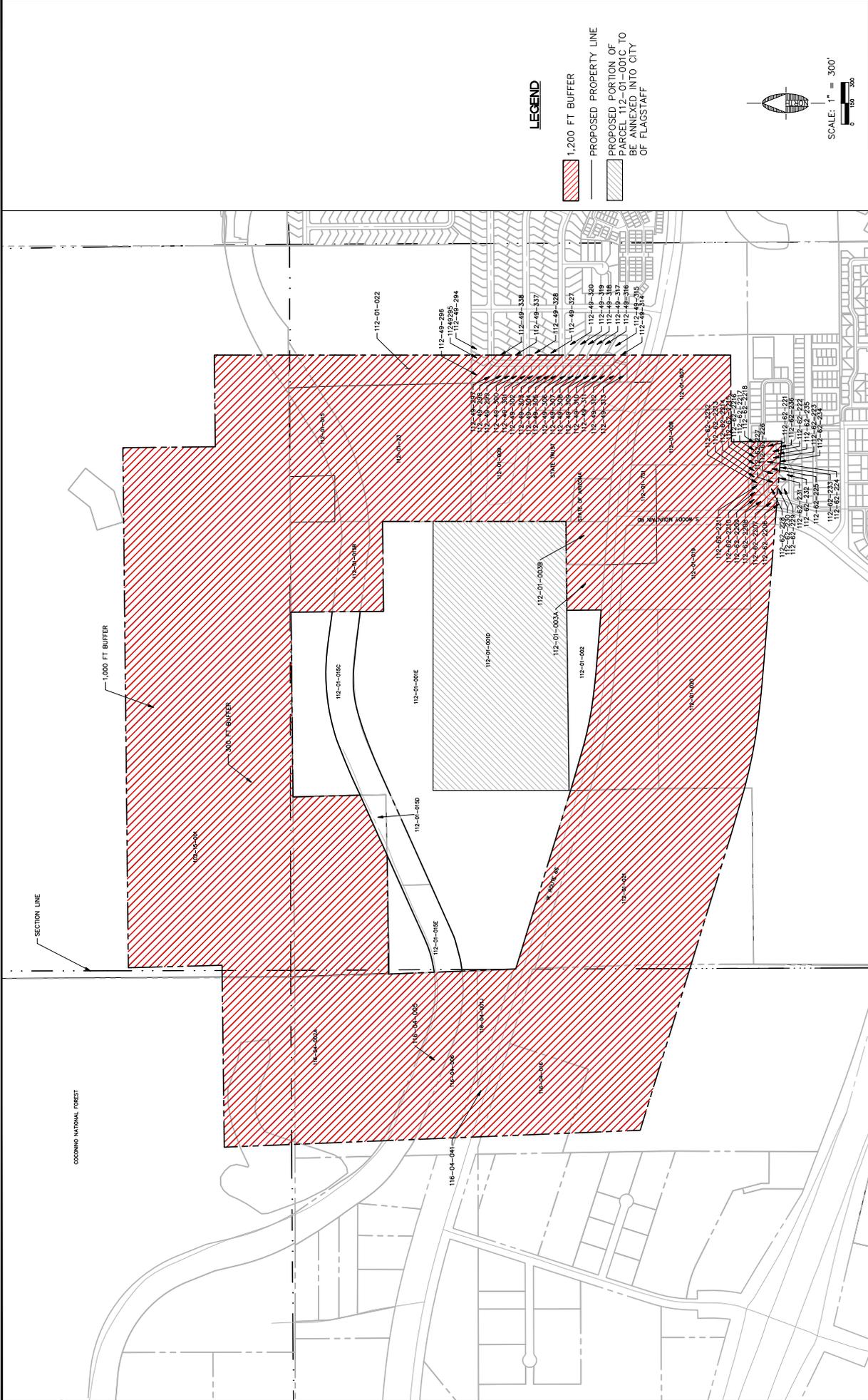
Concept Plan Impervious Areas & LID Analysis

Category	Area (sq ft)	Area (sq ft)
Total Impervious Area for LID	100,500	7,540
Total Impervious Area for LID (including pervious)	100,500	7,540
Total	100,500	7,540

1. Gross required LID techniques for impervious areas including streets, parking, sidewalks and buildings.

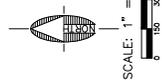
<b>REVISIONS</b>	<b>NO.</b>	<b>DESCRIPTION</b>	<b>DATE</b>	<b>BY</b>
 <b>Shepherd Westnitze Inc.</b>				
110 W. Duke Avenue Phoenix, AZ 85024 928.774.8934 fax www.swiinc.com				
<b>C.O.F. Project #</b> MCALLISTER RANCH PUBLIC WORKS YARD				
<b>CONCEPT PLAN</b>				
FLAGSTAFF ARIZONA				
DRAWING NO. <b>CP01</b>				SHEET NO. <b>01</b>
NOT FOR CONSTRUCTION, BIDDING OR RECORDING				OF <b>4</b>

CALL TWO WORKING DAYS BEFORE YOU DIG  
 1-800-STAKE-IT



**LEGEND**

- 1,200 FT BUFFER
- PROPOSED PROPERTY LINE
- PROPOSED PORTION OF PARCEL TO BE ANNEXED INTO CITY OF FLAGSTAFF



DRAWING NO.	1
PRELIMINARY	
NOT FOR CONSTRUCTION, BIDDING OR RECORDING	
SHEET NO. OF	1 2

COCOON NATIONAL FOREST

MCCALLISTER RANCH PUBLIC WORKS YARD

1200 FT BUFFER

110 W. Duke Avenue  
Flagstaff, AZ 86001  
928.774.8934 fax  
www.svsi.com

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**SVSI**  
Shepherd Westnitzel, Inc.

REVISIONS	NO.	DESCRIPTION	DATE	BY

CALL TWO WORKING DAYS BEFORE YOU DIG

1-800-STAKE-IT



## **APPENDIX B**



NO  
TRESPASSING  
CITY OF FLAGSTAFF  
800 WEST OF ROCKY LANE

NOTIFICATION OF NEIGHBORHOOD MEETING FOR  
ANNEXTION, REGIONAL PLAN AMENDMENT,  
AND REZONE

THE CITY OF FLAGSTAFF IS HOLDING AN OPEN HOUSE TO DISCUSS THE  
PROJECTS OF FLAGSTAFF AND ASK FOR YOUR INPUT TO MAKE THE ANNEXATION OF  
UNAUTHORIZED VEHICLES PROHIBITED.

DATE: Monday, June 2, 2018 10:00 AM to 12:00 PM  
10000 North Rock Road  
Flagstaff, AZ 86001  
CONTACT: Tom Blanton, City Engineer, 505.274.2100

UNAUTHORIZED  
VEHICLES  
PROHIBITED

1/9/20

## **APPENDIX C**



We hope to see you there. If you are unable to attend please provide comments in the space below and mail to:

Mr. Dan Holmes  
City of Flagstaff  
211 W. Aspen Avenue  
Flagstaff, AZ 86001  
(928) 213-2108  
[dholmes@flagstaffaz.gov](mailto:dholmes@flagstaffaz.gov)

Sincerely,

*Stephen C. Irwin*

Stephen C. Irwin, P.E.

**COMMENTS REGARDING THIS DEVELOPMENT**

<p><i>Dear Sir,</i></p> <p><i>Unfortunately this letter wasn't received until 1-24-15. Since this was 3 days after the neighborhood meeting, we were unable to attend.</i></p> <p><i>Not sure who dropped the ball, but perhaps City of Flagstaff should send out notifications in the future.</i></p> <p><i>Sincerely,</i></p> <p><i>Shirley Shea</i> <i>2243 W. Adirondack Ave.</i> <i>Flagstaff, Az</i> <i>86001</i></p>
---

779-0292

We hope to see you there. If you are unable to attend please provide comments in the space below and mail to:

Mr. Dan Holmes  
City of Flagstaff  
211 W. Aspen Avenue  
Flagstaff, AZ 86001  
(928) 213-2108  
[dholmes@flagstaffaz.gov](mailto:dholmes@flagstaffaz.gov)

Sincerely,



Stephen C. Irwin, P.E.

**COMMENTS REGARDING THIS DEVELOPMENT**

INCREASED TRAFFIC ON RT 66
INCREASED NOISE ON RT 66 (BACK OF HSE FACES RT 66)
WATER PRESSURE (LOW NOW)
COST TO TAXPAYERS?
TRAFFIC STUDIES?
WHY MOVE FROM EAST SIDE?
CITY NOW WORRIED ABOUT ROAD REPAIRS (MANY REQUIRED)
CHEAPER TO EXPAND EAST SIDE
WHO PAYS FOR RT 66 ROAD IMPROVEMENTS?
TOTAL COST OF THIS NEW PROJECT VERSUS UPGRADE OF EAST SIDE COMPLEX
WHY NOT USE WALGREENS WAREHOUSE ON EAST SIDE?
WOULD YOU HAVE TO INSTALL TRAFFIC LIGHTS ON RT 66 FOR RAILROAD SPRINGS OUTLETS?

THANKS RALPH POLLARD 928-202-0330  
2002 S SOUTHERN PACIFIC ST.

We hope to see you there. If you are unable to attend please provide comments in the below and mail to:

Mr. Dan Holmes  
City of Flagstaff  
211 W. Aspen Avenue  
Flagstaff, AZ 86001  
(928) 213-2108  
[dholmes@flagstaffaz.gov](mailto:dholmes@flagstaffaz.gov)

Sincerely,

*Stephen C. Irwin*

Stephen C. Irwin, P.E.

**COMMENTS REGARDING THIS DEVELOPMENT**

<p><i>I would like to express my <u>objection</u> to the development</i></p> <p><i>at this time I do not think there has been enough evidence presented that this is a viable plan in the best interest of Flagstaff - present or future.</i></p> <p><i>Sincerely</i></p> <p><i>Marilynn Van Wazer</i></p> <p><i>Property Owner - 21941 West Adirondack Avenue</i> <i>Flagstaff, AZ</i> <i>86001</i></p>
--