

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

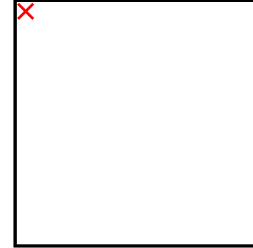
To: The Honorable Mayor and Council

From:

Co-Submitter: Doug Slover, Stormwater Project Manager

Date: 08/20/2019

Meeting Date: 08/27/2019



TITLE:

Consideration and Adoption of Resolution No. 2019-30: A Resolution of the Flagstaff City Council, approving a Pond Agreement with Wanderland Flagstaff, LLC, to provide for acquisition of a storm water detention easement on certain real property located along west Route 66, construction of a pond for recreational and storm water detention use, and maintenance of the pond; providing for recording, and establishing an effective date.

STAFF RECOMMENDED ACTION:

- 1) Read Resolution No. 2019-30 by title only
- 2) City Clerk reads Resolution No. 2019-30 by title only (if approved above)
- 3) Adopt Resolution No. 2019-30

Executive Summary:

The Wildwood Hills mobile home park has been subject to periodic seasonal flooding since the 1980s, as it is built in a natural drainage way. In August 2016, the area upstream of Wildwood Hills experienced a 100-Year rain event and extensive flooding occurred within the mobile home park which caused damage to numerous properties. For the past three years, the City has been working on a solution to mitigate flooding in this area. Wildwood Hills mobile home park is valued by the City as it provides affordable housing. The City obtained two engineering studies to evaluate what is the best solution to help mitigate flooding (February 2017 and January 2019). Staff determined that the most cost-effective and best alternative was to locate a detention basin on the adjacent property upstream of the mobile home park.

The owners of the adjacent property, Wanderland Flagstaff, LLC, ("Wanderland") is re-developing the Woody Mountain RV Campground, known as the Wanderland RV park. As early as 2016 Wanderland and the City discussed the construction of a recreational amenity (pond) for the campground, plus a retention basin to mitigate downstream flooding within the mobile home park. This was in part due to the fact that the owners of Wildwood Hills had indicated they were unable to help resolve flooding issues. On June 20, 2017, the City and Wanderland presented a pond design concept at a Council Meeting and received direction to continue working on a collaborative solution. The pond design as proposed will reduce the 100-year flood flows by approximately 60%, from approximately 200 cubic feet per second ("CFS") to 78 CFS.

Following the June 2017 meeting, Wanderland determined that it wanted a more natural-looking pond

design (not a rectangle), and obtained its own redesign of the pond. Wanderland reports it has spent over \$100,000 to redesign the pond and/or site plan. As redesigned, 75% of the volume is needed for city stormwater detention and about 25% of the volume is for recreational use. The estimated construction cost for the pond will exceed \$400,000, and Wanderland has offered to pay that cost.

In April 2019 Wanderland obtained Site Plan approval for its redeveloped Wanderland RV park, along with the redesigned pond. The redesigned pond includes recreational and stormwater detention capacity (per the original design), plus additional stormwater detention capacity for the Wanderland RV park and a neighboring property, Aspen Heights. Also in April 2019, Wanderland obtained approval from the State Land Department (a portion of the Wanderland RV park is leased from the State).

Wanderland and the City have been diligently working on a development agreement regarding the pond's ownership, construction, maintenance, and access. The parties are also considering what is a fair as far as financial contributions for the project, including the amount the City will pay to purchase a stormwater detention easement for the detention capacity. It is anticipated a proposed agreement will be provided prior to the June 18, 2019, Council Meeting. Once an agreement is approved, construction may proceed. However, it is unlikely construction of the pond will be completed in time for this summer's monsoon, which typically starts in July. Accordingly, the City is reaching out to the property owner of Wildwood Hills mobile home park to offer other assistance, which may include sandbags and help to apply for grant funds for residential flood proofing.

Financial Impact:

Water Services Stormwater Utility has budgeted \$400,000 in FY19 Capital Improvement Program. To date, approximately \$60,000 has been expended on engineering studies leaving \$340,000 for the easement, construction, etc.

If the City were to proceed on its own in acquiring and developing a stormwater detention pond or other solution, the anticipated costs may exceed \$1 million (property acquisition and construction costs).

Policy Impact:

None

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

Council Goal - Affordable Housing: "Support ...the inventory of...affordable housing...throughout the community."

Strategic Plan for Team Flagstaff - Strategic Priority #4: "Work in partnership to enhance a safe and liveable community"

Has There Been Previous Council Decision on This:

On June 20, 2017, Council directed staff to work on a collaborative approach to resolving the regional flooding issue/Wildwood Homes mobile home park flooding.

On May 28, 2019, Council held an Executive Session to receive legal advice related to the negotiation of a development agreement.

Options and Alternatives:

Attachments:

- [Drainage Report 2017](#)
- [Drainage Report 2019](#)
- [Pond Agreement](#)
- [Pond and Access Easement](#)
- [Wanderland Drainage Report](#)
- [Easement Overlay](#)
- [Wanderland Drainage Report](#)
- [06.20.2017 Staff Summary](#)
- [Res. 2019-30](#)
- [Pond Elevation](#)
- [Pond Plan](#)
- [Site Plan](#)
- [Presentation](#)