

COMBINED SPECIAL MEETING/SPECIAL WORK SESSION AGENDA

CITY COUNCIL COMBINED SPECIAL MEETING/
SPECIAL WORK SESSION
TUESDAY - OCTOBER 22, 2013

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

SPECIAL MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

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

MAYOR NABOURS
VICE MAYOR EVANS
COUNCILMEMBER BAROTZ
COUNCILMEMBER BREWSTER

COUNCILMEMBER ORAVITS
COUNCILMEMBER OVERTON
COUNCILMEMBER WOODSON

4. **Public Participation**

Public Participation enables the public to address the council about items that are not on the prepared agenda. 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.

5. **Special Introduction**

- A. **ICMA Fellows from New Zealand**

6. **REGULAR AGENDA**

- A. **Consideration and Approval of Agreement:** With True Life Companies (TLC) D.B.A. Pine Canyon regarding a modification of an existing zoning condition and disposition of fees.

RECOMMENDED ACTION:

Approve the Agreement between TLC PC Infrastructure, LLC and the City of Flagstaff and authorize the Mayor to sign the Agreement and any other necessary and appropriate documents; authorize staff to take other actions as needed to further Council direction.

- B. **Consideration and Approval of Preliminary Plat PPPL2013-0005:** Miramonte Homes for Forest Springs Unit 2 subdivision, a residential townhouse subdivision with seventy (70) lots/units. The site is 15.1 acres in size and is located at 1115 North Flowing Springs Trail in the MR, Medium Density Residential zone.

RECOMMENDED ACTION:

Approve the Preliminary Plat as recommended by the Planning and Zoning Commission.

7. Adjournment

SPECIAL WORK SESSION

- 1. Call to Order**
- 2. Presentation on Water Policies, Section D. Stormwater**
- 3. Regional Plan Discussion**

THIS ITEM WILL NOT BE DISCUSSED PRIOR TO 7:00 P.M.

A. Regional Plan Discussion #7 - Ch. X. Transportation and Ch. XI. Cost of Development and Prefatory Language

RECOMMENDED ACTION:

Staff will present a brief background of data, public comment input, and policies for **Chapter X. Transportation and Ch. XI. Cost of Development** of the *Flagstaff Regional Plan*. Council may wish to open the discussion for public comment at this time, followed by discussion on any concerns regarding this chapter or policies to put on the 'Policy Parking Lot' list for further Council discussion, debate and decision in November and December.

B. Regional Plan Discussion #8 - Ch. IX. Land Use

- 4. Discussion on Procedure for the October 28, 2013, Property Inventory Meeting.**
- 5. INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, REQUESTS FOR FUTURE AGENDA ITEMS**
- 6. 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 _____, 2013.

Elizabeth A. Burke, MMC, City Clerk

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Mark Sawyers, Current Planning Manager
Date: 10/17/2013
Meeting Date: 10/22/2013



TITLE:

Consideration and Approval of Agreement: With True Life Companies (TLC) D.B.A. Pine Canyon regarding a modification of an existing zoning condition and disposition of fees.

RECOMMENDED ACTION:

Approve the Agreement between TLC PC Infrastructure, LLC and the City of Flagstaff and authorize the Mayor to sign the Agreement and any other necessary and appropriate documents; authorize staff to take other actions as needed to further Council direction.

Policy Decision or Reason for Action:

In late 2012, the new owners of Pine Canyon (TLC Partners) requested a change to a general condition related to Ordinance 2000-11 that states "all private roads within the Development remain open to the public and never gated." The agreement commits staff support to amend the rezoning ordinance to modify the gated provision during night time. The zoning amendment process must be proposed to the Planning and Zoning Commission and City Council through a public hearing process. The agreement commits the parties to the following:

The Agreement commits the City to erect and maintain a directional sign at the intersection of Lake Mary Road and John Wesley Powell.

The Agreement extends the developers transportation improvement contribution of \$1,855.55 per lot for 10 years within Pine Canyon. The funds will be utilized by the City for current or future transportation improvement associated with Pine Canyon. To date the City has collected approximately \$800,000.00

The Agreement returns the Regional Park Funds the City collected (approximately \$130,000) to TLC Partners from the previous expired Development Agreement with Pine Canyon per the terms in the original development agreement. These funds were to be used on a new regional park to be located on Forest Service property at Lake Mary and John Wesley Powell Blvd that was connected to the Ruskin land trade which was not approved by Congress.

If the Council approves this Agreement, TLC will file an application to amend the zoning condition, in an effort to modify general condition 8 of Ordinance 2000-11.

Financial Impact:

This agreement will collect \$1,855.55, per lot, for 10 years for transportation improvement associated with Pine Canyon. The City will return approximately \$130,000 in funds collected for the Regional Park from the previous expired Development Agreement.

Connection to Council Goal:

11. Effective Governance

Has There Been Previous Council Decision on This:

This Council has not taken any previous action concerning the contract issues.

Options and Alternatives:

1. Adopt the agreement as presented.
2. Comply with the only remaining previous term of the Development Agreement as written. This would require the TLC to perform a revised transportation impact analysis to address any measurable impacts created by the development utilizing the transportation collected to date. All Regional Park Recreation Fees would need to be reimbursed to the developer.
3. Modify the agreement.

Community Involvement:

No community involvement is needed for this contract. Public hearings will be conducted with the zoning amendment application

Attachments: [2013 Pine Canyon Agreement](#)
 [Pine Canyon Development Agreement](#)

AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into as of this 16th day of September, 2013 by and between: (i) the CITY OF FLAGSTAFF, an Arizona municipal corporation ("City"); and (ii) TLC PC INFRASTRUCTURE, L.L.C., an Arizona limited liability company ("TLC Infrastructure"), and TLC PC DEVELOPERS, LLC, an Arizona limited liability company ("TLC Developers"). TLC Infrastructure and TLC Developers are referred to collectively in this Agreement as "TLC," and the City and TLC are referred to collectively in this Agreement as the "Parties."

RECITALS

A. On June 5, 2000, the City Council of the City ("Council") adopted Ordinance No. 2000-11 ("Ordinance"), rezoning that certain real property then known as "Fairway Peaks," and now known as "Pine Canyon" ("Pine Canyon"), subject to the conditions set forth in the Ordinance. General Condition 8 of the Ordinance ("GC 8") provided that "all private roads within the Development remain open to the public and never be gated." The Ordinance was recorded on July 17, 2000, as Instrument No. 3056859 in the Official Records of Coconino County, Arizona ("County").

B. The City, Vanderbilt Farms, L.L.C., an Arizona limited liability company ("Original Developer"), and San Francisco Peaks Associates, LP, an Arizona limited partnership ("Original Owner"), then entered into the Development Agreement for Fairway Peaks dated September 5, 2000, and recorded on September 8, 2000, as Instrument No. 3063582 in the Official Records of the County, as amended by the Amendment to Development Agreement dated January 30, 2007, and recorded on January 31, 2007 as Instrument No. 3423547 in the Official Records of Coconino County (collectively, "Development Agreement").

C. On November 18, 2002, Lone Tree Investment Holdings, LLC, an Arizona limited liability company ("Original Beneficiary") established Trust No. B178 under the governing Trust Agreement dated as of November 18, 2002, as amended, administered by Fidelity National Title Insurance Company, as Trustee ("Trust").

D. Section 9(m) of the Development Agreement provided, among other things, for the collection and disbursement of Original Developer's "fair share contribution" to the construction of the Lone Tree and I-40 Interchange or, in the alternative, to the completion of a revised traffic impact analysis and mitigation of all measurable impacts, if any, created by the Pine Canyon development. Section 9(k) of the Development Agreement provided, among other things, for the collection and disbursement of Original Developer's regional park contributions. The Trust, among other things, provided for the collection and disbursement of Original Developer's obligations under Sections 9(k) and 9(m) of the Development Agreement.

E. The Development Agreement expired by its terms on or about September 8, 2010.

F. TLC Infrastructure is the successor in interest to Original Developer and Original Owner with respect to all existing and future roadways and associated access, utility and drainage easements and tracts located within Pine Canyon. TLC Developers is the successor to Original Beneficiary as “Beneficiary” under the Trust.

G. TLC and the City have entered into this Agreement in order to: (i) establish a mechanism that replaces Section 9(m) of the Development Agreement in order to provide for the collection and disbursement of Pine Canyon’s “fair share contribution” to current or future transportation infrastructure improvements associated with Pine Canyon’s impact on the regional transportation system; (ii) amend GC 8 in order to allow for the placement and operation of access control gates, with an associated keypad security; and (iii) evidence certain other related agreements between TLC and the City.

IN CONSIDERATION OF the mutual representations, warranties, covenants and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. **Recitals.** The Recitals are true and correct and are incorporated in this Agreement.

2. **Amendment to Ordinance No. 2000-11.** City Staff agrees to support TLC’s application to amend GC 8 (“GC 8 Amendment”) for the limited purpose of permitting TLC Infrastructure to install, operate and maintain access control gates, with associated keypad security, at all points of public vehicular entry into Pine Canyon (collectively, “Access Gates”); provided, however the designated main site Access Gate will only be closed to public vehicular entry between the hours of 8:00 p.m. and 6:00 a.m. from May 1st to September 30th, and between the hours of 6:00 p.m. and 6:00 a.m. from October 1st to April 30th. All Access Gates shall be equipped with a means of opening the gate by fire and police department personnel for emergency access. The Flagstaff Fire Department shall approve emergency opening devices. TLC Infrastructure acknowledges the City desires to solicit public input regarding the Access Gates and will process the GC 8 Amendment as if it constituted a rezoning of the property upon which the Access Gates will be located and that the City will require, among other things, advertisement and notification of affected property owners otherwise consistent with the rezoning requirements set forth in the City’s 2011 Zoning Code (“2011 Zoning Code”). TLC Infrastructure further acknowledges the GC 8 Amendment will be subject to Council approval. The GC 8 Amendment will require that: (i) the Access Gates be located outside of the public rights-of-way and at the minimum setback distance required by the applicable zoning designation; (ii) TLC Infrastructure shall be responsible for the installation and maintenance of the Access Gates; and (iii) the Access Gates will not impair pedestrian passage. TLC Infrastructure will work with affected landowners to determine appropriate locations for the Access Gates. In connection with submitting the GC 8 Amendment for Council approval, TLC Infrastructure will pay all applicable fees

and otherwise comply with the City's municipal requirements; provided, however: (y) neither TLC Infrastructure nor any affiliate of TLC Infrastructure will be required to obtain any resource reports or impact studies as result of the GC 8 Amendment; and (z) other than the limited amendment to GC 8 permitting the installation, operation and maintenance of the Access Gates, no aspect of Pine Canyon's current zoning or entitlement will be impacted, amended or modified.

3. **Signage.** The City shall erect and maintain a directional sign within the City's right-of-way at the intersection of Lake Mary Road and John Wesley Powell Boulevard ("**Directional Sign**"). The Directional Sign shall indicate to the travelling public the entrance to Pine Canyon and shall conform to the standards for location, size, shape, material, color and design set forth in the Manual on Uniform Traffic Control Devices for Streets and Highways. The City agrees that it shall be its sole responsibility to obtain all required governmental approvals, if any, in connection with the erection of the Directional Sign.

4. **Transportation Infrastructure Improvement Funds.**

a. ***Existing Escrow Funds.*** Within five (5) business days following the Effective Date, TLC Developers will cause all funds currently held in the Escrow Account pursuant to Section 9(m) of the Development Agreement, together with any accrued interest (collectively, "**Existing Transportation Funds**"), to be transferred from the Escrow Account to the City for the funding of current or future transportation infrastructure improvements associated with Pine Canyon's impact on the regional transportation system. For purposes of this Agreement, "**Escrow Account**" shall have the same meaning and definition as set forth in Section 9(k) of the Development Agreement.

b. ***Future Payment Obligation.*** TLC further agrees, for a period of ten years from the Effective Date of this Agreement, to pay the City the sum of \$1,855.55 for each Lot in Pine Canyon owned by TLC as of the Effective Date (as defined below), with each payment being made on a Lot-by-Lot basis, as a condition precedent to the issuance of a final certificate of occupancy (collectively, "**Future Transportation Funds**"). The Future Transportation Funds shall constitute a lien in the amount of \$1,855.55 against each respective Lot until paid. These funds will be used solely for the funding of current or future transportation infrastructure improvements associated with Pine Canyon's impact on the regional transportation system. For purposes of this Agreement, "Pine Canyon" shall have the same meaning as "Project" in the Development Agreement, and "Lot" shall have the same meaning as in the Development Agreement.

c. ***Obligations Fully Satisfied.*** The City acknowledges and agrees that TLC (and its affiliates) are released from and are no longer obligated to perform or fulfill those duties and acts set forth in the Development Agreement (including, without limitation, Sections 9(k) and 9(m) of the Development Agreement). The City further acknowledges and agrees that payment of the Existing Transportation Funds and the Future Transportation Funds satisfies, in full, any obligation relating to current or future transportation infrastructure improvements arising from Pine Canyon's impact on the

regional transportation system. Upon payment of the Existing Transportation Funds to the City, the City waives and relinquishes any claim to, or rights in or under, either the Escrow Account or the Trust.

5. **Regional Park Funds.** All funds currently held in the Escrow Account pursuant to Section 9(k) of the Development Agreement, together with any accrued interest, shall be transferred from the Escrow Account to TLC Developers.

6. **Effective Date.** TLC will execute and deliver this Agreement to the City for the purpose of obtaining Council approval. This Agreement, however, will only become effective, and TLC will only be bound, upon Council's final approval of the GC 8 Amendment and City's execution of this Agreement ("Effective Date"). If final Council approval does not occur on or before February 28, 2014, TLC's execution and delivery of this Agreement will be null and void.

7. **Notices.** Any notice, demand, request, consent, approval or communication under this Agreement shall be in writing and either served personally or sent by prepaid, first-class mail to the address set forth below. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed given (a) upon personal delivery or (b) forty-eight (48) hours from deposit of such notice in the United States mail, postage prepaid.

To City:

City Manager
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

To TLC:

AVG Service Corporation
8777 N. Gainey Center Dr. #191
Scottsdale, Arizona 85258

and

Russ Schaeffer
Chief Operating Officer
The TLC Companies
2555 E. Camelback Rd. #770
Phoenix, Arizona 85016

8. **Representation and Warranties by the City.**

a. The City has the full right, power, and authorization from its City Council to enter into and perform this Agreement and each of the City's obligations, representations, covenants and undertakings under this Agreement. The City's execution,

delivery and performance of this Agreement has been duly authorized and agreed to in compliance with the requirements of the Flagstaff City Charter, the Flagstaff City Code and all applicable State and Federal law.

b. All consents and approval necessary to the execution, delivery and performance of this Agreement have been obtained, and the City will execute all documents and take all actions necessary to implement, evidence and enforce this Agreement.

c. The City knows of no litigation, proceeding, initiative, referendum, investigation or threat of any of the same contesting the powers of the City or its officials with respect to this Agreement.

9. **Representations and Warranties by TLC.**

a. TLC has the full right, power and authorization to enter into and perform this Agreement, and TLC's execution, delivery and performance of this Agreement has been duly authorized and agreed to in accordance with its organization documents, and upon this Agreement's Effective Date, it shall be binding and enforceable against TLC.

b. All consents and approvals necessary to the execution, delivery and performance of this Agreement have been obtained, and TLC will execute all documents and take all actions necessary to implement, evidence and enforce this Agreement.

c. TLC knows of no litigation, proceedings, investigation or threat of any of the same contesting the powers of TLC or its officials with respect to this Agreement.

d. The execution, delivery and performance of this Agreement by TLC is not prohibited by, and does not conflict with, any other agreements, laws, instruments or judgments to which TLC is a party or is otherwise subject.

e. TLC has been assisted by counsel of its own choosing, and has had the opportunity to discuss this Agreement and its consequences with its chosen legal counsel.

10. **General Provisions.**

a. This Agreement shall not be altered, modified or amended except by written agreement signed by the Parties.

b. This Agreement shall be governed, construed and enforced in accordance with the laws of the State of Arizona.

c. The City and TLC have had an opportunity to participate in the drafting of this Agreement, and no term or provision of this Agreement shall be construed against either party by virtue of its drafting the Agreement.

d. This Agreement is subject to, and may be terminated by, the City in accordance with the provisions of A.R.S. § 38-511, Arizona's conflict of interest statute.

e. This Agreement constitutes the entire agreement between the Parties. The City and TLC each acknowledge that they have not executed this Agreement in reliance on any promise, representation or warranty not contained herein.

f. Should any litigation be commenced between the Parties concerning the terms of this Agreement, or the rights and duties of TLC or the City under this Agreement, the prevailing party or parties in such proceeding or litigation shall be entitled, in addition to such other relief as may be granted, to payment of all of its costs, expenses (including, but not limited to, expert fees), and reasonable attorneys' fees incurred in connection with the dispute.

11. **Future Cooperation.** Each Party to this Agreement will reasonably cooperate and in good faith and diligently perform any further acts, deeds and things and execute and deliver any documents that may from time to time be reasonably necessary or otherwise reasonably required to consummate, evidence, confirm and/or carry out the intent and provisions of this Agreement, all without undue delay or expense and without further consideration.

12. **Effective Date.** This Agreement shall be deemed to be effective and fully enforceable as of the date of its approval by the Flagstaff City Council (the "Effective Date").

EXECUTED as of the Effective Date, by:

TLC PC INFRASTRUCTURE, L.L.C
an Arizona limited liability company

CITY OF FLAGSTAFF, an
Arizona municipal corporation

By: 
Its: CHIEF OPERATING OFFICER

Mayor

TLC PC DEVELOPERS, LLC, an Arizona
limited liability company

ATTEST:

By: 
Its: CHIEF OPERATING OFFICER

City Clerk

APPROVED AS TO FORM:

City Attorney



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DEVELOPMENT AGREEMENT

FOR

FAIRWAY PEAKS

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EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	Concept Plan
Exhibit "C"	USDA Forest Service Decision of No Significant Impact
Exhibit "D"	Reclaimed Wastewater Agreement
Exhibit "E"	Location of Proposed Regional Park
Exhibit "F"	Developer's Affordable Prices
Exhibit "G"	Affordable Housing Reference Schedules
Exhibit "H"	Legal Description of Affordable Property
Exhibit "I"	Avigation Easement Agreement
Exhibit "J"	Conceptual Development Phasing Schedule



DEVELOPMENT AGREEMENT

~~July~~^{September} This Development Agreement (the "Agreement") is made as of the 5th day of ~~July~~, 2000, by and between the CITY OF FLAGSTAFF, an Arizona municipal corporation organized and existing under the laws of the State of Arizona, (the "City") and VANDERBILT FARMS, L.L.C., an Arizona limited liability company and/or nominee, (the "Developer"), and SAN FRANCISCO PEAKS ASSOCIATES, LP., an Arizona limited partnership, the owner of that certain portion of the property depicted on Exhibit H attached hereto (the "Owner").

RECITALS

A. The Developer is the owner of certain real property located within the incorporated boundaries of Flagstaff. This real property is depicted and legally described in Exhibit A, a copy of which is attached hereto and incorporated herein by reference.

B. Owner is the current owner of certain real property located within the incorporated boundaries of Flagstaff. This real property is depicted and legally described in Exhibit H, a copy of which is attached hereto and incorporated herein by reference. The Owner and Developer have entered into an agreement whereby the Developer will purchase the Owner's property. For purposes of this Agreement, the property described in Recitals A and B shall be collectively referred to as the "Property".

C. Developer and Owner agree that Owner will be bound by the terms and conditions of the Development Agreement, the Avigation Easement Agreement (Exhibit I), and the Reclaimed Wastewater Agreement (Exhibit D), even though Owner is not a signatory to the Avigation Easement Agreement or the Reclaimed Wastewater Agreement, for as long as Owner retains title to that portion of the Property which it currently owns (Exhibit H). Once the Owner conveys its portion of the Property (Exhibit H) and title is transferred to the Developer, Owner will have no further involvement or obligation, legal or otherwise, pursuant to this Development Agreement, the Avigation Easement Agreement, or the Reclaimed Wastewater Agreement.

D. It is the desire and intention of the Developer to develop the Property subject to the planning and regulation of the City pursuant to all applicable laws, regulations, ordinances and resolutions described herein and pursuant to this Agreement (the "Project").

E. The Developer and the City desire to enter into this Agreement in order to, among other things, facilitate development of the Property by providing for and establishing the community character of the Property, the type of land uses and the location, density, and intensity of such land uses, site and architectural design, and other matters relating to the development of the Property as depicted in the concept plan (the "Concept Plan") for Fairway Peaks as may be approved by the City's Planning and Zoning Commission and the City Council. A copy of the Concept Plan is attached hereto as Exhibit B.



F. The Developer and the City acknowledge that the ultimate development of the Property within and as an integral part of the City is a project of significance that the Developer desires assurances from the City of the City's willingness to proceed with a rezoning request for the Property.

G. The City believes that the development of the Property pursuant to this Agreement will be beneficial to the City. The Developer believes that the development of the Property pursuant to this Agreement is beneficial and advantageous to the Developer.

H. The Developer and the City understand and acknowledge that this Agreement is a "Development Agreement" within the meaning of, and entered into pursuant to the terms of Arizona Revised Statutes Sec. 9-500.05 (pertaining to development agreements) to establish the terms, conditions, and requirements for the development of the Property.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto state, confirm and agree as follows:

AGREEMENT

I. Implementation of Concept Plan through Rezoning. The Developer will submit an application to rezone the Property in accordance with the Concept Plan as attached per **Exhibit B**. The rezoning is intended to implement and facilitate the development proposal of the Property described in the Concept Plan. The parties hereto acknowledge that certain stipulations (the "Stipulations") are likely to be required in connection with the rezoning. The purpose of the Stipulations is to provide for, among other things, adequate access and circulation, drainage, wastewater and water infrastructure facilities, resource protection, density, affordable housing, active and passive recreation, pedestrian circulation, as well as other factors required by the City's policies, codes and ordinances. In the event a conflict exists between the language set forth in one or more of the Stipulations and the terms of this Agreement, the terms of this Agreement shall govern. The City agrees to process said application to rezone the Property and, subject to the outcome of the rezoning hearings as required by A.R.S. Sec. 9-462.04, will assist the Developer in meeting the necessary requirements to implement the Concept Plan. In the event that the City approves the application to rezone the Property, and upon receipt of site, engineering and building, and safety plans for the Property (the "Plans"), the City agrees to process the Plans in accordance with Arizona law and all City codes and ordinances. In the event the City rezones the Property and the Developer either fails to obtain a site plan, final plat or grading permit within two (2) years from the effective date of the rezoning ordinance or fails to obtain an extension from the two (2) year deadline from the Planning and Zoning Commission, the City Council, after notification by certified mail to the owner and applicant who requested the rezoning, shall schedule a public hearing to take administrative action to extend, remove



or determine compliance with the schedule for development or take legislative action to cause the Property to revert to its former zoning classification. Upon the City Council's approval of the zoning reversion, this Agreement shall automatically become null and void and neither party shall have any further obligation to the other hereunder.

Notwithstanding the foregoing, the City and Developer agree that Developer may apply for an extension of such two-year period by providing to the City and the Planning and Zoning Commission a request for extension, along with a progress report and revised schedule of development, within sixty (60) days prior to the expiration of the such two-year period.

2. **Conditions of Development.** In the event the City approves the rezoning contemplated in Section 1 of this Agreement, the City's Community Development Department shall place a notation on the official zoning maps for the Property to reflect the zoning district classification and boundaries approved in the rezoning. These maps may include appropriate indications that said zoning district is conditional and that the district will not be vested on the zoning map until the Stipulations for the development of the Property or portions thereof are satisfied, as provided for herein. The satisfaction of the Stipulations for a portion or portions of the Property shall not entitle the Developer to develop any other portion of the Property for which the requirements of the Stipulations have not been met.

3. **Site Layout and Design Considerations.** The City acknowledges that the Concept Plan inclusive of the provisions contained herein with associated elevations meet the following site layout and design considerations.

(a) The Concept Plan will reflect and be accompanied by a Development Master Plan for the area around the Property which will, among other items, address development potential of parcels around the Property, provisions for access to allow the orderly development of those parcels, and infrastructure master planning for utility service and transportation for the area.

(b) The Concept Plan shall follow all applicable City ordinances, rules, guidelines and official policies, and meet the requirements of this Agreement and the Stipulations;

(c) Site design will be derived from an analysis of existing resources and constraints on the site, including slopes and forested areas. Development on the site shall be designed to work with and minimize disruption to resources, and be considerate of higher quality forest resources;

(d) Street width for private internal streets will be determined based on function and anticipated traffic volumes, but in all cases should be reduced to the greatest extent possible. Street sections should incorporate the concept of "shared" street space for travel, parking, bike lanes, and other transportation purposes insofar as this is consistent with safe operation;



(e) The development of the multi-family dwelling units (condominiums) and affordable housing units shall conform substantially to the individual conceptual site plans and elevations that were reviewed and approved by the City Council, and which are filed within the Community Development Department.

4. Modifications of Development Standards. Development of the Property shall be governed by the City's ordinances, rules, guidelines and official policies controlling permitted uses of the Property, the density and intensity of uses, the maximum height and size of the buildings within the Property, as well as the standards for off-site and on-site public improvements in existence as of the effective date of this Agreement; provided, however, that Developer obtains construction permits for one or more components of the Project within three (3) years following the effective date of this Agreement. If Developer fails to obtain final plat approval on the first phase within this three (3) year period, then development of the Project shall be subject to the City's ordinances, rules, guidelines, and official policies in effect at the time Developer applies for construction permits for the Project.

The parties acknowledge that the terms of this Agreement in no way limit the City's authority to apply development impact fees at such later date such impact fees are adopted and applicable. Such future fees will not be due by Developer until three (3) years after the date of this Agreement. The City will credit the Developer's verifiable costs of all infrastructure and capital improvements required by the City to offset impacts to the community against any future impact fees assessed to the Developer for like kind infrastructure and capital improvements. The City also retains the authority to administer design review as may be adopted as a City-wide process in the future if the Developer proposes changes to the building elevations as proposed in this Agreement.

5. Changes to the Rezoning. For the term of this Agreement, the City shall not initiate any changes or modifications to the zoning districts that may be approved for the Property pursuant to this Agreement, except at the request of the Developer of that portion of the Property for which such zoning change is sought or as otherwise allowed pursuant to Section 1.

6. Guiding Principals. Because of the physical characteristics of the Property, as well as the special circumstances giving rise to this Agreement, the parties acknowledge that development activities for the Property may extend over several years. Conceivably, many of the requirements and procedures provided for in this Agreement (and in the Stipulations) contemplate that use of the Property in the future may be subject to procedures, requirements, regulations and ordinances not presently in effect, as well as actions and decisions by City staff and officials which cannot be provided for with particularity at the time the Agreement was executed. As such, the parties agree that they will act in good faith and with reasonableness in implementing, operating under, and exercising the rights, powers, privileges and benefits conferred or reserved by this Agreement or by law.



7. **Project Description.** The Project contemplated by this Agreement and as illustrated in the Concept Plan shall consist of residential development of no more than 1,170 dwelling units, consisting of 210 multi-family units; a minimum of 125 affordable housing units, 311 estate townhouses, and 524 estate home sites; approximately 23,550 square feet of private club house and recreational facilities; two acres of land dedicated for parking and a staging area for the FUTS; approximately 12,000 square feet in buildings used for maintenance and storage facilities; approximately 220 acres to an 18-hole private golf course with accessory facilities; all located on approximately 660 acres.

8. **Golf Course, Club House, and Practice Area.** An 18-hole golf course is to be constructed. The golf course and practice area will be designed and constructed in areas where there are no trees or where trees have been previously cleared and in some areas that will require tree removal, with homes and other structures to be built in the forested areas surrounding the golf course. Water for both the golf course and practice area will be through the use of reclaimed water, with all reclaimed water to be connected to lakes on the property for onsite storage. The reclaimed water line, more specifically described herein, shall include a pedestrian easement, which pedestrian easement will be obtained through the joint efforts of both the Developer and the City. The club house anticipated to be constructed will contain, at a minimum, a dining room, cocktail lounge, pro shop, equipment rental, office space for administrative personnel, locker rooms, and golf cart storage.

9. **Construction of Public and Other Related Improvements; Dedication of Public Rights-of-way and Easements.** Prior to final plat approval for any component of the Project, Developer shall provide security in a form satisfactory to the City as set forth in the City's Public Improvements Ordinance that public and other related improvements will be constructed in accordance with approved plans. Developer shall at its expense, construct or cause to be constructed all public improvements as required by the City's code or ordinances and in accordance with approved specifications. Following construction of the described public improvements and dedication of same to the City, the City shall assume, at its expense, the maintenance and repairs of all public improvements in accordance with City policies.

Specifically, the scope and nature of the on-site and off-site rights-of-way and other infrastructure improvements to be constructed in connection with the Project are as follows:

(a) **Private Streets.** The Developer will install street improvements for each unit of the Project. All interior private streets and easements will be governed by the homeowners through a Homeowner's Association, which will assume the expense for any and all maintenance and repairs, including snow plowing and ice removal.



(b) **Public Roads.**

(1) Developer will provide a minimum five foot (5') parkway between the sidewalk/FUTS and the back of the curb on all public roads. The sidewalks and FUTS will be placed so that they meander.

(2) The typical section for John Wesley Powell Boulevard (hereinafter "JWP") from Lake Mary Road to the subdivision boundary will be a divided roadway (2-18' back-of-curb to edge of pavement sections) separated by a sixteen foot (16') median/twelve foot (12') turn lane. The north side of the roadway shall include a ten foot (10') paved FUTS. The Developer must also construct right and left turn lanes at intersections.

(3) The typical section of JWP through the Project subdivision must be a divided roadway (2-20' back-of-curb to back-of-curb sections [11' lane and 5' bike lane]) separated by a sixteen foot (16') median/twelve foot (12') turn lane. West of the Old Lone Tree Road the south side of the roadway must have a five foot (5') sidewalk, and the north side must have a ten foot (10') paved FUTS. East of the Old Lone Tree Road, the north side of the roadway must have a five foot (5') sidewalk, and the south side must have a ten foot (10') FUTS. A pedestrian underpass (14' x 9' minimum) must be constructed at the intersection of Lone Tree Road and JWP to connect to the FUTS, if this should be the best alternative determined by staff. The Developer must also construct right and left turn lanes at intersections.

(4) The typical section for the Old Lone Tree Road within the Project subdivision boundary will be a Type IV-A, thirty-seven foot (37') back-of-curb to back-of-curb (2-12.5' lanes with 2-4' bike lanes), five foot (5') sidewalk on the west side and a ten foot (10') paved FUTS on the east side.

(5) The typical section for Old Lone Tree Road outside the Project subdivision boundary will be thirty-two feet (32') wide from edge of pavement to edge of pavement (2-12.5' lanes with 2-4' bike lanes) and a ten foot (10') paved FUTS on the east side.

Landscaping for the medians will consist of small conifers and native greenery that is removed from the development site during construction, and specifically during construction of the proposed golf course. The City will supply water through the reclaimed water system as described herein. An easement across Forest Service land necessary for construction of JWP has been obtained as evidenced by the "Decision of Notice/Finding of no Significant Impact" issued by the Forest Service and attached hereto as **Exhibit C**. If the transplanted landscaping is not successful, the Developer will be required to landscape the medians to a 0.3 opacity, as defined in the Land Development Code.

(c) **Secondary Access.** The Developer will build a secondary access through the development as shown on the Concept Plan. Developer agrees that this



secondary access will be constructed pursuant to City of Flagstaff design specifications for such roadways. Developer agrees that it will not transport combustible materials into the Property until such time that a temporary secondary means of access is established to the Property and meets the following criteria.

(1) The temporary access (roadway) will meet minimum width standards of at least 20 feet.

(2) The temporary access (roadway) will be comprised of the necessary all-weather compaction and material to withstand the weight of a 67,000 pound fire truck.

(3) The temporary accesses will be provided pursuant to the City of Flagstaff Fire Department standards. All temporary accesses will remain temporary until improved as set forth herein.

(d) **Reclaimed Water System.** Developer shall, subject to the Reclaimed Wastewater Agreement with the City, a copy of which is attached to this Agreement as **Exhibit D**, extend a 16" main from the 20" main at the intersection of Woodland Drive and Lone Tree Road, south on Lone Tree Road to the proposed intersection of JWP. From this point a 12" main shall be extended to the main golf course lake and another 12" main shall be extended to the regional park site. The reclaimed water system shall conform to the Reclaimed Water Impact Analysis completed by the City of Flagstaff.

(e) **Water System.** The Developer shall extend a 20" water transmission main within the alignment of JWP from Lake Mary Road to the eastern boundary of Section 27, T21N, R7E. The Developer shall also realign the existing 27" transmission main within the Project subdivision boundary. The realigned segment of this main must be replaced with a 30" pipe running north along the western boundary line of Section 16 to JWP, then northeasterly within JWP to the point where the 27" main crosses the road. The Developer must connect to the 30" and 20" water mains with a 16" waterline, which loops internally through the Project and from which various 10" and 8" water lines branch off. The water system must conform to the Fairway Peaks Golf Course Community Water and Sewer Impact Analysis produced by the City's Utilities Department and bearing an engineering seal and date of January 29, 2000 ("Water Impact Analysis").

(f) **Waste Water Collection System.**

All on-site gravity wastewater system lines shall be constructed in accordance with the City of Flagstaff Engineering Standards. Upon completion of construction and approval by the City, the Developer shall dedicate the on-site gravity wastewater system lines to the City, and the City shall assume, at its expense, the maintenance and repairs thereof. The lift stations and all pressure sewer lines shall be the sole responsibility of the Developer and/or the Homeowners Association. The



wastewater system shall conform to the Wastewater Impact Analysis completed by the City.

(g) **Pneumatic System (Pressure Sewer System).**

The pneumatic system shall comply with the Sewer Impact Analysis.

(h) **FUTS Easement Dedication and Public Park Improvements.**

As part of the development of the Project Property and to facilitate the expansion of the Flagstaff Urban Trail System (referred to herein as "FUTS"), the Developer agrees to dedicate a sixteen foot (16') wide FUTS public pedestrian easement and construct the trail system in the configuration and dimensions as depicted in the Concept Plan prior to completion of Phase IV, the fourth phase of the subdivision. The FUTS easement and trail construction will be in accordance with existing guidelines currently in place. Developer will construct a solid fence and landscaped buffer to screen the FUTS from the maintenance facility. The path within the FUTS easement will be ten feet (10') wide. Furthermore, the Developer shall construct a paved FUTS staging area and parking lot containing a minimum of twelve parking spaces prior to completion of JWP along the frontage of the subject site in the location depicted in the Concept Plan.

(i) **Avigation Easement.** Developer acknowledges that the property is within the Pulliam Airport corridor for airplane flights. As such, Developer will grant an avigation easement over the entire project for use of the Airport for airplane travel in the form set forth in **Exhibit I** attached hereto

(j) **Ingress/Egress.** Ingress and egress to and from the Project must be designed to meet Fire Department standards as previously approved by the Fire Department.

(k) **Regional Park.** The Developer acknowledges that the proposed Regional Park, as shown on the City's master plan, will be affected by this Project. The Developer agrees to contribute the sum of \$285.00 per lot, parcel or dwelling unit (collectively "Lot") to be paid upon the sale of each Lot in the Project development, which sum shall constitute a lien against each respective Lot until paid, for a total of up to \$333,450.00, to the City of Flagstaff Parks and Recreation Division to be used for construction of the Regional Park as described on **Exhibit E**.

City and Developer further agree that as part of this Agreement, the funds paid to City by the Developer for construction of the Regional Park will be deposited into an interest bearing escrow account ("Escrow Account") by the Developer in accordance with established City procedures. The City shall withdraw funds, including principal and interest, from the Escrow Account, from time to time, as may be needed for construction of the Regional Park. The Developer shall bear the cost of any escrow fees with respect to the Escrow Account. Such funds, including all interest, shall be reimbursed to Developer from the Escrow Account if the Regional Park has not been constructed or scheduled for construction in a City 5-year capital improvement program by the City



within ten (10) years from the effective date of this Agreement. If for any reason the Regional Park is not constructed within five (5) years after being included in a City capital improvement program, and provided the ten (10) years as set forth above has expired, then and in that event all funds, including all interest, shall be reimbursed to Developer from the Escrow Account. Those funds will be designated as Developer's fair share contribution towards construction of the Regional Park.

(l) **Public Streets.** The Developer acknowledges that an essential nexus exists between the City's policy requiring development to pay for the costs or to construct improvements directly associated with the impact of the development on the City's street transportation system, and the City's need to maintain an acceptable level of service on its surface streets and at its intersections. Developer further acknowledges that a rough proportionality exists between the City's requirement for certain street and intersection improvements located downstream from the proposed development and the impact said development would have on those certain streets and intersections.

(m) **Lone Tree Interchange.** The Developer agrees to contribute the sum of \$1,855.55 per Lot to the City upon the sale of each Lot in the Project development, which sum shall constitute a lien against each respective Lot until paid, for a total of \$2,171,000.00, to be used for the construction of the Lone Tree/I-40 Interchange (the "Interchange"). The Developer will deposit the funds to be paid to the City by the Developer for construction of the Interchange into the interest bearing Escrow Account referenced above in Section 9(k). These funds will be designated as Developer's fair share contribution towards construction of the Interchange. As with the funds deposited by the Developer into the Escrow Account for the construction of the Regional Park, the City shall withdraw funds, including principal and interest, from the Escrow Account, from time to time, as may be needed for construction of the Interchange, or as the case may be, for construction of other impact mitigations described below in this Section 9(m).

The City and the Developer further agree that if the Interchange has neither been constructed by the Arizona Department of Transportation ("ADOT") nor approved through an ADOT Improvement Plan within fifteen (15) years from the effective date of this Agreement, the Developer shall be required, at its expense, to provide the City with a revised traffic impact analysis ("TIA") which addresses measurable impacts, if any, resulting from the Project development. The Developer's obligations to provide the revised TIA shall be required within six (6) months of the fifteenth (15th) year from the effective date of this Agreement. The above language notwithstanding, if at any time during said fifteen (15) year period the City determines that the Interchange will not likely be constructed, the City may require the Developer, at the Developer's expense, to provide the City with a revised TIA which addresses measurable impacts, if any, resulting from the Project development, other than impacts which would, otherwise, be addressed by construction of the Interchange. The City, in consultation with the Developer, shall determine the scope of the revised TIA and the measurable impacts, if any. Mitigation of all measurable impacts, if any, created by the Project development as a result of the failure of the Interchange to be constructed will be



calculated and be paid from the funds contributed to the City by Developer for construction of the Interchange and deposited by the Developer into the Escrow Account.

The City and the Developer further agree that if the Interchange has neither been constructed by ADOT nor approved through an ADOT Improvement Plan with fifteen (15) years from the effective date of this Agreement, and to the extent that any funds remain after mitigation of any other measurable impacts identified in the TIA, then and in that event, any remaining funds for construction of the Interchange, including interest, shall be reimbursed to the Developer from the Escrow Account.

(n) **Subdivision Trust.** In order to guarantee payment of Developer's fair share of costs to the Parks and Recreation Department for the Regional Park, and Developer's fair share contribution of the Lone Tree/I-40 Interchange, Developer will establish a Subdivision Trust with a title company of its choosing. Upon the sale and close of escrow of each lot within the development, the property will not be transferred to the buyer through the recording of a deed or otherwise until such time as all funds are paid to the appropriate department within the City of Flagstaff representing payment of Developer's fair share costs for the construction and improvements as set forth herein.

(o) **Development Schedule.**

The City and the Developer acknowledge that the Developer may take several years to complete development of the Project. As a result of the possible time frame and in order to provide the City with a conception of the phasing and timeline for development of the Project, the Developer has prepared a Conceptual Development Phasing Schedule ("Development Schedule"), attached hereto as **Exhibit J**. The Development Schedule sets forth a general tentative phasing schedule to be followed by the Developer in construction of the Project beginning with the year 2000 through 2005. The City and the Developer acknowledge that the Developer may wish to modify the Development Schedule in order to substitute certain on-site or off-site improvements from one phase to another, or to obtain extensions as a result of unforeseen events or acts of God, or other factors not under the control of the Developer. Upon the Developer's written request to the City, and review of the request by the City's Planning Director and City Engineer and their collective conclusion that such request will have no impact to the Project or the City's policies, requirements, regulations or ordinances, or to any other applicable local, state or federal law, the City will grant the Developer's request to modify the Development Schedule. However, notwithstanding the foregoing, nothing in this paragraph concerning the Development Schedule is intended to, or shall, modify any other time periods set forth in this Agreement pertaining to any obligation of the Developer.

(p) **Public Improvement Ordinance.** All provisions of the City's public improvements ordinance shall apply.



(q) **Water and Sewer.** Water and sewer mains and services within the Project shall be designed and installed per the City of Flagstaff's Engineering Design and Construction standards and Maricopa Association of Governments standards as modified by the City of Flagstaff. Following construction of the above described public improvements and dedication of same to the City, the City shall assume, at its expense, the maintenance and repairs of all public improvements.

(r) **One Year Warranty.** The Developer shall provide the City with a one year warranty on all public and related improvements after acceptance by the City.

10. Resource and Floodplain Protection. The Developer agrees to provide subregional on-site detention for the entire Project subdivision for the two through the one hundred year design storms. The subdivision design must consolidate the detention areas into a limited number of larger facilities. Detention facilities must be incorporated into the golf course design whenever physically possible and designed to preserve and use the natural topography. The design of the golf course will respect the natural features of the land, minimizing the need for earthmoving and reducing the need to mass clear vegetation. In this regard, the golf course has been planned from the initial stages of the Project to be sensitive to the wildlife habitat, wetland features, and natural drainage ways, and to incorporate them into the open space systems of the Project. Through these efforts, a physical framework has been established to protect and enhance existing habitats, and water resources. Through careful attention to grading, and the incorporation of adequate buffer zones, golf course drainage will be controlled and filtered to ensure the water quality of off-site drainage and ground water infiltration. These planning and design efforts in conjunction with proper management and monitoring techniques comprise the essence of Best Management Practices and will be utilized to ensure the long-term viability of the Project. The Developer and City agree that resource protection provisions as set forth in the City's Land Development Code are applicable to the entire Project. The application of said provisions and the resource calculations required to be performed by said provisions shall be applied to each phase of development as it is individually developed as opposed to the application of said provisions to the entire Project upon the development of the initial unit or component of the Project, with the exception of off-site improvements.

Additionally, and pursuant to the "Fuel Management Operational Procedures" dated June 1999, Developer has retained the services of a Professional Forester who is working with the City to perform and submit a forest stewardship plan on the site.

A proposal to address water quality and wildlife habitat issues, as well as the Best Management Practices Manual referenced above, will be submitted to the City for review prior to initial grading on the property.

11. Affordable Housing. The Developer is aware of the City of Flagstaff's affordable housing set-aside requirements upon a rezoning request for higher residential density. The project as described herein shall be constructed as a residential subdivision with up to 1,170 dwelling units with all required infrastructure improvements and homes



for sale to owner-occupants, and as such, falls within those affordable housing set-aside procedures. Each unit will be constructed to meet or exceed HUD guidelines. The Developer, desirous to offer Affordable Properties to the City of Flagstaff, agrees as follows:

(a) **Affordable Properties.** Developer agrees to construct or cause to be constructed a minimum of 125 homes (hereinafter referred to as "Affordable Properties"). The Affordable Properties will be constructed in substantial conformance to the Floor Plan and Elevations, with the minimum standards and amenities, as outlined in **Exhibit "F"** attached hereto.

(b) **Affordable Properties Price Schedule.** The Developer agrees to offer the prices ("Developer Prices") for the Affordable Housing Properties as outlined on **Exhibit F** attached hereto. The Developer Prices were negotiated between the City and the Developer based on the need to provide homes affordable to households within the City of Flagstaff meeting City "Target Incomes".

Developer Prices will remain constant, except Developer Prices will be adjusted annually on the anniversary date of the signing of this Agreement based on the then current Construction Cost Index as prepared by the Bureau of Labor Statistics.

(c) **Eligible Buyers.** The Affordable Properties shall be sold only to households having incomes not in excess of those indicated by the City's "Affordable Housing Reference Schedules", attached hereto as **Exhibit G**, referred to as "Eligible Buyer". The City's Affordable Housing Reference Schedules correlates prices to income based on first time homebuyer underwriting standards and the prevailing mortgage interest rate for a thirty (30) year mortgage. The income is represented as a percentage of the United States Department of Housing and Urban Development Area Median Income for Coconino County ("HUD AMI").

(d) **Certification of Eligible Buyers.** The Developer, or agency designated by the Developer, will certify the income of the Eligible Buyers in accordance with the income qualification rules of the Federal HOME program or other similar standards which take into account income, adjustments to family size, and assets. The Developer agrees to allow the City to audit Developer files to verify certifications on all Affordable Properties.

(e) **Affordable Property Location.** The Affordable Properties shall be located on that certain parcel of land as described on **Exhibit H** attached hereto.

(f) **Affordable Housing Restrictive Covenant.** Affordable Properties will be sold initially with a restrictive covenant approved by the City (the "Affordability Covenant"). The Affordability Covenant for Affordable Properties shall consist of a Right of First Refusal and a lien, as more fully set forth in subparagraphs (g) and (h) below.



(g) **Affordability Lien.** Developer will conduct an appraisal on the Affordable Properties at the time of sale. Should an appraised value of an Affordable Property exceed the Developer Price, as listed on **Exhibit F**, the Developer will record a lien on the Affordable Property for an amount equal to the difference between the appraised value and the Developer Price. Such lien will be assumed by the Eligible Buyer of the Affordable Property and will create an obligation to repay the City, or agency designated by the City. Developer agrees to submit any legal instruments related to long-term affordability to the City for review and approval before recording any such instrument.

The lien, described above, will be due and payable in one lump sum with no accrued interest upon sale, lease, refinancing, title change, or other transfer of the Affordable Property by the Eligible Buyer. The City at its sole discretion may release the lien without payment if the Affordable Properties depreciate in value.

Proceeds received by the City from the liens herein will be used solely to subsidize the subsequent purchase of Affordable Properties by Eligible Buyers or to assist other Eligible Buyers in similar housing developments meeting City Target Incomes.

(h) **Right of First Refusal.** Affordable Properties will be sold initially to Eligible Buyers with a Right of First Refusal granted by the Developer to the City, or agency designated by the City. The Right of First Refusal may be used by the City, or agent of the City, to purchase the Affordable Property and re-sell said property to another Eligible Buyer.

The beneficiary of the lien shall in all cases hold the Right of First Refusal on the Affordable Properties enabling the lien to be used both to reduce the purchase price and to help refinance the sales price of the Affordable Properties.

(i) **Enforcement.** The Final Plat shall identify the Affordable Properties by legal description and contain a notice, approved by the City, that title to Affordable Properties is subject to the terms of the Development Agreement. For the Affordable Properties, the notice shall also state: 1) the Development Agreement sets forth price controls on the initial conveyance; and 2) the Eligible Buyers may be subject to a lien obligation. If the Developer does not comply with the Development Agreement with regard to the construction and sales of Affordable Properties, the City reserves the right to withhold building or occupancy permits for any unit(s) in the development.

12. Indemnity for Environmental Matters. Developer represents and warrants that upon dedication or conveyance of any real property or real property rights to the City by the Developer pursuant to this Agreement, the condition of the real property or real property rights dedicated or conveyed will not violate any federal, state or local law, ordinance or regulation related to industrial hygiene or environmental conditions on or under the property subject to the dedication or conveyance. The Developer agrees to indemnify, defend and hold the City harmless from and against any



and all costs and expenses of any nature, including attorneys' fees and costs, and all damages or other liability, including, but not limited to, natural resource damages, or requirements to perform, removal or remedial actions under any statute, regulation, ordinance, decree or order of any governmental agency or court, as a result of the condition of any real property or relating to rights dedicated or conveyed to the City by the Developer pursuant to this Agreement. Nothing in this Agreement shall require the City to accept any property which it has reason to believe may be contaminated by any toxin, hazardous material or waste, as those terms are defined in state or federal law. Developer agrees to keep the City informed with regards to environmental matters pertaining to the Project property.

13. Notices. Unless otherwise specifically provided herein, all notices, demands or other communications given hereunder shall be in writing and shall be deemed to have been duly delivered upon personal delivery as of the third business day after mailing by United States mail, postage prepaid, by registered or certified mail, return receipt requested, addressed as follows:

if to the City: Attention: City Manager
211 West Aspen Avenue
Flagstaff, Arizona 86001

with a copy to: Attention: City Attorney
211 West Aspen Avenue
Flagstaff, Arizona 86001

if to the Developer: Attention: John Beerling
1121 West Warner Road, Suite 109
Tempe, Arizona 85284

with a copy to: Tony S. Cullum Esq.
Post Office Drawer X
Flagstaff, Arizona 86002

Notice of change of address may be made by either party by giving notice to the other party in writing of change of address. Such notice shall be deemed to have been effectively given ten (10) days after mailed by the party changing the address.

14. General Provisions.

14.1 Amendment. This Agreement may be amended at any time by written amendment executed by both parties, which written amendment shall be recorded in the official records of Coconino County, Arizona, within ten (10) days following any such amendment.



14.2 Assignment. The rights of Developer under this Agreement may be transferred or assigned, in whole or in part, by written instrument, to any subsequent owner of all or any portion of the Property without further consent from the City.

14.3 Authorization. The parties to this Agreement represent and warrant that the persons executing this Agreement on their behalves have full authority to bind the prospective parties.

14.4 Cancellation. This Agreement is subject to the cancellation provisions of A.R.S. Sec. 38-511.

14.5 Captions. The captions used herein are for convenience only and are not a part of this Agreement and do not in any way limit or amplify the terms and provisions hereof.

14.6 Consents and Approvals. City and Developer shall at all times act reasonably with respect to any and all matters which require either party to review, consent, or approve any act or matter herein.

14.7 Consistent With General Plan. This Agreement ensures that all development on the Property shall be consistent with the City's General Plan recommendation for the Property as required by A.R.S. Sec. 9-500.05 B.

14.8 Construction of Agreement. This Agreement has been arrived at by negotiation and shall not be construed against either party to it or against the party who prepared the last draft.

14.9 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages shall be attached to a single instrument so that the signatures of all parties may be physically attached to a single document.

14.10 Dispute Resolution.

(a) **Breach of Agreement.** Should either party breach any provision of this Agreement, the party alleging the breach must notify the other party in writing of the nature of the breach and the expected action to cure the deficiency. If the deficiency is not cured within 30 days of transmission of the notice, the party alleging the breach may seek the remedies set forth below, no remedy of which is intended to be mutually exclusive.

(b) **Mediation.** If a dispute arises out of or relates to this Agreement and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to resolve the dispute by mediation before resorting to litigation or some other



dispute resolution procedure. Mediation will be self-administered and conducted under the procedures in use by the Alternative Dispute Resolution Program of the Coconino County Superior Court, unless the parties agree upon other procedures. Each party agrees to bear its own costs in mediation. The parties will not be obligated to mediate if any indispensable party is unwilling to join the mediation. This section does not constitute a waiver of the parties' right to arbitrate or initiate legal action if a dispute is not resolved through good faith negotiation or mediation, or if provisional relief is required under the Arizona Rules of Civil Procedure.

(c) **Litigation.** Except as otherwise agreed by the parties, any litigation brought by either party against the other to enforce the provisions of this Agreement must be filed in the Coconino County Superior Court. In the event any action at law or in equity is instituted between the parties in connection with this Agreement, the prevailing party in this action will be entitled to its costs including reasonable attorneys' fees and court costs from the non-prevailing party.

14.11 Effective Date of Agreement. This Agreement shall be effective upon the execution of the parties hereto, recordation in accordance with Section 14.21 herein, and upon expiration of thirty (30) days following the approval of the rezoning contemplated hereby by the City; provided, however, that in the event the rezoning is delayed in its effect by judicial challenge, or by referendum or injunction, the effective date of this Agreement shall be delayed until resolution or termination of such judicial challenge, referendum or injunction. In the event of judicial challenge, referendum, or injunction resulting in delay in the effect of the contemplated rezoning which extends for a period of more than one hundred eighty (180) days following its approval by the City Council, then this Agreement may be terminable by the Developer upon written notice to the City in accordance with this Agreement at any time within an additional one hundred eighty (180) days. Upon termination, this Agreement shall be of no further force or effect and neither party shall have any further obligation hereunder. Any delay relative to the effective date of this Agreement by judicial challenge, referendum, or injunction filed by parties acting independently of and not under the control of the City shall not be deemed a default hereunder by the City.

14.12 Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations, and understandings of the parties, whether oral or written, are hereby superseded and merged herein. The foregoing sentence shall in no way affect the validity of any instruments executed by the parties in the form of the exhibits attached to this Agreement.

14.13 Exhibits. All exhibits attached hereto are incorporated herein by reference as though fully set forth herein.

14.14 Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement. Without limiting the generality



of the foregoing, the City shall cooperate in good faith and endeavor to process promptly any request and applications for plat or permit approvals or revisions, and other necessary approval relating to the development of the Property by the Developer and/or its successors.

14.15 Gender and Number. In this Agreement (unless the context requires otherwise), the masculine, feminine and neuter genders and the singular and the plural include one another.

14.16 Governing Law. This Agreement shall be governed by and construed under the laws of the State of Arizona. This Agreement shall be deemed made and entered into in Coconino County, Arizona.

14.17 Modification. No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto, and any waiver granted shall not be deemed effective except for the instance and in the circumstances particularly specified therein and unless in writing, executed by the party against whom enforcement of the waiver is sought.

14.18 Negation of Partnership. The parties specifically acknowledge that the Project will be developed as private property, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants, and conditions in this Agreement. None of the terms or provisions of this Agreement are intended to create a partnership or other joint enterprise between the parties.

14.19 No Obligation to Develop Property. Except as specifically set forth herein, nothing contained herein shall be deemed to obligate the City or the Developer to complete any part or all of the development of the Property.

14.20 No Third Party Beneficiaries. The City and Developer acknowledge and agree that the terms, provisions, and conditions hereof are for the sole benefit of, and may be enforceable solely by, the City and Developer, and none of such terms, provisions, conditions, and obligations are for the benefit of or may be enforced by any third party.

14.21 Recordation of Agreement. In accordance with A.R.S. Sec. 9-500.05 D, this Agreement shall be recorded in its entirety in the official records of the Coconino County Recorder no later than ten (10) days from the date of its execution by the City.

14.22 Recitals. The recitals set forth at the beginning of this Agreement are acknowledged by the parties to be true and correct and are incorporated herein by reference.



14.23 Rights Run With the Land. Upon recordation of this Agreement in accordance with Section 14.21 of this Agreement, all rights and obligations shall constitute covenants that run with the land and are binding on all successors-in-interest, except as otherwise provided in Section 14.27 of this Agreement.

14.24 Severability. In the event that any phrase, clause, sentence, paragraph, section, article, or other portion of this Agreement shall become illegal, null, or void or against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null, or void or against public policy, the remaining portions of this Agreement shall not be affected thereby and shall remain in full force and effect to the fullest extent permissible by law.

14.25 Successors and Assigns. All of the covenants and conditions set forth herein, shall inure to the benefit of and shall be binding upon the successors-in-interest of each of the parties hereto.

14.26 Term. The term of this Agreement shall commence on the effective date of this Agreement as defined in Section 14.11 herein, and shall automatically terminate on the tenth (10th) anniversary of such date, unless previously terminated pursuant to Section 1 of this Agreement, or as otherwise agreed by the parties in writing.

14.27 Termination Upon Sale to Public. Notwithstanding the provisions set forth in Section 14.23 above, it is the intention of the parties that this Agreement shall automatically terminate without exception or recordation of any further document or instrument as to any lot or parcel which has received site/subdivision approval and individually (and not in "bulk" as defined under Arizona law) leased for a period of one year or longer or sold to the purchaser or user thereof, and with respect to which the Developer's Regional Park contribution in the sum of \$285.00 per lot and the Developer's contribution in the sum of \$1,855.55 per lot for construction of the Lone Tree/I-40 Interchange have been paid to the City as set forth above. Upon the occurrence of the aforementioned events, said lot or lots shall be released from and no longer be subject to or burdened by the provisions of this Agreement.

14.28 Time of the Essence. For purposes of enforcing the provisions of this Agreement, time is of the essence.

14.29 Waiver. No waiver by either party of a breach of any of the terms, covenants, or conditions of this Agreement shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other term, covenant or condition herein contained. Nothing herein or in the Stipulations shall constitute or be deemed to be a waiver by the Developer of its right to request future rezonings or changes in development standards for all or any portion(s) of the Property pursuant to City procedures and requirements existing at the time of the request. Nothing herein contained shall be deemed to be a waiver by the City of the right to act, by approval or denial, on



such rezoning or change, to the extent such action would not otherwise be in breach of this Agreement.

15. Zuni Heights Access. Developer is aware of the City's approval of the Zuni Heights Development ("Zuni Heights") located immediately to the north of the proposed Project. Approval of Zuni Heights included the necessity for Zuni Heights to obtain right-of-ways and/or easements for construction of roadways through the property, which roadways will connect with the proposed Project. Developer herein agrees that, as shown on the Concept Plan, access will be provided to Zuni Heights. The cost of such access will be negotiated by Developer and Zuni Heights, and upon the acquisition of those right-of-ways and/or easements by Zuni Heights, the Developer will provide access through the proposed Project.

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IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf by its Mayor and its seal to be hereunder duly affixed and attested by its City Clerk, and the Developer has signed the same on or as of the day and year first above written.

CITY:

CITY OF FLAGSTAFF, an Arizona municipal corporation

By: Joyce M. Qualman
Mayor

ATTEST:

By: Caroly Jager
City Clerk

APPROVED AS TO FORM:

By: L. M. Lane
City Attorney

DEVELOPER:

VANDERBILT FARMS, L.L.C.,
an Arizona limited liability company

By: [Signature]
Title: Hubert J. [Signature]

SAN FRANCISCO PEAKS ASSOCIATES, L.P.

By: [Signature]
Title: General Partner

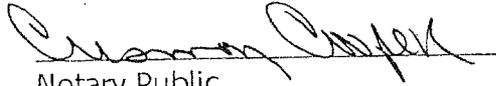


STATE OF ARIZONA)
)
COUNTY OF COCONINO)

SS.

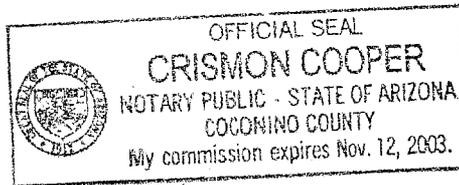
On this 5th day of July, 2000, before me the undersigned Notary Public personally appeared JOHN BEERLING known to me as the person whose name is subscribed to the within instrument and acknowledged that he executed the same on behalf of Vanderbilt Farms, L.L.C., an Arizona limited liability company, for the purposes contained therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public

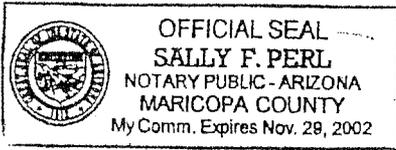
My Commission Expires:

11/12/03



ACKNOWLEDGMENT

The foregoing Development Agreement was acknowledged before me this 10th day of July, 2000 by Eva Sperber-Porter, the Executive Vice-President of Ponderosa Pines Land Corporation, the general partner of San Francisco Peaks Associates Limited Partnership, on behalf of the limited partnership.



Sally F. Perl

Notary Public

My commission expires:

11/29/02



EXHIBITS TO DEVELOPMENT AGREEMENT

Exhibit "A"	Legal Description of Property
Exhibit "B"	Concept Plan
Exhibit "C"	USDA Forest Service Decision of No Significant Impact
Exhibit "D"	Reclaimed Wastewater Agreement
Exhibit "E"	Location of Proposed Regional Park
Exhibit "F"	Developer's Affordable Prices
Exhibit "G"	Affordable Housing Reference Schedules
Exhibit "H"	Legal Description of Affordable Properties
Exhibit "I"	Avigation Easement Agreement
Exhibit "J"	Conceptual Development Phasing Schedule



EXHIBIT "A"



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EXHIBIT A

LEGAL DESCRIPTION FOR FAIRWAY PEAKS (Attachment to Development Agreement)

PARCEL 1

All of Section 34 of Township 21 North, Range 7 East, Gila and Salt River Meridian, in the City of Flagstaff, Coconino County, Arizona, EXCEPT the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) thereof.

Containing approximately 606.454 Acres

PARCEL 2

A portion of that parcel of land described in Docket 1551, Page 396, Records of Coconino County, Arizona, located in the Southeast quarter of Section 27, Township 21 North, Range 7 East, Gila and Salt River Meridian, within the limits of the City of Flagstaff, Coconino County (R.C.C.), Arizona, more particularly described as follows:

Commencing at the Southeast Corner of said Section 27, from whence the South quarter Corner (S $\frac{1}{4}$ Cor) of said Section 27 bears S 89°58'16" W a distance of 2656.62 feet (Basis of Bearings); Thence S 89°58'16" W, along the South line of the said Southeast quarter, a distance of 1920.91 feet to the TRUE POINT OF BEGINNING;

Thence continue S 89°58'16" W, along the South line of the said Southeast quarter, a distance of 74.88 feet to a non-tangent point of curvature of a curve concave to the Northwest; from whence the radius point bears N 11°06'10" W a distance of 4,360.80 feet;

Thence Northeasterly along the arc of said curve a distance of 491.27 feet, through a central angle of 06°27'17" to a point of tangency;

Thence N 72°26'33" E a distance of 57.43 feet;

Thence N 03°54'07" E a distance of 116.74 feet;

(Continued on Page 2)



Thence N 22°42'39" W a distance of 643.28 feet;

Thence N 52°03'09" E a distance of 1,157.83 feet;

Thence N 77°43'18" E a distance of 172.16 feet;

Thence S 27°25'34" E a distance of 707.70 feet to a non-tangent point of curvature of a curve concave to the Southeast. from whence the radius point bears S 47°22'42" E a distance of 1776.75 feet;

Thence Southwesterly along the arc of said curve a distance of 125.48 feet through a central angle of 04°02'47" to a point of tangency;

Thence S 38°34'31" W a distance of 350.00 feet to a point of curvature of a curve to the right, having a radius of 1140.00 feet;

Thence 673.85 feet along the arc of said curve, through a central angle of 33°52'02" to a point of tangency;

Thence S 72°26'33" W a distance of 387.89 feet to a point of curvature of a curve to the right, having a radius of 4375.80 feet;

Thence 419.47 feet along the arc of said curve, through a central angle of 05°29'33" to the Point of Beginning being a point on the South line of the said SE¼ of Section 27, also being a point on the South boundary of that parcel of land described in said Docket 1551, Page 396, R.C.C.;

Containing approximately 26.644 acres.

PARCEL 3

A portion of that parcel of land described in Docket 1551, Page 396, Records of Coconino County, Arizona, located in the Southeast quarter of Section 27, Township 21 North, Range 7 East, Gila and Salt River Meridian, within the limits of the City of Flagstaff, Coconino County (R.C.C.), Arizona, more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 27, from whence the South quarter Corner (S¼ Cor) of said Section 27 bears S 89°58'16" W a distance of 2656.62 feet (Basis of Bearings); Thence S 89°58'16" W, along the South line of the said Southeast quarter, a distance of 1,455.78 feet;

Thence N 72°26'33" E a distance of 363.19 feet to a point of curvature of a curve to the left having a radius of 1,260.00 feet;

Thence 744.78 feet along the arc of said curve through a central angel of 33°52'02" to a point of tangency;

(Continued on Page 3)



Thence N 38°34'31" E a distance of 350.00 feet to a point of curvature of a curve to the right, having a radius of 1,656.75 feet;

Thence along the arc of said curve a distance of 369.84 feet more or less, through a central angle of 12°47'24" more or less, to a point on the East line of the said SE¼ of Section 27, being also a point on the East boundary of that parcel of land described in said Docket 1551, Page 396, R.C.C.;

Thence S 01°22'39" E along said East line and boundary, a distance of 1,059.51 feet to the Point of Beginning

Containing approximately 13.465 acres.

Containing in aggregate 646.563 acres.



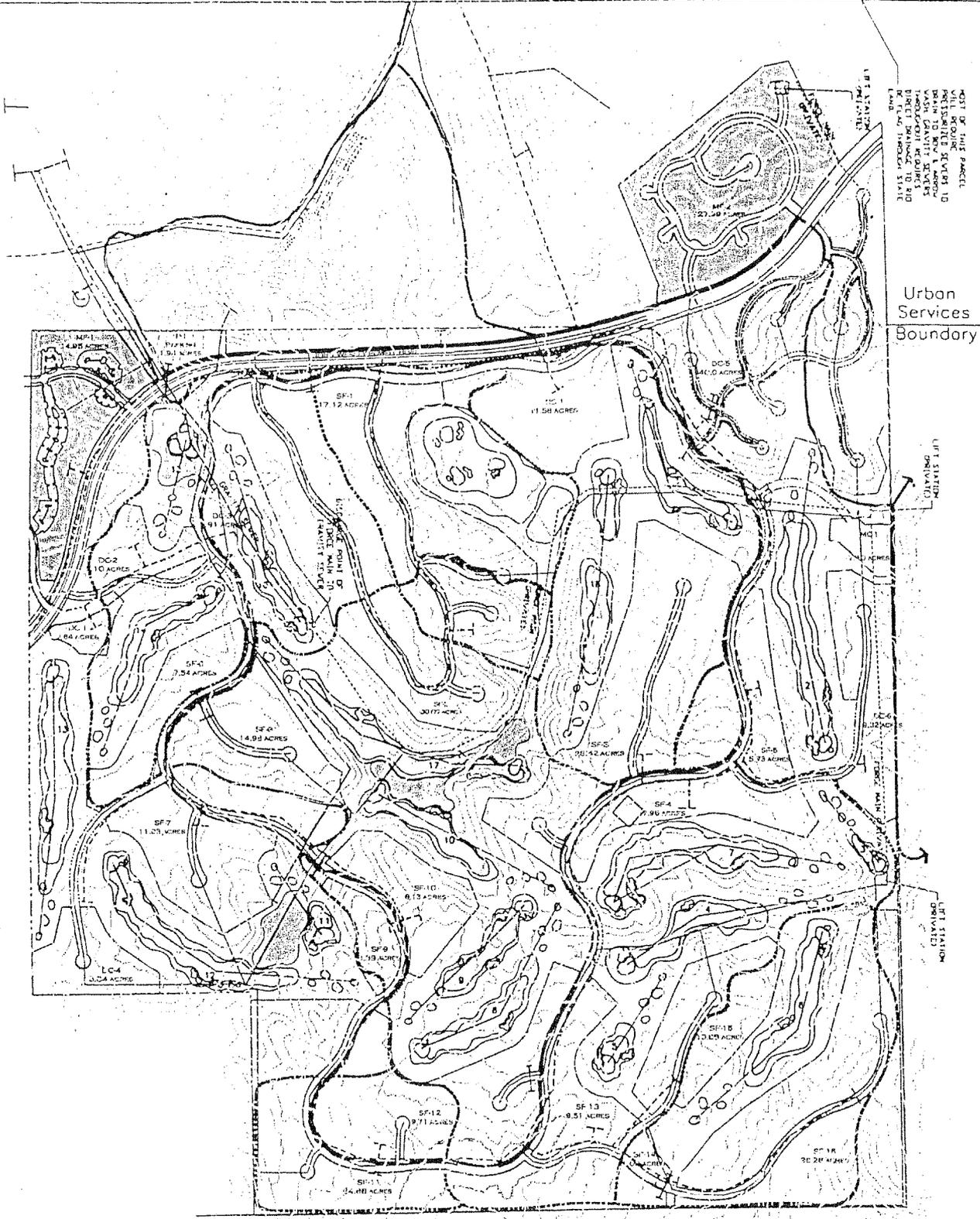
NICHOLAS GABRIEL, III
R.L.S. 23372



EXHIBIT "B"



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Urban Services Boundary

LIFT STATION (PRIVATE)

LIFT STATION (PRIVATE)

LIFT STATION (PRIVATE)

Legend

- Public Pedestrian Trail
- Public Bicycle Trail
- Public F.U.T.S. Trail
- Sewer - Forced Main
- Sewer - New 8" Sanitary
- Sewer - Existing
- Water - Future
- Water - Effluent Drainage



NORTH

4/17/2000

Scale: 1"=900'



Fairway Peaks

Figure 6: Development Master Plan

FOR LOCATION PURPOSES ONLY

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LAND USE SUMMARY TABLE FOR FAIRWAY PEAKS

Parcel	Acre	Lots	DU/ Acre
SF-1	17.12	41	2.39
SF-2	30.09	72	2.39
SF-3	28.42	67	2.36
SF-4	7.96	19	2.39
SF-5	5.73	13	2.27
SF-6	7.54	18	2.39
SF-7	11.03	26	2.36
SF-8	14.98	36	2.40
SF-9	3.39	8	2.36
SF-10	8.13	20	2.46
SF-11	24.98	56	2.24
SF-12	19.71	45	2.28
SF-13	6.51	15	2.30
SF-14	1.03	2	1.94
SF-15	10.88	26	2.39
SF-16	27.32	60	2.20
Subtotal	224.82	524	
DC-1	2.57	14	5.45
DC-2	5.00	28	5.60
DC-3	0.91	5	5.49
DC-4	5.84	32	5.48
DC-5	40.00	180	4.50
DC-6	9.32	52	5.58
Subtotal	63.64	311	
MF-1	14.95	210	14.05
MF-2	27.99	125	4.47
Subtotal	42.94	335	
P-1	1.94		
RC-1	11.58		
MC-1	2.10		
Golf & ROW	303.86		
Subtotal	319.48		
Total	650.88	1170	



EXHIBIT "C"



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Segment of Fourth Street Extension

USDA Forest Service
Coconino National Forest
Coconino County, Arizona

An Environmental Assessment (EA) for the construction of the second phase of the Fourth Street Extension across National Forest System land is available for review at the Forest Supervisors Office located at 2323 East Greenlaw Lane, Flagstaff, Arizona. The EA was prepared by SWCA, Inc. and reviewed by a Forest Service Interdisciplinary Team. The proposed construction is consistent with the City of Flagstaff's Master Plan 2000.

There was very little difference between the four alternatives examined by the report. Alternative A was eliminated from consideration in the report because it did not adequately address the purpose and the need of the proposed project.

- Alternative B would require the most cut and fills.
- Alternative C would cost the most to construct.
- Alternative D affects more City of Flagstaff land and less National Forest Land, however the total impacts are very similar to alternatives B & C.
- Alternative E would create the least amount of cuts and fills and would cost the least to construct.
- Alternative F, the no action alternative did not meet the objectives of the assessment.

It is my decision to select Alternative E. An easement for this route will be issued to the City of Flagstaff. A temporary special-use permit for construction may be issued in the interim, pending issuance of the easement.

I did not select the other alternatives because of the higher cost and greater impacts. Alternative B and D would create two separate corridors, one for the road and one for the water and sewer. Alternative C would cost approximately \$100,000 more to construct.

Alternative F is the environmentally preferred alternative because it is the only alternative that does not have some environmental impacts. However, it was not selected because it does not meet the transportation objectives of the City of Flagstaff's Master Plan 2000.

I have determined through the environmental assessment that this is not a major Federal action that would significantly affect the quality of the human environment; therefore, an environmental impact statement is not needed. This determination is based on the following factors:

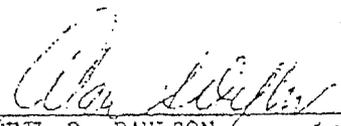




1. There are minimal irreversible resource commitments and irretrievable loss of timber production.
2. There are no significant cumulative effects.
3. The physical and biological effects are limited to the area of planned activity.
4. No known threatened or endangered wildlife or plants are affected.
5. The proposal is within the scope of the Coconino National Forest Plan.

This decision may be implemented immediately.

This decision is subject to administrative review in accordance with the provisions of 36 CFR 211.18. Notice of appeal must be made in writing and submitted to Neil Paulson, Forest Supervisor, 2323 East Greenlaw Lane, Flagstaff, Arizona 86004, within 45 days from the date of this decision. A statement of reasons to support the appeal and any request for oral presentation must be filed within the 45-day period for filing a notice of appeal.


NEIL R. PAULSON
Forest Supervisor

10/31/88
Date



EXHIBIT "D"



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RECLAIMED WASTEWATER AGREEMENT

This Agreement is made and entered into this 7th day of March, 2000, by and between the CITY OF FLAGSTAFF, ARIZONA (hereinafter "City"), a municipal corporation of the State of Arizona, whose address is 211 West Aspen Avenue, Flagstaff, Arizona 86001, and VANDERBILT FARMS, L.L.C., an Arizona limited liability company, and/or nominee, whose address is 1121 West Warner Road, Suite 109, Tempe, Arizona 85284 (hereinafter "Reuser").

WHEREAS, Reuser agrees to purchase from the City treated sewage effluent from the City of Flagstaff Wastewater Treatment Plant(s) to be used for irrigation of a golf course proposed to be constructed at a new housing development located within the City of Flagstaff; and

WHEREAS, City agrees to sell treated wastewater effluent to Reuser subject to the following terms and conditions; and

NOW, THEREFORE, for and in consideration of the mutual promises and obligations of the parties, the parties agree as follows:

AGREEMENT

1. Definitions.

- A. **Effluent:** Wastewater that has completed its passage through a wastewater treatment process.
- B. **Open Access Irrigation Site:** A reclaimed wastewater irrigation site where access by the general public is uncontrolled.
- C. **Point of Delivery:** A location designated by the City for acceptance and measuring of the reclaimed wastewater by the Reuser. The point of delivery may include a vault, pit, meter, valves, and other appurtenances necessary to meter reclaimed water to the Reuser
- D. **Potable Water:** Water that does not contain pollution, contamination, objectionable minerals, or infective agents and is considered satisfactory for domestic consumption.



E. Reclaimed Wastewater: Effluent which meets the standards for the specific reuses contained in the Arizona Administrative Code R18-9-703.

2. Regulation. Reclaimed wastewater as used in this contract shall refer to effluent which meets the standards for specific reuses contained in the Arizona Administrative Code R18-9-703 that is produced at the City of Flagstaff Wastewater Treatment Plant(s). All deliveries of reclaimed wastewater shall be made in accordance with City's ordinances, rules, and regulations. Reuser shall obtain any additional City, State, or Federal permits for the use of reclaimed wastewater for irrigation of open access landscaped areas should such permits become necessary in the future. As a courtesy and not as an obligation, the City will endeavor to advise Reuser of any such permit requirements of which it becomes aware. Reuser shall use such reclaimed wastewater in accordance with the applicable laws of the United States of America (including, but not limited to, the regulations of the Environmental Protection Agency), the State of Arizona, and the Rules and Regulations of the Arizona Department of Environmental Quality; provided, however, that in the event any such laws or regulations shall be amended in the future so as to make it impossible or infeasible for Reuser to use the reclaimed wastewater, Reuser at its option, shall have the right to cancel and terminate this Agreement upon giving thirty (30) days' notice in writing to the City. Reuser shall also abide by the conditions of the City's permit for reuse of reclaimed wastewater (issued by the State of Arizona to the City) and agrees to comply with the following requirements:

A. Hose bibs discharging reclaimed wastewater shall be secured to prevent any use by the public.

B. Irrigation pipe shall be color coded, buried with colored tape, or otherwise suitably marked to indicate nonpotable water.

C. Areas shall be irrigated only at such times as to minimize contact with the public and be reasonably dry and free from standing or ponding water during normal usage.

D. Signs reading "Irrigation with reclaimed wastewater, do not drink" or similar warnings shall be prominently displayed at each reuse site. Signs shall be placed at all logical points of entry to the site, at the entrance to all lakes and ponds, all plumbing outlets, golf score cards and hose bibs providing reclaimed water.



E. Drinking water fountains, potable water hose bibs, and private residences shall not be exposed to the mist from sprinklers.

F. Irrigation of orchards, fruit, or vegetables shall not be allowed with reclaimed wastewater.

3. **Reclaimed Wastewater Quality.** City hereby agrees to provide reclaimed wastewater under this Agreement that meets the quality requirements of the Reclaimed Wastewater Reuse Permit issued by the Arizona Department of Environmental Quality to the City of Flagstaff. City represents it is now and will attempt to remain in compliance with all regulatory and health and water laws, rules, and regulations applicable to wastewater discharge. Reuser acknowledges that the reclaimed wastewater supplied under this Agreement is not intended nor offered for potable use. Reclaimed wastewater delivered under this Agreement shall not be directly or indirectly utilized or transferred for uses other than irrigation of open access landscaped areas owned or controlled by Reuser without the prior written consent of the City. Reuser shall not be obligated to accept delivery of or to pay for inadequately treated wastewater which cannot, as received, be lawfully used for irrigation of open access landscaped areas in accordance with the Rules and Regulations of the Arizona Department of Environmental Quality. Reuser assumes all risks and liabilities in connection with the use of reclaimed wastewater which meets the quality requirements of the City's Reclaimed Wastewater Reuse Permit described above and agrees that its remedies against the City for any breach by the City are limited to refusal to accept delivery except to the extent that any breach by the City is a result of its own negligence.

4. **Responsibility for Damage.** City shall not be liable for any damage to Reuser or its property resulting from curtailment, interruption, or apportionment of supply of reclaimed wastewater occasioned by necessary repairs or maintenance of City's sewerage system, threatened or actual reclaimed wastewater shortage or other causes beyond the City's control.

5. **Contract Term.** The term of this Agreement shall be for a period of five (5) years from the date reclaimed wastewater is made available to the Reuser at the point of delivery. As long as reclaimed water is available to the City of Flagstaff through its reclaimed water system to meet the requirements of this Agreement, this Contract will automatically renew every five (5) years for a total of twenty (20) years, subject to the terms set forth in Paragraphs 3 and 7 of this Agreement. At the end of the twenty-year automatic renewals, Reuser may exercise options to



renew the Agreement for the use of reclaimed wastewater for additional five (5) year extensions as long as reclaimed water is available to the City of Flagstaff through its reclaimed water system to meet the requirements of this Agreement and subject to the terms set forth in Paragraphs 3 and 7 of this Agreement. All options to renew this Agreement shall be exercised in writing forty-five (45) days prior to the expiration of the term of this Agreement and be contingent on City receiving renewal of its permit for reuse of reclaimed water from the Arizona Department of Environmental Quality and the Reuser fulfilling the requirements of this Agreement. The terms of renewal of this Agreement shall be subject to any City, State and Federal regulations in effect at the time of renewal and such renewal shall not be unreasonably withheld. It is expressly understood and agreed by City and Reuser that Reuser has pending with the City an application to rezone the property upon which the reclaimed wastewater will be used. Should such rezoning request be denied by the City Council of the City of Flagstaff, this Agreement shall become null and void.

6. **Reclaimed Wastewater Rate.** Reuser agrees to pay the City for the treatment and delivery of all reclaimed wastewater acquired at the point of delivery. The rate shall be that rate established by the Flagstaff City Council and identified in the City Code of Flagstaff, Arizona. For the term of this Agreement the rate shall not exceed, on a per gallon basis, seventy-five (75%) percent of the then current commodity rate charged by the City for the sale of potable water used on the property. In addition, Reuser agrees to pay any applicable taxes, fees or surcharges that regulatory agencies may impose on reclaimed wastewater. Reuser may recapture the costs directly attributable to converting an existing irrigation system to use reclaimed wastewater or extending public reclaimed wastewater pipelines up to the point of delivery over a period of ten (10) years. Said costs shall be agreed to by the City and Reuser prior to delivery of reclaimed wastewater and may be recovered by the Reuser through an annual rebate of ten (10%) percent of the total agreed to costs of the extension and/or conversion up to the point of delivery. The rebate for the recovery of said costs shall be paid to the Reuser by the City annually starting from the end of the first year of actual use by the Reuser of reclaimed wastewater. Cost recovery after the cessation of use shall not be allowed in the event Reuser ceases to use reclaimed wastewater or by any non-performance of this Agreement which non-performance is not cured within thirty (30) days after written notice thereof is received by Reuser. If City either fails to provide reclaimed wastewater that meets the water quality requirements of this permit, or reclaimed wastewater is not available to the Reuser and the City's performance is not excused pursuant to Paragraph 19, Excusable Non-



Performance, cost recovery shall continue to the Reuser for that period of time reclaimed wastewater is not available. Examples of said costs include installation and materials required for underground piping, meters, vaults, valves, and other appurtenances necessary to convert existing irrigation systems to use reclaimed wastewater.

7. **Default.** Subject to the provisions of Paragraph 23, Dispute Resolution, in the event Reuser fails to make any payment when due or is in default of any other provision of this Agreement, the City may notify Reuser of the default in writing, and if Reuser does not cure the default within thirty (30) days of receipt of the notice, the City may upon written notice thereof to Reuser, cease delivery of reclaimed water to Reuser, and cease making any remaining rebate payments to Reuser until such default is cured. The above, notwithstanding, the City shall have all remedies available at law or in equity, including, but not limited to, specific performance. In the event that the City is in default of any provision of this Agreement, Reuser may notify the City of the default in writing, and if the City does not cure the default within thirty (30) days of receipt of the notice, Reuser shall have all remedies available at law and in equity including, but not limited to, specific performance.

8. **Insurance.** Reuser shall provide the City of Flagstaff with a certificate of insurance that shall be kept in force for the duration of the Agreement to cover any liability arising from the acts and omissions of the Reuser. The certificate of insurance shall be for general liability coverage in the amount of one million (\$1,000,000) dollars and shall name the City as an additional insured and provide no less than ten (10) days notice to the City prior to cancellation.

9. **Use of Reclaimed Wastewater by Others.** Reuser agrees that this Agreement shall not restrict the right of the City to use reclaimed wastewater for City operations or sell reclaimed wastewater to others.

10. **Amount of Effluent.** To the extent that the operation of the City of Flagstaff wastewater treatment plant(s) shall produce any reclaimed wastewater for users of the City and subject to the Paragraph 19, Excusable Non-Performance, the amount of reclaimed wastewater available for delivery to Reuser shall be a minimum of 125,000,000 gallons per year, which the City agrees shall not be an obligation of Reuser to purchase said minimum amount but is provided solely to guarantee that the City will provide a minimum of 125,000,000 gallons per year. If Reuser uses less than 125,000,000 gallons per year, City is not obligated to hold such



amount for Reuser's use and shall use such reclaimed wastewater for any purpose it deems necessary. Further, the amount of reclaimed wastewater may not be restricted up to the maximum flow specified in the water balance section of the City's Reclaimed Wastewater Reuse Permit, providing the requirements of this Agreement are met by Reuser. A copy of the water balance for the uses identified in this Agreement is included as Exhibit "A".

11. **Operation, Maintenance and Replacement Costs.** The operation, maintenance and replacement costs for that portion of the conveyance system for the reclaimed wastewater to the point of delivery (as defined in Paragraph 1 of this Agreement under "Definitions" and specified in Paragraph 12 below) shall be the responsibility of the City. The operation, maintenance and replacement costs of the conveyance system beyond the point of delivery shall be the responsibility of the Reuser.

12. **Point of Delivery.** The vault, pit, meter, valves, and other appurtenances that constitute the point of delivery (as defined in Paragraph 1 of this Agreement under "Definitions"), and as depicted on Exhibit "B" attached hereto and made a part hereof, shall be installed by the Reuser and shall become the property of the City ("Point of Delivery"). The Reuser shall require that its contractor warranty all pipelines, vaults, pits, meters, valves, and other appurtenances installed by the contractor of the Reuser for a period one (1) year from the date of final acceptance by the City. All appurtenances associated with the Point of Delivery shall be constructed and installed in accordance with City engineering standards or shall otherwise be approved by the City. Reuser may recapture costs of installing said metering appurtenances in accordance with Paragraph 6 of this Agreement.

13. **Acceptance and Transmission of Reclaimed Wastewater.** Reuser assumes all costs of and responsibility for transportation of the reclaimed wastewater by means of a conveyance system downstream of the Point of Delivery, which shall be constructed, owned, operated, and maintained by Reuser.

14. **Protection of City Potable Water System.** Reuser agrees to install City approved backflow prevention devices at all potable water service connections to the property served by the point of delivery. Such backflow prevention device(s) shall be installed, tested, and operational prior to the delivery of reclaimed wastewater to the Reuser by the City. Such backflow prevention device(s) shall be tested annually at Reuser's expense, and verification of such testing shall be provided to the City. Backflow prevention testing shall be done by a



certified backflow prevention device tester in accordance with City regulations. The costs to the Reuser for the installation of such devices shall be considered part of the cost of converting the water system to use reclaimed wastewater unless such backflow devices would normally be required in accordance with State of Arizona regulations. The cost to the Reuser for the annual testing of backflow prevention devices shall not be considered part of the cost of converting the water system to use reclaimed water.

If potable water is used for irrigation at the reuse site, a dye test shall be performed on the reuse system that demonstrates to the satisfaction of the Coconino County Health Department that no cross-connections with potable water exist. This test shall be performed by the City prior to the delivery of reclaimed wastewater to the reuse site. This requirement does not apply to reuse facilities specifically designed to use reclaimed wastewater. A color coding system shall be used on all new piping and outlets to prevent any accidental cross-connection between the potable and reuse water supplies. The color code shall conform to the standards set forth by the Coconino County Health Department. Should a County color code not exist, purple shall be used for all reuse plumbing.

15. **Location of Improvements.** Any future Reuser conveyance line and associated easements therefor on City property shall be located so as not to interfere with present or future City operations and the location of all such improvements shall be approved, in advance and in writing, by the City.

16. **Limitations on Use.** Reuser shall use reclaimed wastewater in accordance with the terms of this Agreement and only within its boundaries. Reuser shall not sell reclaimed wastewater within or without its boundaries to other users. Reuser has identified the specific reuse locations subject to this Agreement as the following:

For the golf course located within the proposed development.

The aforesaid location shall be shown on a plot plan, identified as Exhibit "B" and included with this Agreement. The plot plan shall identify the irrigation system, containment structures (10-year, 24-hour storm), storm water flow paths, and protection of the drinking water facilities. Approval for extensions of reclaimed wastewater pipelines and uses for irrigation of areas other than those identified in Exhibit "B" must be requested in writing by the Reuser and incorporated into this Agreement by Amendment along with an additional plot plan.



17. **Disposal of Excess Reclaimed Wastewater.** Excess reclaimed wastewater not used for irrigation by the Reuser shall be disposed of in the City's sanitary sewer system after notification to the City by the Reuser and approval by the City. Reuser shall notify the City Utilities Department Wastewater Treatment Division in writing of a request to discharge reclaimed wastewater into the City sanitary sewer system.

18. **Successors and Assigns.** This Agreement shall be binding upon the successors and assigns of the City and Reuser, but shall not be assigned by Reuser absent written consent of City, which consent shall not be unreasonably withheld, and a legally enforceable contract between Reuser and assignee, filed with the Arizona Department of Environmental Quality, which notifies and obligates the assignee of the requirements of this Agreement.

19. **Excusable Non-Performance.** In the event of an Act of God, natural catastrophe, war, civil insurrection, accidents, acts of governmental or judicial bodies other than the City, the failure of either party to perform its obligation under this Agreement shall be excused so long as the condition interfering with performance continues.

20. **Severability.** In the event any portion of this Agreement shall be determined to be invalid, such invalidity shall not render the remaining portions of this Agreement void unless the deletion of the invalid portion shall materially and substantially alter the rights of the parties under the remaining portions of this Agreement.

21. **Cancellation for Conflict of Interest.** This Agreement may be cancelled by City or by Reuser for conflict of interest in accordance with A.R.S. Sec. 38-511.

22. **Fees.** City agrees to not charge Reuser for building inspection, building permit or other fees in connection with Reuser's construction and installation of any pipes, structures or other appurtenances necessary to accept, distribute and dispose of any reclaimed wastewater under this Agreement.

23. **Dispute Resolution.**

A. **Mediation.** If a dispute arises out of or relates to this Agreement and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to resolve the dispute by mediation before resorting to litigation or some other dispute resolution procedure. Mediation will be self-administered and conducted under



the procedures in use by the Alternative Dispute Resolution Program of the Coconino County Superior Court, unless the parties agree upon other procedures. Each party agrees to bear its own costs in mediation. The parties will not be obligated to mediate if any indispensable party is unwilling to join the mediation. This section does not constitute a waiver of the parties' right to arbitrate or initiate legal action if a dispute is not resolved through good faith negotiation or mediation, or if provisional relief is required under the Arizona Rules of Civil Procedure.

B. **Litigation.** Except as otherwise agreed by the parties, any litigation brought by either party against the other to enforce the provisions of this Agreement must be filed in the Coconino County Superior Court. In the event any action at law or in equity is instituted between the parties in connection with this Agreement, the prevailing party in this action will be entitled to its costs including reasonable attorneys' fees and court costs from the non-prevailing party.

24. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations, and understandings of the parties, whether oral or written, are hereby superseded and merged herein. The foregoing sentence shall in no way affect the validity of any instruments executed by the parties in the form of the exhibits attached to this Agreement.

25. **Modification.** No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto, and any waiver granted shall not be deemed effective except for the instance and in the circumstances particularly specified therein and unless in writing, executed by the party against whom enforcement of the waiver is sought.

26. **Severability.** In the event that any phrase, clause, sentence, paragraph, section, article, or other portion of this Agreement shall become illegal, null, or void or against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null, or void or against public policy, the remaining portions of this Agreement shall not be affected thereby and shall remain in full force and effect to the fullest extent permissible by law.

27. **Waiver.** No waiver by either party of a breach of any of the terms, covenants, or conditions of this Agreement shall be construed or held to be a waiver of any succeeding or proceeding breach of the same or any other term, covenant or condition herein contained.



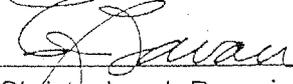
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

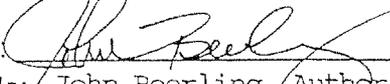
CITY:

REUSER:

CITY OF FLAGSTAFF, an Arizona
municipal corporation

VANDERBILT FARMS, L.L.C., an
Arizona limited liability company

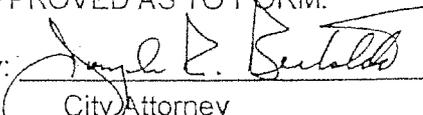
By: 
Christopher J. Bavasi
Mayor

By: 
Title: John Beerling, Authorized Agent

ATTEST:

By: 
City Clerk

APPROVED AS TO FORM:

By: 
City Attorney



Site name:	FAIRWAY PEAKS
Location:	FLAGSTAFF, ARIZONA
System average daily flow: (MG/D)	0.0830
Yearly evaporation rate: (in/year):	57.90
Total lake and free water surface area:	6.75
Landscape acreage:	130.00
Summer crop:	Kentucky Blue grass
Winter crop:	Rye grass
Estimated Storage required (gal./mo.):	5,901,771,926
Water balance total/year:	2,537,497,702

A positive value indicates insufficient water usage, a negative value is indicated by (parentheses).

	X Value	% Day time hours	Mean monthly temperature (F)
January	0.65	7.05	28.7
February	0.70	6.59	31.5
March	0.75	8.36	35.3
April	0.75	8.82	42.3
May	0.74	9.52	50.4
June	1.06	9.76	59.8
July	1.17	9.93	66.3
August	1.10	9.37	64.1
September	0.90	8.56	57.3
October	0.80	7.87	47.2
November	0.75	6.98	36.8
December	0.75	6.86	29.6

Basis for calculations: Blaney, H.F., and Criddle, W.D., 1961. Determining Consumptive Use of Irrigation Water Requirements. USDA Technical Bulletin Number 1275, 59 pages. 1962.

References: 1. Arizona State University, Climatology Department; 2. University of Arizona; 3. USDA Consumptive Use of Water by Major Crops in the Southwestern United States, Conservation Research Report Number 29, May 1982.

	Number of trees in project area:	Gallons per day used per tree:	Total consumptive usage per day:
Cottonwood	0	400	0
Fan palm	0	40	0
Oleander	0	10	0
Eucalyptus	0	0	0
Phac	44	50	2200
Olive	0	130	0
Misc.	0	50	0
Desert	0	50	0
Rhys	0	20	0
Totals:	44		2200

Month	Monthly efficient available, gallons:	Rainfall inches per month:	Rainfall, gallons per month:	Total evaporation, gallons per month:	System leakage and percolation if allowable, gallons per month:	Consumptive use of grasses, inches per acre:	Consumptive use of grasses, gallons per month:	Consumptive use of trees, gallons per month:	Total landscape water demand, gallons per month:	Total water available, gallons per month:	Net water balance, gallons per month:
January	124,000,000	1.87	6,943,480	319,416	0	0.00	0	68,200	130,624,063	130,624,063	130,555,863
February	112,000,000	1.50	5,569,636	454,823	0	0.00	0	61,600	117,114,813	117,053,213	130,165,984
March	124,000,000	1.87	6,943,480	709,295	0	0.00	66,000	68,200	130,234,184	130,234,184	118,432,023
April	120,000,000	1.33	4,938,411	969,179	1.55	5,471,209	66,000	5,537,209	123,969,732	123,969,732	115,159,657
May	124,000,000	0.59	2,190,724	1,326,480	2.73	9,636,387	68,200	9,704,587	124,864,244	124,864,244	109,838,026
June	120,000,000	0.65	2,413,509	1,456,368	4.34	15,319,384	66,000	15,385,384	120,957,140	120,957,140	109,838,026
July	124,000,000	2.50	9,282,727	1,456,368	6.21	21,920,133	68,200	21,988,333	131,826,358	131,826,358	109,977,100
August	124,000,000	2.81	10,433,785	1,326,480	7.95	28,062,005	68,200	28,130,205	131,107,303	131,107,303	119,472,795
September	120,000,000	1.69	6,275,123	1,012,475	4.54	16,025,346	66,000	16,091,346	125,262,648	125,262,648	124,531,800
October	124,000,000	1.11	4,121,531	779,652	2.21	7,809,855	68,200	7,869,055	127,341,879	127,341,879	124,531,800
November	1,240,000,000	1.58	5,866,683	481,884	0.00	0	66,000	66,000	1,245,384,800	1,245,384,800	1,245,384,800
December	124,000,000	2.30	8,168,800	319,416	0.00	0	68,200	68,200	131,849,383	131,849,383	1,245,384,800
SUMS:	2,580,000,000	19.70	73,147,887	10,611,837	0	29.53	104,235,348	803,000	105,038,348	2,642,356,050	2,537,497,702



EXHIBIT "E"



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STATE OWNERS SECTION

U.S. OWNERS SECTION

U.S. OWNERS SECTION

U.S.F.S. OWNERSHIP SECTION 3

Legend

- Sewer - Forced Main
- Sewer - New 8" Sanitary
- Sewer - Existing
- Water - Future
- Water - Effluent
- Drainage



1/28/2000
Scale: 1"=1200'

Fairway Peaks

Figure 5: Proposed Land Use Plan



EXHIBIT "F"



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FAIRWAY PEAKS

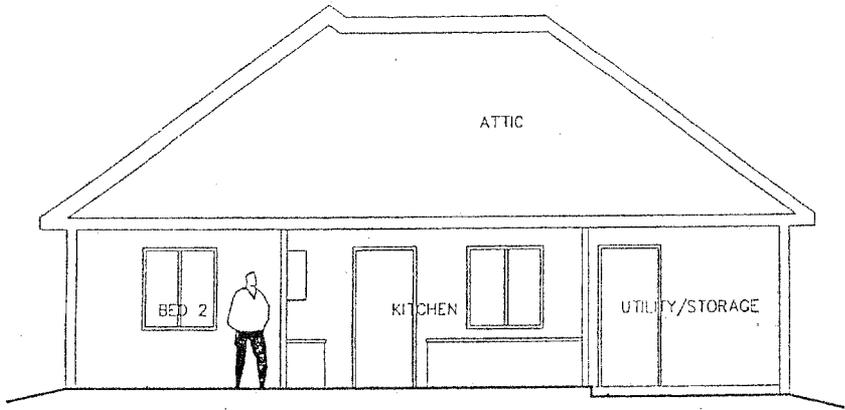
Affordable Housing Properties

No.	Type	Bedroom/ Bath	Garage	Min. Sq.Ft.	Prices
25	Single Family Homes	1/1	1	900	\$ 92,000
50	Single Family Homes	2/1	1	1,000	\$108,000
50	Single Family Homes	3/2	1	1,250	\$116,000

The City and Developer further agree that as a result of the time period between the date of this Development Agreement and the time the Units will be designed and constructed, many changes may occur within the construction industry as those changes may relate to design, products and materials.

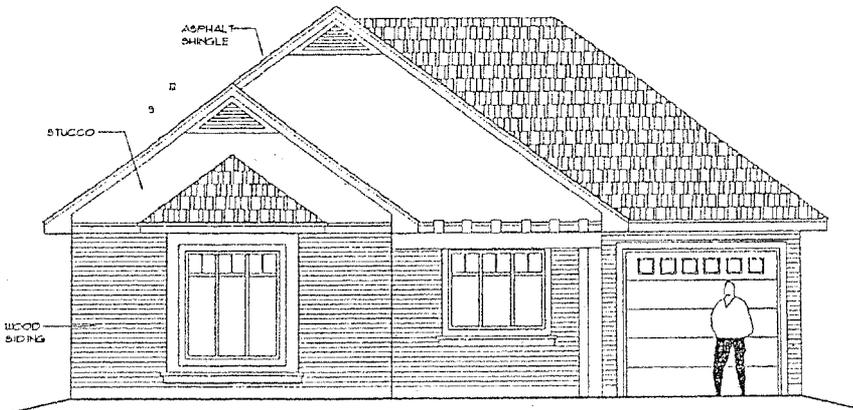
Developer agrees that prior to construction of the Affordable Housing Units, Developer will present to City design and construction site plans, elevations, and specifications. Developer further agrees to meet all minimum standards and specifications as then required by City for design, construction and amenities to be incorporated for all Units. Additionally, Developer will provide City with a comprehensive and complete list of all amenities to be included in each Unit at the time of site plan review and prior to approval by the City. However, as an example of such minimum standards and amenities, Developer will design each Unit based on the most current design standards at that time and as required by the City. Each Unit will be constructed to meet or exceed HUD guidelines, and will be constructed pursuant to the City's policies, requirements, regulations and ordinances, using quality construction materials. Inside amenities, while not yet fully determined, will include kitchen appliances (stove and dishwasher); kitchen cabinetry, storage areas, and dual sink; dual pane windows; bathroom fixtures, including medicine cabinet, vanity mirror and storage areas; quality carpet and pad throughout, with the exception of the kitchen/bath areas; furnace; towel bars in each bath; ceiling lights where such are determined to be appropriate; and wiring for ceiling fans where determined to be appropriate. Other amenities may be added upon design review and City requirements, regulations and ordinances in effect at the time of presentation to the City for final approval.





1-STORY SECTION

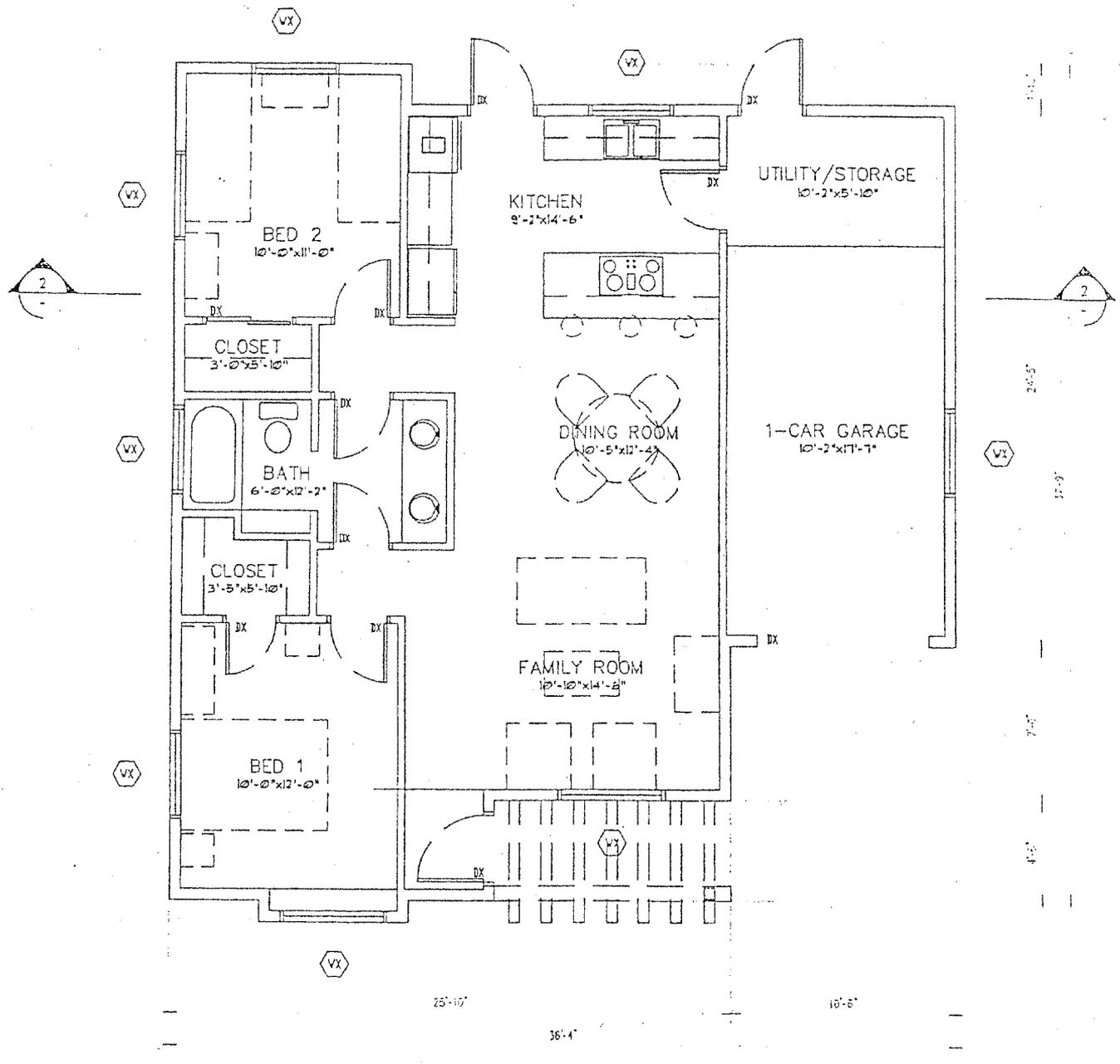
2



1-STORY ELEVATION

3





1-STORY PLAN

902 SQ FT

1



EXHIBIT "G"



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AM

CITY OF FLAGSTAFF PLANNING DIVISION
AFFORDABLE HOUSING REFERENCE SCHEDULES

Aug-99

INTEREST RATE 7.80%
 TERM 30
 % PAYMENT MORT INSUR, FIRE INSUR, TAXES, HOA 20%
 PAYMENT TO INCOME RATIO 29%
 HUD AMI \$ 45,500.00

%AMI	PAYMENT	HOME PRICE	INCOME	LOAN AMT
3% DOWN	3% DOWN		3% DOWN	3% DOWN
140%	\$ 1,542	\$ 184,000	\$ 63,798	\$ 178,480
139%	\$ 1,533	\$ 183,000	\$ 63,451	\$ 177,510
139%	\$ 1,525	\$ 182,000	\$ 63,105	\$ 176,540
138%	\$ 1,517	\$ 181,000	\$ 62,758	\$ 175,570
137%	\$ 1,508	\$ 180,000	\$ 62,411	\$ 174,600
136%	\$ 1,500	\$ 179,000	\$ 62,065	\$ 173,630
136%	\$ 1,492	\$ 178,000	\$ 61,718	\$ 172,660
135%	\$ 1,483	\$ 177,000	\$ 61,371	\$ 171,690
134%	\$ 1,475	\$ 176,000	\$ 61,024	\$ 170,720
133%	\$ 1,466	\$ 175,000	\$ 60,678	\$ 169,750
133%	\$ 1,458	\$ 174,000	\$ 60,331	\$ 168,780
132%	\$ 1,450	\$ 173,000	\$ 59,984	\$ 167,810
131%	\$ 1,441	\$ 172,000	\$ 59,637	\$ 166,840
130%	\$ 1,433	\$ 171,000	\$ 59,291	\$ 165,870
130%	\$ 1,424	\$ 170,000	\$ 58,944	\$ 164,900
129%	\$ 1,416	\$ 169,000	\$ 58,597	\$ 163,930
128%	\$ 1,408	\$ 168,000	\$ 58,251	\$ 162,960
127%	\$ 1,399	\$ 167,000	\$ 57,904	\$ 161,990
126%	\$ 1,391	\$ 166,000	\$ 57,557	\$ 161,020
126%	\$ 1,383	\$ 165,000	\$ 57,210	\$ 160,050
125%	\$ 1,374	\$ 164,000	\$ 56,864	\$ 159,080
124%	\$ 1,366	\$ 163,000	\$ 56,517	\$ 158,110
115%	\$ 1,259	\$ 162,000	\$ 52,117	\$ 145,800
123%	\$ 1,349	\$ 161,000	\$ 55,823	\$ 156,170
122%	\$ 1,341	\$ 160,000	\$ 55,477	\$ 155,200
121%	\$ 1,332	\$ 159,000	\$ 55,130	\$ 154,230
120%	\$ 1,324	\$ 158,000	\$ 54,783	\$ 153,260
120%	\$ 1,316	\$ 157,000	\$ 54,437	\$ 152,290
119%	\$ 1,307	\$ 156,000	\$ 54,090	\$ 151,320
118%	\$ 1,299	\$ 155,000	\$ 53,743	\$ 150,350
117%	\$ 1,290	\$ 154,000	\$ 53,396	\$ 149,380
117%	\$ 1,282	\$ 153,000	\$ 53,050	\$ 148,410
116%	\$ 1,274	\$ 152,000	\$ 52,703	\$ 147,440
115%	\$ 1,265	\$ 151,000	\$ 52,356	\$ 146,470
114%	\$ 1,257	\$ 150,000	\$ 52,009	\$ 145,500
114%	\$ 1,249	\$ 149,000	\$ 51,663	\$ 144,530
113%	\$ 1,240	\$ 148,000	\$ 51,316	\$ 143,560
112%	\$ 1,232	\$ 147,000	\$ 50,969	\$ 142,590
111%	\$ 1,223	\$ 146,000	\$ 50,622	\$ 141,620

CITY OF FLAGSTAFF PLANNING DIVISION
AFFORDABLE HOUSING REFERENCE SCHEDULES

Aug-99

INTEREST RATE 7.80%
 TERM 30
 % PAYMENT MORT INSUR, FIRE INSUR, TAXES, HOA 20%
 PAYMENT TO INCOME RATIO 29%
 HUD AMI \$ 45,500.00

%AMI	PAYMENT	HOME PRICE	INCOME	LOAN AMT
3% DOWN	3% DOWN		3% DOWN	3% DOWN
110%	\$ 1,215	\$ 145,000	\$ 50,276	\$ 140,650
110%	\$ 1,207	\$ 144,000	\$ 49,929	\$ 139,680
109%	\$ 1,198	\$ 143,000	\$ 49,582	\$ 138,710
108%	\$ 1,190	\$ 142,000	\$ 49,236	\$ 137,740
107%	\$ 1,181	\$ 141,000	\$ 48,889	\$ 136,770
107%	\$ 1,173	\$ 140,000	\$ 48,542	\$ 135,800
106%	\$ 1,165	\$ 139,000	\$ 48,195	\$ 134,830
105%	\$ 1,156	\$ 138,000	\$ 47,849	\$ 133,860
104%	\$ 1,148	\$ 137,000	\$ 47,502	\$ 132,890
104%	\$ 1,140	\$ 136,000	\$ 47,155	\$ 131,920
103%	\$ 1,131	\$ 135,000	\$ 46,808	\$ 130,950
102%	\$ 1,123	\$ 134,000	\$ 46,462	\$ 129,980
101%	\$ 1,114	\$ 133,000	\$ 46,115	\$ 129,010
101%	\$ 1,106	\$ 132,000	\$ 45,768	\$ 128,040
100%	\$ 1,098	\$ 131,000	\$ 45,422	\$ 127,070
99%	\$ 1,089	\$ 130,000	\$ 45,075	\$ 126,100
98%	\$ 1,081	\$ 129,000	\$ 44,728	\$ 125,130
98%	\$ 1,073	\$ 128,000	\$ 44,381	\$ 124,160
97%	\$ 1,064	\$ 127,000	\$ 44,035	\$ 123,190
96%	\$ 1,056	\$ 126,000	\$ 43,688	\$ 122,220
95%	\$ 1,047	\$ 125,000	\$ 43,341	\$ 121,250
94%	\$ 1,039	\$ 124,000	\$ 42,994	\$ 120,280
94%	\$ 1,031	\$ 123,000	\$ 42,648	\$ 119,310
93%	\$ 1,022	\$ 122,000	\$ 42,301	\$ 118,340
92%	\$ 1,014	\$ 121,000	\$ 41,954	\$ 117,370
91%	\$ 1,006	\$ 120,000	\$ 41,608	\$ 116,400
91%	\$ 997	\$ 119,000	\$ 41,261	\$ 115,430
90%	\$ 989	\$ 118,000	\$ 40,914	\$ 114,460
89%	\$ 980	\$ 117,000	\$ 40,567	\$ 113,490
88%	\$ 972	\$ 116,000	\$ 40,221	\$ 112,520
88%	\$ 964	\$ 115,000	\$ 39,874	\$ 111,550
87%	\$ 955	\$ 114,000	\$ 39,527	\$ 110,580
86%	\$ 947	\$ 113,000	\$ 39,180	\$ 109,610
85%	\$ 938	\$ 112,000	\$ 38,834	\$ 108,640
85%	\$ 930	\$ 111,000	\$ 38,487	\$ 107,670
84%	\$ 922	\$ 110,000	\$ 38,140	\$ 106,700
83%	\$ 913	\$ 109,000	\$ 37,793	\$ 105,730
82%	\$ 905	\$ 108,000	\$ 37,447	\$ 104,760



CITY OF FLAGSTAFF PLANNING DIVISION
AFFORDABLE HOUSING REFERENCE SCHEDULES

Aug-99

INTEREST RATE 7.80%
 TERM 30
 % PAYMENT MORT INSUR, FIRE INSUR, TAXES, HOA 20%
 PAYMENT TO INCOME RATIO 29%
 HUD AMI \$ 45,500.00

%AMI	PAYMENT	HOME PRICE	INCOME	LOAN AMT
3% DOWN	3% DOWN		3% DOWN	3% DOWN
82%	\$ 897	\$ 107,000	\$ 37,100	\$ 103,790
81%	\$ 888	\$ 106,000	\$ 36,753	\$ 102,820
80%	\$ 880	\$ 105,000	\$ 36,407	\$ 101,850
79%	\$ 871	\$ 104,000	\$ 36,060	\$ 100,880
78%	\$ 863	\$ 103,000	\$ 35,713	\$ 99,910
78%	\$ 855	\$ 102,000	\$ 35,366	\$ 98,940
77%	\$ 846	\$ 101,000	\$ 35,020	\$ 97,970
76%	\$ 838	\$ 100,000	\$ 34,673	\$ 97,000
75%	\$ 830	\$ 99,000	\$ 34,326	\$ 96,030
75%	\$ 821	\$ 98,000	\$ 33,979	\$ 95,060
74%	\$ 813	\$ 97,000	\$ 33,633	\$ 94,090
73%	\$ 804	\$ 96,000	\$ 33,286	\$ 93,120
72%	\$ 796	\$ 95,000	\$ 32,939	\$ 92,150
72%	\$ 788	\$ 94,000	\$ 32,593	\$ 91,180
71%	\$ 779	\$ 93,000	\$ 32,246	\$ 90,210
70%	\$ 771	\$ 92,000	\$ 31,899	\$ 89,240
69%	\$ 763	\$ 91,000	\$ 31,552	\$ 88,270
69%	\$ 754	\$ 90,000	\$ 31,206	\$ 87,300
68%	\$ 746	\$ 89,000	\$ 30,859	\$ 86,330
67%	\$ 737	\$ 88,000	\$ 30,512	\$ 85,360
66%	\$ 729	\$ 87,000	\$ 30,165	\$ 84,390
66%	\$ 721	\$ 86,000	\$ 29,819	\$ 83,420
65%	\$ 712	\$ 85,000	\$ 29,472	\$ 82,450
64%	\$ 704	\$ 84,000	\$ 29,125	\$ 81,480
63%	\$ 695	\$ 83,000	\$ 28,779	\$ 80,510
62%	\$ 687	\$ 82,000	\$ 28,432	\$ 79,540
62%	\$ 679	\$ 81,000	\$ 28,085	\$ 78,570
61%	\$ 670	\$ 80,000	\$ 27,738	\$ 77,600
60%	\$ 662	\$ 79,000	\$ 27,392	\$ 76,630
59%	\$ 654	\$ 78,000	\$ 27,045	\$ 75,660
59%	\$ 645	\$ 77,000	\$ 26,698	\$ 74,690
58%	\$ 637	\$ 76,000	\$ 26,351	\$ 73,720
57%	\$ 628	\$ 75,000	\$ 26,005	\$ 72,750
56%	\$ 620	\$ 74,000	\$ 25,658	\$ 71,780
56%	\$ 612	\$ 73,000	\$ 25,311	\$ 70,810
55%	\$ 603	\$ 72,000	\$ 24,965	\$ 69,840
54%	\$ 595	\$ 71,000	\$ 24,618	\$ 68,870
53%	\$ 587	\$ 70,000	\$ 24,271	\$ 67,900



CITY OF FLAGSTAFF PLANNING DIVISION
 AFFORDABLE HOUSING REFERENCE SCHEDULES

Aug-99

INTEREST RATE 7.80%
 TERM 30
 % PAYMENT MORT INSUR, FIRE INSUR, TAXES, HOA 20%
 PAYMENT TO INCOME RATIO 29%
 HUD AMI \$ 45,500.00

%AMI	PAYMENT	HOME PRICE	INCOME	LOAN AMT
3% DOWN	3% DOWN		3% DOWN	3% DOWN
53%	\$ 587	\$ 70,000	\$ 24,271	\$ 67,900
53%	\$ 578	\$ 69,000	\$ 23,924	\$ 66,930
52%	\$ 570	\$ 68,000	\$ 23,578	\$ 65,960
51%	\$ 561	\$ 67,000	\$ 23,231	\$ 64,990
50%	\$ 553	\$ 66,000	\$ 22,884	\$ 64,020
50%	\$ 545	\$ 65,000	\$ 22,537	\$ 63,050
49%	\$ 536	\$ 64,000	\$ 22,191	\$ 62,080
48%	\$ 528	\$ 63,000	\$ 21,844	\$ 61,110
47%	\$ 520	\$ 62,000	\$ 21,497	\$ 60,140
46%	\$ 511	\$ 61,000	\$ 21,150	\$ 59,170
46%	\$ 503	\$ 60,000	\$ 20,804	\$ 58,200
45%	\$ 494	\$ 59,000	\$ 20,457	\$ 57,230
44%	\$ 486	\$ 58,000	\$ 20,110	\$ 56,260
43%	\$ 478	\$ 57,000	\$ 19,764	\$ 55,290
43%	\$ 469	\$ 56,000	\$ 19,417	\$ 54,320
42%	\$ 461	\$ 55,000	\$ 19,070	\$ 53,350
41%	\$ 452	\$ 54,000	\$ 18,723	\$ 52,380
40%	\$ 444	\$ 53,000	\$ 18,377	\$ 51,410
40%	\$ 436	\$ 52,000	\$ 18,030	\$ 50,440
39%	\$ 427	\$ 51,000	\$ 17,683	\$ 49,470
38%	\$ 419	\$ 50,000	\$ 17,336	\$ 48,500
37%	\$ 411	\$ 49,000	\$ 16,990	\$ 47,530
37%	\$ 402	\$ 48,000	\$ 16,643	\$ 46,560
36%	\$ 394	\$ 47,000	\$ 16,296	\$ 45,590
35%	\$ 385	\$ 46,000	\$ 15,950	\$ 44,620
34%	\$ 377	\$ 45,000	\$ 15,603	\$ 43,650
34%	\$ 369	\$ 44,000	\$ 15,256	\$ 42,680
33%	\$ 360	\$ 43,000	\$ 14,909	\$ 41,710
32%	\$ 352	\$ 42,000	\$ 14,563	\$ 40,740
31%	\$ 344	\$ 41,000	\$ 14,216	\$ 39,770
30%	\$ 335	\$ 40,000	\$ 13,869	\$ 38,800
30%	\$ 327	\$ 39,000	\$ 13,522	\$ 37,830
29%	\$ 318	\$ 38,000	\$ 13,176	\$ 36,860
28%	\$ 310	\$ 37,000	\$ 12,829	\$ 35,890
27%	\$ 302	\$ 36,000	\$ 12,482	\$ 34,920
27%	\$ 293	\$ 35,000	\$ 12,136	\$ 33,950
26%	\$ 285	\$ 34,000	\$ 11,789	\$ 32,980
25%	\$ 277	\$ 33,000	\$ 11,442	\$ 32,010
24%	\$ 268	\$ 32,000	\$ 11,095	\$ 31,040



EXHIBIT "H"



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AM

COCONINO ENGINEERING

2708 NORTH FOURTH STREET, SUITE A1

FLAGSTAFF, ARIZONA 86004

PHONE: 520.527.1008 FAX: 520.527.1805

Project No. 96901.01

January 19, 2000

EXHIBIT C

A portion of that parcel of land described in Docket 1551, Page 396, Records of Coconino County, Arizona, located in the Southeast quarter of Section 27, Township 21 North, Range 7 East, Gila and Salt River Meridian, within the limits of the City of Flagstaff, Coconino County (R.C.C.), Arizona, more particularly described as follows:

Commencing at the Southeast Corner of said Section 27, from whence the South quarter Corner (S¼ Cor) of said Section 27 bears S 89°58'16" W a distance of 2656.62 feet (Basis of Bearings); Thence S 89°58'16" W, along the South line of the said Southeast quarter, a distance of 1920.91 feet to the TRUE POINT OF BEGINNING;

Thence continue S 89°58'16" W, along the South line of the said Southeast quarter, a distance of 74.88 feet to a non-tangent point of curvature of a curve concave to the Northwest, from whence the radius point bears N 11°06'10" W a distance of 4,360.80 feet;

Thence Northeasterly along the arc of said curve a distance of 491.27 feet, through a central angle of 06°27'17" to a point of tangency;

Thence N 72°26'33" E a distance of 57.43 feet;

Thence N 03°54'07" E a distance of 116.74 feet;

Thence N 22°42'39" W a distance of 643.28 feet;

Thence N 52°03'09" E a distance of 1,157.83 feet;

Thence N 77°43'18" E a distance of 172.16 feet;

Thence S 27°25'34" E a distance of 707.70 feet to a non-tangent point of curvature of a curve concave to the Southeast, from whence the radius point bears S 47°22'42" E a distance of 1776.75 feet;

Thence Southwesterly along the arc of said curve a distance of 125.48 feet through a central angle of 04°02'47" to a point of tangency;

(Continued on Page 2)

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

P.M. 4/21/00

INT DATE



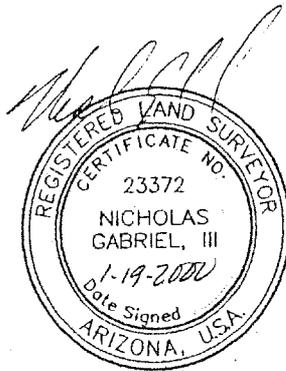
Thence S 38°34'31" W a distance of 350.00 feet to a point of curvature of a curve to the right, having a radius of 1140.00 feet;

Thence 673.85 feet along the arc of said curve, through a central angle of 33°52'02" to a point of tangency;

Thence S 72°26'33" W a distance of 387.89 feet to a point of curvature of a curve to the right, having a radius of 4375.80 feet;

Thence 419.47 feet along the arc of said curve, through a central angle of 05°29'33" to the Point of Beginning being a point on the South line of the said SE¼ of Section 27, also being a point on the South boundary of that parcel of land described in said Docket 1551, Page 396, R.C.C.;

Containing approximately 26.644 acres, all as shown on the attached "Exhibit C-1" made a part hereof by this reference.



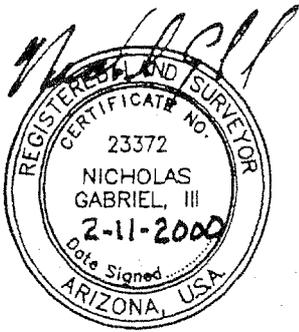
NICHOLAS GABRIEL, III
R.L.S. 23372

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
J.M. 4/21/00
INT DATE

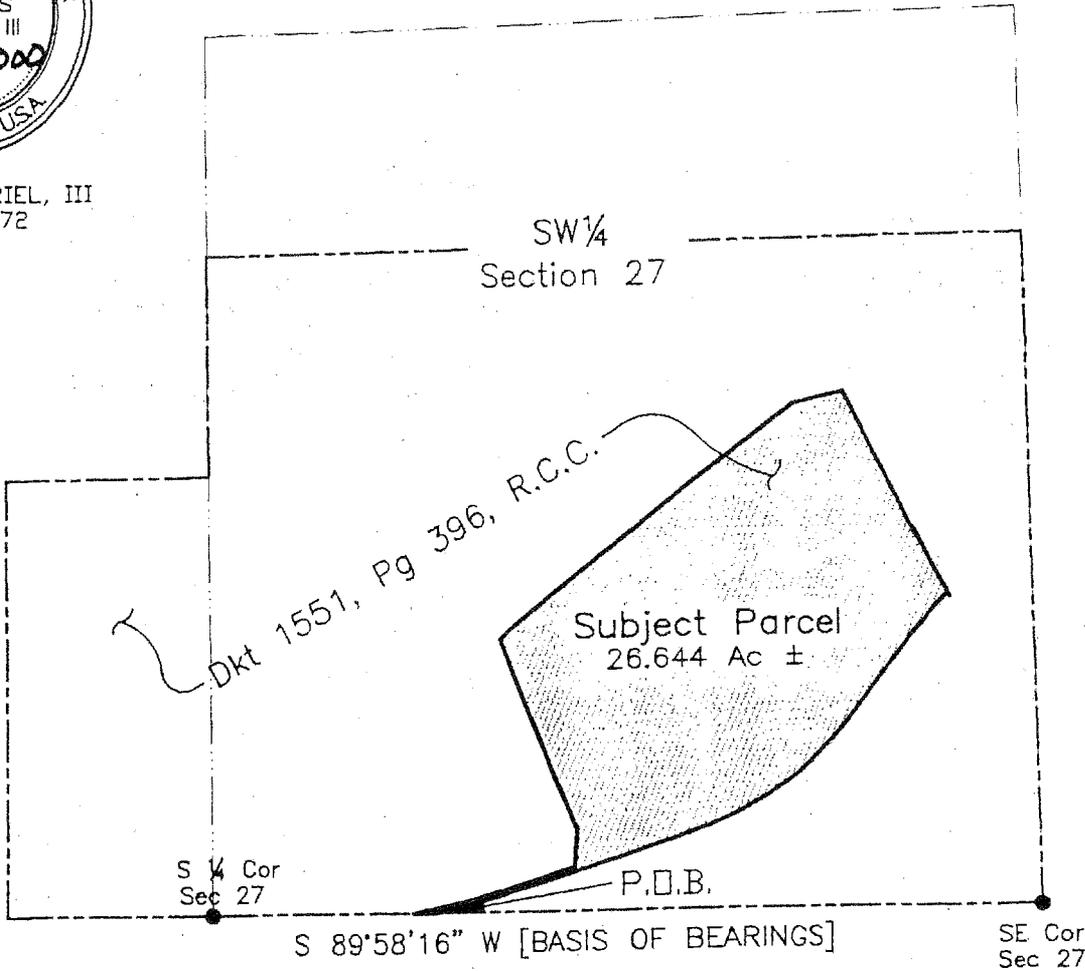
Fairway Peaks c
Description

City File No. 04-99107

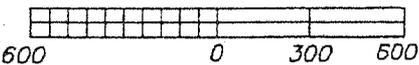




NICHOLAS GABRIEL, III
R.L.S. 23372



SCALE: 1" = 600'



ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV
P.M. 4/21/00
INT DATE

City File No. 04-99107

SCALE:
1' = ___ ft Vert
1' = ___ ft Horiz



Coconino Engineering

2708 North Fourth Street - Suite A-1
Flagstaff, Arizona 86004 (520) 527-1008

DRAWN:
N. Gabriel

DESIGN:
N. Gabriel

CHECKED:

DATED:
19 JAN 2000

REVISIONS
DATE INIT.
2/10/00 NG

_____/_____/_____
_____/_____/_____
_____/_____/_____

EXHIBIT C-1

A parcel of land in the SE1/4 of Sec 27
T.21N., R.7E., G & SRM, Coconino County, AZ

SHEET

OF
1 2

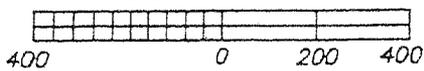
JOB No.

96901.01



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SCALE: 1" = 400'



DETAIL

1" = 200'

S 89°58'16" W
74.88'

P.O.B.

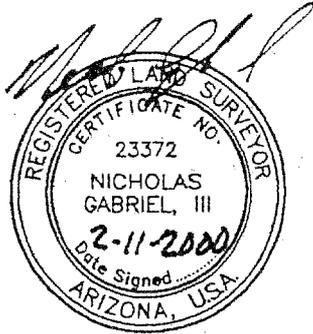
N 03°54'07" E
116.74'

N 72°26'33" E
57.43'

1920.91'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	4360.80'	06°27'17"	491.27'
C2	1776.75'	04°02'47"	125.48'
C3	1140.00'	33°52'02"	673.85'
C4	4375.80'	05°29'33"	419.47'



NICHOLAS GABRIEL, III
R.L.S. 23372

Subject Parcel

26.644 Ac ±

S ¼ Cor
Sec 27

S 11°06'10" E
(Radial)

S 89°58'16" W [BASIS OF BEARINGS]

P.O.B.

ACCEPTED
CITY OF FLAGSTAFF
ENGINEERING DIV

P.M. 4/21/00
INT DATE

City File No. 04-99107

SCALE:
1" = ___ ft. Vert
1" = ___ ft. Horiz

DRAWN:
N. Gabriel

DESIGN:
N. Gabriel

CHECKED:

DATED:
10 FEB 2000



Coconino Engineering

2708 North Fourth Street - Suite A-1
Flagstaff, Arizona 86004 (520) 527-1008

REVISIONS
DATE INIT.

____/____/____
____/____/____
____/____/____
____/____/____

EXHIBIT C-1

A parcel of land in the SE1/4 of Sec 27
T.21N., R.7E., G & SRM, Coconino County, AZ

SHEET

2 OF 2

JOB No.

96901.01



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EXHIBIT "I"



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AVIGATION EASEMENT AGREEMENT

This Avigation Easement Agreement (the "Agreement") is made this ____ day of _____, 2000, between Vanderbilt Farms, L.L.C., an Arizona limited liability company (the "Grantor"), and the City of Flagstaff, a municipal corporation, organized and existing under and by virtue of the laws of the State of Arizona (the "City").

RECITALS

A. Grantor is the developer and owner of that certain parcel of land situated in the County of Coconino, State of Arizona, more particularly described and set forth in Exhibit "A," attached hereto and incorporated by reference herein (the "Property").

B. Grantor desires to obtain approval for one or more of the following legislative and/or administrative actions respecting Grantor's property: rezoning; subdivision plat, conditional use permit; variance; lot split; comprehensive plan amendment or building permit.

C. Grantor's Property is located within an area over which existing and future flight operations of the Flagstaff Pulliam Airport (the "Airport") will occur.

D. The City has an avigation easement policy with respect to airspace in the vicinity of the Airport.

E. Grantor acknowledges that an essential nexus exists between the City's avigation easement policy and the City's need to protect the public's investment in the Airport improvements, to maintain and enhance flight operations of the Airport for the benefit of the public, and to ensure the compatibility of the Grantor's proposed use with the existing and future operations of the Airport. Grantor recognizes and acknowledges that developing and/or utilizing properties in close proximity to airports may lead to aircraft noise and that a rough proportionality exists between the City's avigation easement policy and the impact that Grantor's use would have on the Airport.

F. The City desires that Grantor grant an avigation easement to the City, and the Grantor desires to make such a grant to the City.

///

///

///



AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Grantor hereby grants to the City for the benefit of the public a perpetual and exclusive easement to utilize the airspace 350 feet or higher above the Property for aviation purposes (the "Easement"). The Easement shall be used by the City for the passage of aircraft in connection with the existing and future flight operations of the Airport. Grantor specifically acknowledges that the Easement will be utilized for overflights above the Property from a minimum altitude of 350 feet to an infinite height above the surface of the Property (the "Airspace") by all aircraft landing or taking off from, or operated at or on the Airport (the "Airport Operations").

2. Grantor agrees that the Easement further allows aircraft the right to conduct all flight operations that are reasonable and necessary within the Airspace which shall include, but not be limited to, emitting all amounts of light and noise as are typically associated with such flight operations, and discharge of all amounts of dust, exhaust, fuel and lubricant particles as are typically associated with such flight operations. Grantor further acknowledges that the operation of aircraft within the Airspace may also cause noise and vibrations to occur on or near the Property.

3. Grantor further waives, releases, and discharges the City, including the mayor, city council and all employees thereof, from any and all liability for any and all claims of damages of any kind to persons or property that may presently exist or arise in the future in connection with the Airport Operations. Grantor further acknowledges that the frequency of aircraft takeoff and landing operations at the Airport, as well as noise levels related to expansion in the Airport Operations are likely to increase. In this regard, Grantor acknowledges that the rights, obligations and covenants contained herein shall not terminate or vary in the event of changes in the frequency flights and/or levels of noise, traffic patterns, runway lengths or locations, terminal locations or characteristics, or types or category of aircraft using the Airport.

4. This Agreement does not release the owners and operators of aircraft from liability for damages or injury to person or property of any nature, including without limitation those caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to the emission of all amounts of light and noise as are typically associated with flight operations from the Airport, and the discharge of all amounts of dust, exhaust, fuel and lubricant particles as are typically associated with such flight operations.

5. The parties acknowledge that for the purposes of this Agreement, the term "aircraft" shall include any device presently known or hereafter invented, used or designated for navigation or flight in the air.



The Grantor hereby executes this Agreement on the date set forth above.

GRANTOR

Vanderbilt Farms, L.L.C., an Arizona limited liability company

By: [Signature]

Its: Authorized Agent

STATE OF ARIZONA)

COUNTY OF Maricopa)

On this 2nd day of June, 2000, before me the undersigned Notary Public personally appeared John Beasling known to me as the person whose name is subscribed to the within instrument and acknowledged that he executed the same on behalf of Vanderbilt Farms, L.L.C., an Arizona limited liability company, for the purposes contained therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission expires:

8-10-2001



KAY S. ETHERIDGE
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
AUGUST 10, 2001



ACCEPTANCE

The City of Flagstaff, Arizona, a municipal corporation, does hereby accept the foregoing grant and easement and the terms and conditions thereof.

IN WITNESS WHEREOF, the City of Flagstaff has caused this acceptance to be executed by its Mayor pursuant to authority granted by its City Council, this _____ day of _____, 2000.

CITY OF FLAGSTAFF

By _____
MAYOR

ATTEST:

By _____
CITY CLERK

APPROVED AS TO FORM:

By _____
CITY ATTORNEY



Exhibit "A"



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EXHIBIT A

LEGAL DESCRIPTION FOR FAIRWAY PEAKS (Attachment to Development Agreement)

PARCEL 1

All of Section 34 of Township 21 North, Range 7 East, Gila and Salt River Meridian, in the City of Flagstaff, Coconino County, Arizona, EXCEPT the Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) thereof.

Containing approximately 606.454 Acres

PARCEL 2

A portion of that parcel of land described in Docket 1551, Page 396, Records of Coconino County, Arizona, located in the Southeast quarter of Section 27, Township 21 North, Range 7 East, Gila and Salt River Meridian, within the limits of the City of Flagstaff, Coconino County (R.C.C.), Arizona, more particularly described as follows:

Commencing at the Southeast Corner of said Section 27, from whence the South quarter Corner (S $\frac{1}{4}$ Cor) of said Section 27 bears S 89°58'16" W a distance of 2656.62 feet (Basis of Bearings); Thence S 89°58'16" W, along the South line of the said Southeast quarter, a distance of 1920.91 feet to the TRUE POINT OF BEGINNING;

Thence continue S 89°58'16" W, along the South line of the said Southeast quarter, a distance of 74.88 feet to a non-tangent point of curvature of a curve concave to the Northwest; from whence the radius point bears N 11°06'10" W a distance of 4,360.80 feet;

Thence Northeasterly along the arc of said curve a distance of 491.27 feet, through a central angle of 06°27'17" to a point of tangency;

Thence N 72°26'33" E a distance of 57.43 feet;

Thence N 03°54'07" E a distance of 116.74 feet;

(Continued on Page 2)

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AM



Thence N 22°42'39" W a distance of 643.28 feet;

Thence N 52°03'09" E a distance of 1,157.83 feet;

Thence N 77°43'18" E a distance of 172.16 feet;

Thence S 27°25'34" E a distance of 707.70 feet to a non-tangent point of curvature of a curve concave to the Southeast, from whence the radius point bears S 47°22'42" E a distance of 1776.75 feet;

Thence Southwesterly along the arc of said curve a distance of 125.48 feet through a central angle of 04°02'47" to a point of tangency;

Thence S 38°34'31" W a distance of 350.00 feet to a point of curvature of a curve to the right, having a radius of 1140.00 feet;

Thence 673.85 feet along the arc of said curve, through a central angle of 33°52'02" to a point of tangency;

Thence S 72°26'33" W a distance of 387.89 feet to a point of curvature of a curve to the right, having a radius of 4375.80 feet;

Thence 419.47 feet along the arc of said curve, through a central angle of 05°29'33" to the Point of Beginning being a point on the South line of the said SE¼ of Section 27, also being a point on the South boundary of that parcel of land described in said Docket 1551, Page 396, R.C.C.;

Containing approximately 26.644 acres.

PARCEL 3

A portion of that parcel of land described in Docket 1551, Page 396, Records of Coconino County, Arizona, located in the Southeast quarter of Section 27, Township 21 North, Range 7 East, Gila and Salt River Meridian, within the limits of the City of Flagstaff, Coconino County (R.C.C.), Arizona, more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 27, from whence the South quarter Corner (S¼ Cor) of said Section 27 bears S 89°58'16" W a distance of 2656.62 feet (Basis of Bearings); Thence S 89°58'16" W, along the South line of the said Southeast quarter, a distance of 1,455.78 feet;

Thence N 72°26'33" E a distance of 363.19 feet to a point of curvature of a curve to the left having a radius of 1,260.00 feet;

Thence 744.78 feet along the arc of said curve through a central angle of 33°52'02" to a point of tangency;



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RM

(Continued on Page 3)

Thence N 38°34'31" E a distance of 350.00 feet to a point of curvature of a curve to the right, having a radius of 1,656.75 feet;

Thence along the arc of said curve a distance of 369.84 feet more or less, through a central angle of 12°47'24" more or less, to a point on the East line of the said SE¼ of Section 27, being also a point on the East boundary of that parcel of land described in said Docket 1551, Page 396, R.C.C.;

Thence S 01°22'39" E along said East line and boundary, a distance of 1,059.51 feet to the Point of Beginning

Containing approximately 13.465 acres.

Containing in aggregate 646.563 acres.



NICHOLAS GABRIEL, III
R.L.S. 23372



EXHIBIT "J"



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FAIRWAY PEAKS
Conceptual Development Phasing Schedule
2000-2005

2000 - Phase I - Golf Course clearing and grading and temporary FUTS trail.

2001 - Phase II

Off-Site Construction

1. Reclaimed wastewater transmission line;
2. 20" water line along west subdivision boundary;
3. Sewer outfall to Bow and Arrow Wash;
4. JWP from Lake Mary Road to first intersection inside west Subdivision boundary (temporary Main Entrance);
5. Temporary unpaved access to Zuni Drive and Lone Tree Road.

On-Site Construction

1. Commence Golf Course and regional detention facilities;
2. Single Duplex Lots - 113 Units
3. Duplex Lots - 47 Units
160 Units

2002 - Phase III

Off-Site Construction

1. JWP to permanent entrance (at permanent Clubhouse site), including paved FUTS and 20" waterline;
2. Unpaved FUTS section to east Subdivision boundary;
3. Lone Tree Road connection and permanent FUTS parking area.

On-Site Construction

1. Commence construction of clubhouse and recreational facilities;
2. Commence maintenance facility;
3. Single Family Lots - 99 Units
4. Duplex Lots - 50 Units
149 Units



2003 - Phase IV

Off-site Construction

1. Extend JWP and paved FUTS from clubhouse to the Affordable Housing Site, including a 20" waterline.

On-Site Construction

1. Complete main Loop Road;
 2. Complete permanent clubhouse and recreational facilities;
 3. Single Family Lots - 98 Units
 4. Duplex Lots - 113 Units
 5. Affordable Housing - 40 Units
- 251 Units

2004 - Phase V

On-Site Construction

1. Single Family Lots - 100 Units
 2. Duplex Lots - 50 Units
 3. Affordable Housing - 45 Units
- 195 Units
4. Complete JWP to east subdivision boundary.

2005 - Phase VI

On-Site Construction

1. Single Family Lots - 114 Units
 2. Duplex Lots - 51 Units
 3. Condominiums - 210 Units
 4. Affordable Housing - 40 Units
- 415 Units

NOTE: The number of units in each phase are estimated.



**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Elaine Averitt, Planning Development Manager
Date: 10/17/2013
Meeting Date: 10/22/2013



TITLE:

Consideration and Approval of Preliminary Plat PPPL2013-0005: Miramonte Homes for Forest Springs Unit 2 subdivision, a residential townhouse subdivision with seventy (70) lots/units. The site is 15.1 acres in size and is located at 1115 North Flowing Springs Trail in the MR, Medium Density Residential zone.

RECOMMENDED ACTION:

Approve the Preliminary Plat as recommended by the Planning and Zoning Commission.

Policy Decision or Reason for Action:

The Planning and Zoning Commission shall base a recommendation, and the City Council shall find the proposed Preliminary Plat meets the requirements of the City of Flagstaff Zoning Code, Title 11, General Plans and Subdivisions and the City of Flagstaff, Engineering Design and Construction Standards and Specifications for New Infrastructure.

Financial Impact:

No financial liabilities to the City are anticipated by the approval of this preliminary plat.

Connection to Council Goal:

Retain, expand, and diversify economic base.

Has There Been Previous Council Decision on This:

No.

Options and Alternatives:

1. Approve the plat as recommended by the Planning and Zoning Commission. 2. Approve the plat subject to no conditions, additional conditions, or modified conditions. 3. Deny approval of the plat based on non-compliance with the zoning code and/or the Flagstaff Engineering Design and Construction Standards and Specifications for New Infrastructure.

Background/History:

The applicant, Miramonte Homes, is requesting preliminary plat approval to permit a seventy (70) lot, residential townhouse subdivision on 15.1 acres. Forest Springs Unit 1 subdivision has been completed, although some townhomes are still being constructed. Forest Springs Unit 2 is located just west of Unit 1. The lots in Unit 2 range in size from roughly 3,000 sq ft to 7,375 sq ft. All buildings are designed as attached twin townhouse modules, with one unit having a recessed garage facing the street and the second unit with a side-loaded garage. The Forest Springs development is located generally between Interstate 40 and Butler Avenue and is accessed from Fourth Street. Six townhouse unit models are available which include one-story and two-story designs, and two units specifically designed for uphill lots and for downhill lots. The subdivision proposes a net density of 7.7 dwelling units per acre. The lot standards for the MR zone include minimum lot area of 1,440 sq ft, 35-foot height limit, 10-foot front building setback, 15-foot rear and 5-foot side setbacks. All of the proposed lots meet the minimum development requirements.

Community Involvement:

Inform. The existing site zoning allows the proposed subdivision. No public hearings are required as part of a subdivision plat review. No members of the public commented on this plat at the Planning and Zoning Commission meeting. The Planning and Zoning Commission reviewed the preliminary plat at their meeting on September 25, 2013.

Attachments: [P&Z Minutes \(draft\)](#)
 [P&Z Report](#)
 [P-Plat cover sheet](#)
 [P-Plat area map](#)
 [P-Plat utilities & boundary](#)
 [P-Plat resource map](#)
 [P-Plat lot dimensions](#)



MINUTES - Draft

City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, September 25, 2013
City of Flagstaff, Council Chambers

CALL TO ORDER

Chairman Carpenter called the meeting to order at 4:03 p.m.

COMMISSION MEMBERS:

PRESENT:

David Carpenter, Chairman; Paul Moore; Jim McCarthy; Justin Ramsey;
Tina Pfeiffer; Stephen Dorsett, Vice Chairman; Steve Jackson

CITY STAFF:

Mark Sawyers, Staff Liaison
David Wessel, FMPO Manager
Becky Cardiff, Recording Secretary

I. GENERAL BUSINESS

A. PUBLIC COMMENT

None.

B. APPROVAL OF MINUTES

- 1) Special meeting of September 11, 2013.

Commissioners tabled the approval of the minutes until next meeting due to not receiving a copy of the minutes.

II. Other Business

1. Preliminary Plat for Forest Springs Townhomes Unit 2

Pages 1-9

Address:	1115 N Flowing Springs
Assessor's Parcel Number:	107-44-053
Property Owner:	Miramonte Homes
Applicant:	Mogollon Engineering
Application Number:	PPPL 2013-0005
City Staff:	Elaine Averitt
Action Sought:	Preliminary Plat Approval

A request for Preliminary Plat approval for the Forest Springs Townhouse Subdivision Unit 2 located at 1115 N. Flowing Springs Trail in the MR, Medium Density Residential zone.

Ms. Averitt gave a PowerPoint presentation on the proposed preliminary plat and answered questions from the Commissioners.

David Wessel, FMPO Manager, was present and answered Commissioner Ramsey's questions about the future of Butler Avenue.

Kent Hotsenpillar, Mogollon Engineering, on behalf of the owner, answered questions from Commissioners.

Motion: Move to recommend to City Council approval of PPPL 2013-0005 as submitted

Action: Recommend to City Council for approval **Moved by:** Chairman Carpenter

Seconded by: Commissioner McCarthy. Motion carried 6 to 1 with Commissioner Ramsey dissenting.

2. Draft Flagstaff Regional Plan 2030-Place Matters-Discussion and potential recommendation by The Planning and Zoning Commission

City Staff: David Wessel, FMPO Manager

Mr. Wessel would like the commissioners to submit their proposed revisions to Staff by October 2nd. All proposed revisions submitted by the Commission will be compiled into one document and given to the Commission with the next meeting package. Mr. Wessel gave a PowerPoint presentation on the land use chapter and answered questions from the Commissioners.

Commissioner McCarthy discussed his proposed revisions and will submit them and his grammatical revisions to Staff.

Extensive discussion was held on the Regional Plan and proposed revisions and modifications. Mr. Jim Cronk, Planning Director, Mr. Sawyers and Mr. Wessel all answered Commissioners questions and clarified several items within the Plan.

Mr. Cronk discussed the recommended path forward and restated for the Commissioners to submit their revisions, modifications and comments to Staff by October 2nd.

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

None given

ADJOURNMENT

The meeting was adjourned at 8:41 p.m.

PLANNING & DEVELOPMENT SERVICES REPORT
PRELIMINARY PLAT

PPPL2013-0005

DATE: September 19, 2013
MEETING DATE: September 25, 2013
REPORT BY: Elaine Averitt
CONTACT: 928-213-2616

REQUEST:

A request for Preliminary Plat approval for the Forest Springs Townhouse Subdivision Unit 2 located at 1115 N. Flowing Springs Trail in the MR, Medium Density Residential zone.

STAFF RECOMMENDATION:

Staff recommends the Commission forward the preliminary plat to the City Council with a recommendation for conditional approval.

PRESENT LAND USE:

Existing townhouse subdivision (some townhomes still under construction) containing 52 lots located on 12.52 acres (Unit 1); the remaining 15.1 acres is undeveloped land (Unit 2).

PROPOSED LAND USE:

Planned Townhouse subdivision containing 70 lots located on 15.1 acres (Unit 2).

NEIGHBORHOOD DEVELOPMENT:

North: Summit Park Condominiums - HR zone; and Interstate 40;
East: Phase 1 of Forest Springs (52 units) – MR zone;
South: Pinehurst Apartments (84 units) - HC zone/CUP; and undeveloped – HC zone;
West: Undeveloped - RR zone.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11 General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW

Introduction

In November and December of 2001, Banovac Development Corporation received tentative plat approval from the City of Flagstaff to develop 53 townhouses. The developer did not record a final plat until November 28, 2005 for a 52 lot Townhouse Subdivision on 31.71 acres.

In September 2006 City Council approved a request for tentative plan approval of Phase/Unit 2 consisting of 15.1 acres of land and proposing a total of 70 townhouse lots ranging in lot size from a minimum of 2,998 square feet to a maximum lot size of 7,375 square feet. The impact analysis evaluated the entire development of 122 townhomes. The first set of civil plans for Phase 2 were submitted after receiving tentative plat approval; however, the plat never proceeded beyond that stage. Several development standards have changed since 2006, including a new Zoning Code, new driveway ordinance, new storm water standards, a new method of calculating tree resources, and new engineering standards. As such, a new conceptual plat application was reviewed by staff in August 2012 and a preliminary plat application was reviewed by staff in May 2013. The preliminary plat was approved by the Inter-Division Staff (IDS) with conditions on July 29, 2013.

General Plan/Specific Plan Conformance

The *Regional Land Use and Transportation Land Use Plan* designates the subject parcel as Medium Density Residential. The Medium Density Residential category provides for a net density range of 6 to 12 dwelling units per acre. The property is also regulated by *Fairfield Continental Country Club Specific Area Plan/Density Schedule* that allows 280 dwelling units on the subject property. The net density equals 7.71 dwelling units per acre (subtracting streets and utilities only), which complies with the Regional Land Use Plan designation. Note that the net density on Sheet No. 1 states 14.80 (subtracting streets, utilities, plus drainage and open space). However, per the Zoning Code the net density should not subtract open space. The subject site currently has MR zoning which allows up to 9 gross units per acre within the Resource Protection Overlay.

Zoning Requirements

The property is zoned MR, Medium Density Residential zone. The proposed development of 70 dwelling units for the site is within the density required by the *Flagstaff Zoning Code (Section 10-40.30.030)*.

The Townhouse Building Type permits a minimum lot area of 1,440 square feet (18' width by 80' depth). The lots within Forest Springs Townhouse Subdivision comply with the Townhouse Building Type Standards (Section 10-50.110.120) and Building Form Standards of the MR zone.

The Open Space requirement in the MR zone is 15% of the gross lot area, and may include areas set aside for resource preservation. For the development within Phases 1 and 2, this equals approximately 4.14 acres of property devoted to open space. The proposal accomplishes, and exceeds this requirement by providing approximately 11.42 acres of open space, all of which is contained off-lot. Additional open space was dedicated by the developer to the City to be used for floodplain management as well as the future construction of a FUTS trail along the Switzer Wash. In addition, the Townhouse planned residential development requires a minimum of 15% of the lot area to be Private Open Space, and the preliminary plat demonstrates this.

The *Flagstaff Zoning Code* requires the subdivision to comply with the landscape Street Buffer standards and Landscaping around Buildings--"Foundation Planting" (Section 10-50.60.040). The designers have provided a complete and compliant landscaping plan which is attached with this submittal. Landscaping requirements are noted on the preliminary Landscape Plan. Existing and new vegetation will be utilized to meet the requirements.

The townhouse units are both one and two stories in height and contain a two-car garage on the first floor. The plat provides six unit types: A, B, C, D, E and F. Unit A, which is a single-story townhouse unit, contains approximately 1,398 square feet of livable area. Unit B is two-story townhouse unit containing approximately 1,856 square feet. Both unit types contain three bedrooms. Unit D has four bedrooms and 2,370 square feet. Unit E offers a master suite on the first floor, is designed to fit into the footprint certain lots and give buyers more options; it has three or four bedrooms

and 2,040 square feet. Units C and F, an uphill and downhill model, are proposed for steeper sloped lots in Phase 2. Units A/A and units B/B will be paired together creating a twin-house form of townhome. Each twin-townhouse module will have one side-loading garage and one front-loading garage. The front-loading garage will be recessed from the street side. The front-loading garages will be utilizing a carriage-style garage door to further add to the street interest. The side-loaded garage along the street will retain windows that give the overall appearance of one large house instead of two townhouse dwelling units. The six model types meet Architectural Design Standards in the Flagstaff Zoning Code (Section 10-50.20.030). Colored renderings are provided for A, B, D, and E in the P&Z packet.

With the preliminary plat review, the Site Planning Design Standards were applied and approved. The following information highlights the Circulation Systems and architectural character criteria. The development has created a comprehensive internal pedestrian system with connection to the Flagstaff Urban Trails System and the pedestrian system that connects to Fourth Street. In Unit 1 the required improved public open space was depicted with a ramada, picnic tables and grills, and trails connecting all of the enhancements. These improvements were not completed. The new owner of Forest Springs Unit 1 and 2 has committed to building the improved public open space. The primary building entrances in all of the unit types are clearly identifiable and maintain a pedestrian scale. The garage entrances are recessed or side loaded as discussed in the introduction. The building materials include hardi-plank lap and hardi-shingle sidings that portray traditional building materials that create a balanced residential scale and mass to the elevation (see colored renderings). These materials are durable and require less maintenance.

Natural Resource Protection Standards

Resource calculations are required for the MR zoned parcel. (The designers have provided calculations of existing resources on the property to be disturbed and to be retained for the second phase). In this case, the Flagstaff Zoning Code requires that 50% of the forest resources located within the MR zoned areas are retained per the point technique. Furthermore, the zoning code requires 70% of 17-24.9% slopes and 80% of the 25% and over qualifying slopes to be protected in the MR zone. The Phase 2 site contains forest and 17-24.9% slopes as well as 25% and greater slope resources. The following table shows total resources with protection results. The proposal exceeds resource protection requirements.

RESOURCE PROTECTION LAND IN THE MR ZONE

RESOURCE	TOTAL SQ. FT.	REQUIRED PROTECTION LEVEL & POINTS	PROTECTED LEVEL & PROTECTED SQ. FT.
Forest	757,788 Sq. Ft. 3821 points	50% of points 1,911 points	54.80% 2,094
Slope 17 – 24.9%	76,561	70% 53,593	69.6% 53,345 (247 SqFt deficient)
Slope 25% and greater	25,876	80% 21,478	83.0% 23,368 (excess 777 SqFt)

* Once a total of 530 square feet of excess slope protection is credited to the forest protection the forest protection figures are 2,094 points saved or 54.80% forest resource protected.

The above calculations reveal that resources will be protected above the minimum resource protection thresholds within the MR zone.

With respect to the tree resources, the Fire Department will require tree thinning to occur on the site prior to combustible building material being brought onsite.

SYSTEMS ANALYSIS:

- **Access and Traffic**

Mogollon Engineering prepared the original traffic statement for Phases 1 and 2.

Access to the subdivision is available from two driveways from Fourth Street. These private streets interconnect into the property and will provide access to Phase 2 as shown on sheet 2 of 5. The entire proposed subdivision (Phases 1 & 2) is estimated to generate approximately 715 daily trips, with a net PM peak hour generation of 66 additional trips to the existing PM peak-hour, and a new AM peak of 54 additional trips to the existing, AM peak hour.

The City's Traffic Engineer accepted the traffic statement report that was completed in 2005. The developer was required to widen Fourth Street to the ultimate section of a 5-lane arterial on the west side of the street (including curb gutter and 10 foot wide FUTS). The FUTS meanders in and out of the right-of-way. The proposed private street cross-section incorporates pedestrian facilities consisting of 4-foot wide sidewalks on one side of the street as depicted in the Preliminary Plat. New engineering standards require private streets to be constructed to public street standards. If applied to Phase 2, this would require the plat to be redesigned causing Phase 2 to have a different character than Phase 1. Staff determined that Phase 2 could use the same standard as Phase 1 with respect to the private street cross-sections.

- **Water**

The proposed subdivision will be serviced by the Zone C water pressure system. The proposed, looped eight (8)-inch water main will service the development and will be public. The eight (8)-inch water line will extend into through the Subdivision with two connections: one connection made to the existing twelve (12)-inch water line located within Fourth Street and second connection made to the existing eight (8)-inch water line stubbed out from the southeast corner of Summit Park Condominiums. Five new on-site fire hydrants will be required for the subdivision.

- **Wastewater**

The proposed eight (8)-inch sewer mains into the site will also be public, with one connection being made to the existing twenty-one (21)-inch sewer main located in the bottom of the Switzer Wash.

The impact analysis demonstrates ample capacity within the subdivision. The water and wastewater impact reports have been prepared and accepted by the City's Utilities Department.

- **Stormwater**

The proposed development is providing one on-site stormwater detention basin located adjacent to the Switzer Wash. The Stormwater Manager has preliminarily accepted the location of the basin. The preliminary drainage report has also been accepted.

Since 2006, new Stormwater standards are required for new developments. The developer chose to modify the proposed detention basin and use Low Impact Development (LID) standards to meet the new requirements, as shown on Sheet 2 of 5.

RECOMMENDATION:

The Inter-Division Staff considered this plat on 07/29/13 and approved the preliminary plat with conditions. It is recommended that the Planning and Zoning Commission approve the preliminary plat and forward their recommendation to the City Council, subject to the IDS conditions of approval of 07/29/13.

Attachments:

- Application
- Location Map
- IDS conditions of approval, 07/29/13
- Preliminary Plat "Forest Springs Unit 2" (5 sheets, plus Landscaping Plan)
- Colored elevations

PRELIMINARY PLAT OF FOREST SPRINGS UNIT 2

TRACT "A" OF FOREST SPRINGS TOWNHOMES
UNIT 1, CASE 9, MAP 92
LOCATED IN THE SW 1/4 OF SECTION 13,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

UTILITY COMPANY ACKNOWLEDGMENT

UNIGOURCE ENERGY	DATE
CENTURYLINK	DATE
ARIZONA PUBLIC SERVICE	DATE
SUDDENLINK	DATE

TOWNHOUSE BUILDING TYPE STANDARDS

MINIMUM LOT AREA:	1,440 S.F.
MINIMUM LOT WIDTH:	18'
MINIMUM LOT DEPTH:	80'
NUMBER OF UNITS:	1
PRIVATE OPEN SPACE AREA:	15% OF LOT AREA
PRIVATE OPEN SPACE WIDTH:	10' (MIN)
PRIVATE OPEN SPACE DEPTH:	10' (MIN)
MAIN BODY WIDTH:	18' (MIN) - 36' (MAX) / UNIT
MAXIMUM BUILDING HEIGHT:	35'

MR ZONING STANDARDS

FRONT SETBACK:	2ND FLOOR & BELOW = 10' ABOVE 2ND FLOOR = 15'
SIDE SETBACK:	5'
REAR SETBACK:	15'
BUILDING HEIGHT:	35' (MAX)
BUILDING COVERAGE:	40% (MAX)
MINIMUM DENSITY:	6 UNITS/ACRE
MAXIMUM DENSITY W/IN R.P.O.:	9 UNITS / ACRE

UTILITY INFORMATION

WATER:	CONNECT TO UNIT 1 INFRASTRUCTURE
SEWER:	CONNECT TO UNIT 1 INFRASTRUCTURE
ELECTRICITY:	CONNECT TO UNIT 1 INFRASTRUCTURE
TELEPHONE/CATV:	CONNECT TO UNIT 1 INFRASTRUCTURE
NATURAL GAS:	CONNECT TO UNIT 1 INFRASTRUCTURE
STORMWATER:	COLLECTION AND MITIGATION SHALL BE A PRIVATE SYSTEM AND MAINTAINED BY THE HOME OWNERS ASSOCIATION

PROJECT INFORMATION

SUBDIVISION NAME:	FOREST SPRINGS UNIT 2
LEGAL DESCRIPTION:	TRACT "A" OF FOREST SPRINGS TOWNHOMES UNIT 1
PROJECT LOCATION:	1115 N. FLOWING SPRINGS TR.
APN NUMBER:	107-44-053
GROSS ACREAGE:	15.0941 ±
NET ACREAGE:	4.7301 ±
NUMBER OF LOTS:	70
GROSS DENSITY:	4.64 UNITS / ACRE
NET DENSITY:	14.80 UNITS / ACRE
CURRENT USE:	VACANT
PROPOSED USE:	TOWNHOMES
APPROXIMATE CUT:	5300 C.Y.
APPROXIMATE FILL:	1800 C.Y.
OWNER/DEVELOPER:	MIRAMONTE AT FOREST SPRINGS LLC 2492 E. RIVER RD., SUITE 100 TUCSON, AZ 85718 (520) 615-8900

LANDSCAPING

A LANDSCAPING PLAN SHALL BE SUBMITTED WITH CONSTRUCTION DOCUMENTS, ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH DIVISION 10-50.60 OF THE CURRENT ZONING CODE.

OUTDOOR LIGHTING

PROJECT IS LOCATED IN LIGHTING ZONE 3. MAXIMUM LUMEN OUTPUT SHALL BE IN ACCORDANCE WITH TABLE 10-50.70.050.A OF THE ZONING CODE.

PUBLIC WATER & SEWER MAINS

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC.

BACKFLOW PREVENTION

BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH CITY CODE SECTION 7-03-001-0015

WATER & SEWER SERVICES

ALL NEW SEWER SERVICES SHALL BE 4" AND ALL NEW WATER SERVICES SHALL BE A 1" WATER SERVICE LINE CONNECTED TO (2) 3/4" WATER METERS FOR DOMESTIC SERVICE.

FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FEMA ZONE "X"

LID / RAINWATER HARVESTING

USE OF NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH C.O.F. LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.

TRAFFIC CONTROL

A STOP SIGN WILL BE PLACED AT ALL NEW INTERSECTIONS.

DRAINAGE NOTES

FOREST SPRINGS UNIT 2 DRAINAGE REPORT PREPARED BY AGAVE ENGINEERING, DATED 12/8/06; AND ADDENDUM #1 PREPARED BY MOGOLLON ENGINEERING & SURVEYING, INC. DATED 7/2/15 AND SUBMITTED WITH PRELIMINARY PLAT ADDRESSING CONVERTING THE ORIGINAL DETENTION BASIN DESIGN INTO AN EXTENDED DETENTION BASIN TO MEET CURRENT C.O.F. L.I.D. STANDARDS.

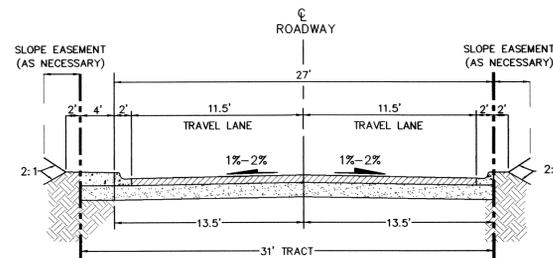
IMPERVIOUS AREAS

BUILDINGS: 121,065 S.F.
ROADWAY: 60,165 S.F.
DRIVEWAYS: 30,100 S.F.
SIDEWALKS: 14,600 S.F.
TOTAL: 226,530 S.F.

SEE SHEET 2 FOR EXTENDED DETENTION BASIN DESIGN

C.C.&R.'s

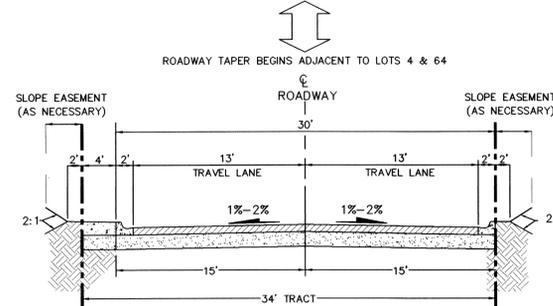
UNIT 2 HOME OWNERS WILL BE INCORPORATED INTO THE UNIT 1 HOME OWNERS ASSOCIATION. C.C.&R. INSTRUMENT No. 3475065



TYPICAL ROADWAY SECTION

COLD SPRINGS TR. & SOUTHERN N.T.S.
HALF OF WATERSIDE DR.

ROADWAY TAPER ENDS ADJACENT TO LOTS 8 & 61

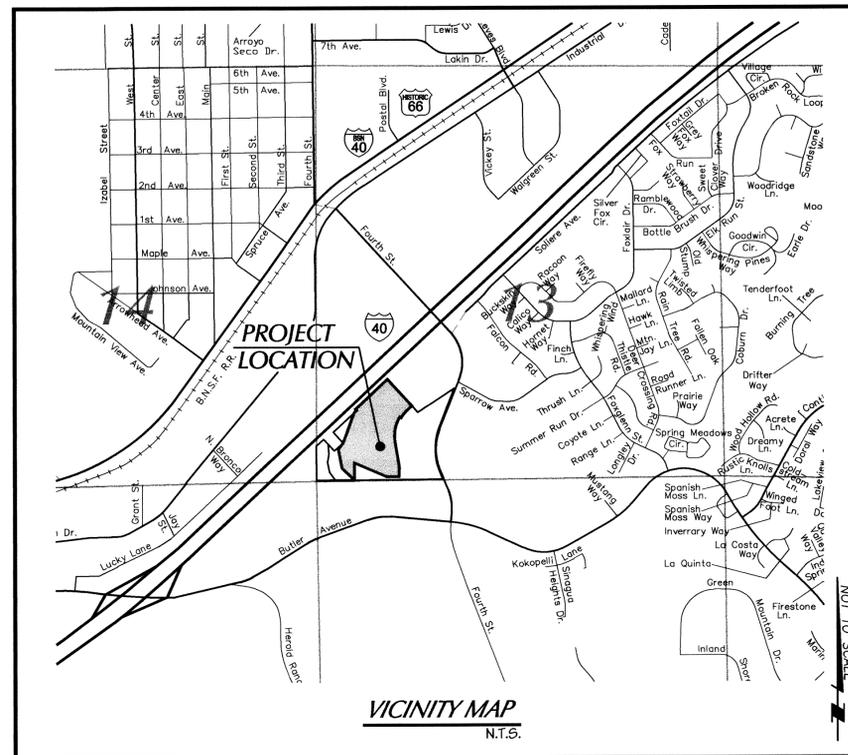


TYPICAL ROADWAY SECTION

NORTHERN HALF OF WATERSIDE DR. N.T.S.

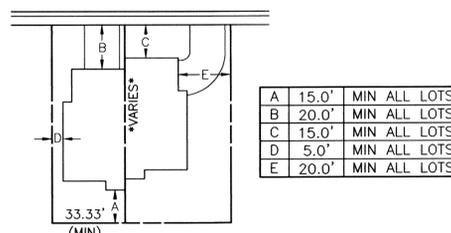
PRIVATE ROADWAY NOTE

ALL NEW ROADWAYS WITHIN THE SUBDIVISION SHALL BE PRIVATE ROADWAYS, OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE ROADS WILL BE LOCATED IN TRACT "M" WHICH IS A PRIVATE ROADWAY EASEMENT AND A PUBLIC UTILITY EASEMENT.



VICINITY MAP

N.T.S.



TYPICAL UNIT AND SETBACKS

N.T.S.

INDEX TO SHEETS

- 1 COVER SHEET
- 2 AREA MAP
- 3 UTILITIES AND BOUNDARY
- 4 RESOURCE MAP
- 5 LOT DIMENSIONS



TOPOGRAPHIC AND RESOURCE INFORMATION SHOWN ON THESE DOCUMENTS ARE AS PROVIDED BY THE OWNER OF THE PROPERTY. ADDITIONAL FIELD SURVEYING WAS COMPLETED BY MOGOLLON ENGINEERING & SURVEYING, INC FROM OCTOBER 2004 THROUGH JANUARY 2005.

Mogollon ENGINEERING & SURVEYING
 411 W. Santa Fe Avenue, Flagstaff, AZ 86001
 P.O. Box 1902, Flagstaff, AZ 86002
 Phone: 928-214-0014 • Fax: 928-919-0015
 PROJECT NO. 18990
 REVISIONS PER C.O.F. COMMENTS DATED 6/3/15
 DATE: 7/15/13
 DESIGNED BY: MHE
 DRAWN BY: MHE
 CHECKED BY: KUMPHRE
 VERT. SCALE N/A
 HOR. SCALE N/A
 FOREST SPRINGS UNIT 2
 PRELIMINARY PLAT
 COVER SHEET
 7/15/13
 MESH: 19030



PRELIMINARY PLAT OF FOREST SPRINGS UNIT 2

TRACT "A" OF FOREST SPRINGS TOWNHOMES
UNIT 1, CASE 9, MAP 92
LOCATED IN THE SW 1/4 OF SECTION 13,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

ORIGINAL DETENTION BASIN DESIGN
PER FOREST SPRINGS UNIT 2 DRAINAGE REPORT PREPARED BY AGAVE ENGINEERING, DATED 12/18/06.

DETENTION BASIN ID	2-YEAR OUTFLOW (C.F.S.)	10-YEAR OUTFLOW (C.F.S.)	100-YEAR OUTFLOW (C.F.S.)	2-YEAR VOLUME (C.F.)	10-YEAR VOLUME (C.F.)	100-YEAR VOLUME (C.F.)	2-YEAR ELEVATION /DEPTH (FT)	10-YEAR ELEVATION /DEPTH (FT)	100-YEAR ELEVATION /DEPTH (FT)
NO. 1	1.07	6.41	24.25	8941	18248	35950	6802.21 (1.21)	6802.89 (1.89)	6804.04 (3.04)

ELEVATION (FT)	AREA (SF)	VOLUME SUM (CF)
6801.00	500	0
6801.50	6864	1536
6802.00	12534	6315
6803.00	14668	14902
6804.00	16859	35853
6805.00	19106	53624

L.I.D. - DETENTION AND RAINWATER HARVEST IMPERVIOUS SURFACE CALCULATIONS

EXISTING SITE (15.09 AC.)
TOTAL EX. IMPERVIOUS SURFACE = 0 S.F.

DEVELOPED SITE (657,320 S.F., 15.09 AC.)
NEW ROOFS = 121,665 S.F.
NEW A.C. DRIVES & CURBS = 60,165 S.F.
NEW CONCRETE SIDEWALKS & PATHWAYS = 14,600 S.F.
NEW CONCRETE DRIVEWAYS = 30,100 S.F.
TOTAL DEVELOPED IMPERVIOUS SURFACE = 226,530 S.F.

RAINWATER HARVESTING REQUIREMENTS:
USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.

LOW IMPACT DEVELOPMENT REQUIREMENTS:
226,530 SF (TOTAL IMP. SURFACE) x 1/2 = 113,265 S.F.

ABSORPTION SURFACE AREA REQUIRED PER AAC R-18-9-A312(D):
SANDY LOAM SOIL TYPE; SAR=0.40 GAL/DAY/S.F.
PERCOLATION RATE(R)=10 MIN/1"=0.5 FT/HR.; INFILTRATION TIME(T)=24 HR.
CLOGGING FACTOR(C)=50 %; AREA REQD=VOL/(RxC)
AREA REQD=10878 CF/(0.5 FT/HR x 24 HR x 0.50)=3146 S.F.

REVISED EXTENDED DETENTION BASIN VOLUMES

ELEVATION (FT)	AREA (SF)	VOLUME SUM (CF)
6801.00	3390	0
6801.50	11495	3521
6802.00	12534	9577
6803.00	14668	23114
6804.00	16859	38864
6805.00	19106	56835

NOTE: DETENTION BASIN BOTTOM WILL BE MODIFIED BY PROVIDING AN EXPANDED LID BIO-RETENTION AREA AT 6801 (3390 S.F.) AND MODIFYING THE ORIGINAL BOTTOM ELEVATION AT THE OUTSIDE EDGES FROM 6802 TO 6801.50 (11495 S.F.) TO PROVIDE THE REQUIRED RCV AT THE RETAINED 2-YR WATER SURFACE ELEVATION.

REVISED EXTENDED DETENTION BASIN DESIGN
PER FOREST SPRINGS UNIT 2 DRAINAGE REPORT ADDENDUM No. 1 PREPARED BY MOGOLLON ENGINEERING, DATED 6/20/13.

DETENTION BASIN ID	2-YEAR OUTFLOW (C.F.S.)	10-YEAR OUTFLOW (C.F.S.)	100-YEAR OUTFLOW (C.F.S.)	2-YEAR VOLUME (C.F.)	10-YEAR VOLUME (C.F.)	100-YEAR VOLUME (C.F.)	2-YEAR ELEVATION /DEPTH (FT)	10-YEAR ELEVATION /DEPTH (FT)	100-YEAR ELEVATION /DEPTH (FT)
NO. 1	0.13	2.49	23.42	18747	24020	42266	6802.70 (1.70)	6803.06 (2.06)	6804.20 (3.20)

LOW IMPACT DEVELOPMENT AREA PROVIDED:

LID EXT. DET. BASIN #	VOLUME (CF)	DEPTH (FT)	LOCATION SURFACE
1	18,747	1.70'	

NOTE: A DRAINAGE REPORT ADDENDUM HAS BEEN PREPARED AND SUBMITTED TO ADDRESS FINAL LID BIO-RETENTION DESIGN AND FINAL DETENTION BASIN ROUTING DESIGN FOR EXTENDED DETENTION BASIN No. 1.

LEGEND

- Found 2'x 2" steel plate
- Found centerline monument (COF Brass Cap)
- Found A.D.O.T. alum. tablet
- Found alum. cap L5 14671
- Found plastic cap L5 11369
- Corner to be Set
- Found Alum Cap



TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED IN SEPTEMBER AND OCTOBER OF 2001. OFF-SITE TOPOGRAPHY SHOWN IS FROM THE CITY OF FLAGSTAFF G.I.S. DEPARTMENT.

BASIS OF BEARINGS IS THE CENTERLINE OF FOURTH ST. N 21° 32' 25" E, BOOK 10, PAGE 37. PROJECT BENCHMARK IS A CENTERLINE MONUMENT AS SHOWN, ELEVATION = 6840.50 PER THE CITY OF FLAGSTAFF.

ALL REFERENCED DOCUMENTS ARE FROM THE COCONINO COUNTY RECORDERS OFFICE.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

Mogollon ENGINEERING & SURVEYING
 PROJECT NO. 13030
 REVISIONS PER C.O.F. COMMENTS DATED 6/9/13
 DATE 7/5/13
 DESIGNED BY: PHE
 DRAWN BY: PHE
 CHECKED BY: EVW/THE
 VERT SCALE: N/A
 HOR SCALE: 1"=100'
 FOREST SPRINGS UNIT 2
 PRELIMINARY PLAT
 AREA MAP
 7/5/13
 MES#13030

PRELIMINARY PLAT OF FOREST SPRINGS UNIT 2

TRACT "A" OF FOREST SPRINGS TOWNHOMES
UNIT 1, CASE 9, MAP 92
LOCATED IN THE SW 1/4 OF SECTION 13,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

TRACT INFORMATION

TRACT "K" (0.0924 ACRES): OPEN SPACE
TRACT "L": (5.9324 ACRES) OPEN SPACE & DRAINAGE
TRACT "M" (1.5186 ACRES): PRIVATE ROADWAY, P.U.E. & PUBLIC ACCESS

NON-VEHICULAR ACCESS EASEMENT

A 0.25' NON-VEHICULAR ACCESS EASEMENT WILL SURROUND
THE SUBDIVISION EXCEPT WHERE TRACT "M" INTERSECTS THE
SUBDIVISION BOUNDARY.

BASE FLOOD INFORMATION

THE BASE FLOOD INFORMATION SHOWN HEREON IS
PURSUANT TO THE CURRENT EFFECTIVE FLOOD INSURANCE
RATE MAP (MAP No. 04005C6828G - DATED SEPT. 3, 2010).
FUTURE RESTUDIES MAY ALTER THIS DELINEATION AND
THEREFORE, PLAT USERS SHOULD CHECK WITH THE CITY OF
FLAGSTAFF STORM WATER MANAGEMENT FOR
SUPERSEDING INFORMATION.

LEGEND

- Found 2"x 2" steel plate
- Found centerline monument (COF Brass Cap)
- Found A.D.O.T. alum. tablet
- Found alum. cap LS 14671
- Found plastic cap LS 11369
- Corner to be Set
- Found Alum Cap

CALL TWO WORKING DAYS
BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

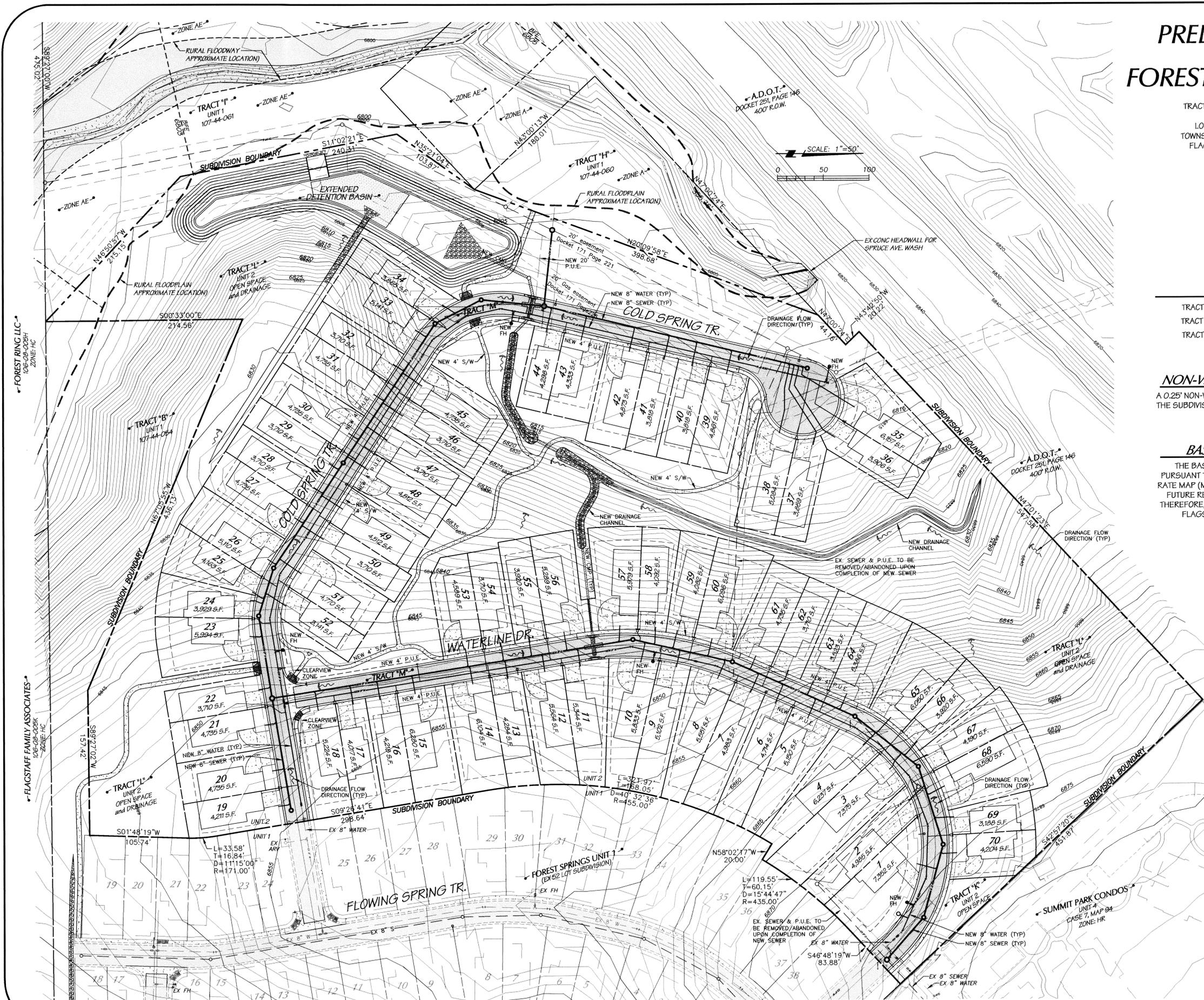
SHEET NO. 3 OF 5

COF DRB # 01-238

Mogollon
 ENGINEERING & SURVEYING
 FOREST SPRINGS UNIT 2
 PRELIMINARY PLAT
 UTILITIES & BOUNDARY
 7/5/13
 MES# 18080

Mogollon
 ENGINEERING & SURVEYING
 411 W Santa Fe Avenue, Flagstaff, AZ 86001
 P.O. Box 1952, Flagstaff, AZ 86002
 Phone: 928-214-0214 • Fax: 928-913-2015
 Expires on 3/31/15

Mogollon
 ENGINEERING & SURVEYING
 PROJECT NO. 18080
 REVISIONS PER C.D.P. COMMENTS DATED 6/29/13
 DATE 7/5/13
 DESIGNED BY: PHE
 DRAWN BY: PHE
 CHECKED BY: K/M/P/M
 HOR. SCALE: 1"=50'
 VERT. SCALE: N/A



FOREST RING LLC
 106-08-008H
 ZONE: HC

FLAGSTAFF FAMILY ASSOCIATES
 106-08-008K
 ZONE: HC

Mogollon
 ENGINEERING & SURVEYING

PRELIMINARY PLAT OF FOREST SPRINGS UNIT 2

TRACT "A" OF FOREST SPRINGS TOWNHOMES
UNIT 1, CASE 9, MAP 92
LOCATED IN THE SW 1/4 OF SECTION 13,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

RESOURCE INFORMATION (UNIT 2)

SLOPE RESOURCES
17% SLOPE
76,561 sq. ft. TOTAL
30% = 22,968
DISTURBANCE
23,216 sq. ft.
DEFICIENT 17% SLOPE 247 sq. ft.

25% slope
25,876 sq. ft. TOTAL
20% = 5,175
DISTURBANCE
4,398 sq. ft.
EXCESS 25% SLOPE 777 sq. ft.

35+% slope
NONE
SLOPE EXCESS = 530 sq. ft.

TREE RESOURCES
TOTAL SITE AREA = 757,788 sq. ft. (17.396 ac.)
SITE AREA OUTSIDE OF SLOPE RESOURCES = 655,351 sq. ft. (15.0448 ac.)

DISTURBANCE
RIGHT-OF-WAY, DETENTION, EASEMENTS, & SETBACKS
TOTAL DISTURBED = 296,745 sq. ft.

TOTAL UNDISTURBED AREA = 358,606 sq. ft.

TREE RESOURCES
TOTAL SITE AREA = 757,788 sq. ft. (17.3964 ac.)
SITE AREA OUTSIDE OF SLOPE RESOURCES = 655,351 sq. ft. (15.0448 ac.)
AVERAGE TECHNIQUE PER 10-50.90
SAMPLE AREA = 254 POINTS/ACRE
SLOPE AREA = 253 POINTS/ACRE

TOTAL DISTURBED AREA = 296,745 sq. ft.
TOTAL UNDISTURBED AREA = 358,606 sq. ft.
254 * 15.0448 = 3821 POINTS
50% = 1,911 POINTS
UNDISTURBED = 358,606 sq. ft. (8.2325 ac.)
8.2325 * 254 = 2,091 POINTS

SLOPE EXCESS = 530 sq. ft. (0.0122 ac.)
0.0122 * 253 = 3 POINTS
2,091 + 3 = 2,094 POINTS SAVED
54.48% TREE RESOURCE PROTECTION FACTOR

TREE SYMBOL LEGEND

REMOVED TREE DUE TO CONSTRUCTION = 

TREE SAVED AFTER CONSTRUCTION = 

SLOPE SYMBOL LEGEND

17% SLOPE AREA = 

25% SLOPE AREA = 



7/5/13
MES#13030

FOREST SPRINGS UNIT 2
PRELIMINARY PLAT
RESOURCE MAP

Mogollon
ENGINEERING & SURVEYING

411 W Santa Fe Avenue, Flagstaff, Az. 86001
P.O. Box 1952, Flagstaff, Az. 86002
Phone: 928-214-2014 • Fax: 928-913-0015

DATE: 7/5/13
DESIGNED BY:
DRAWN BY:
CHECKED BY: KVV/PHB

PROJECT NO. 13030
FN SHEET-04.DWG
VERT SCALE: N/A
HOR SCALE: N/A

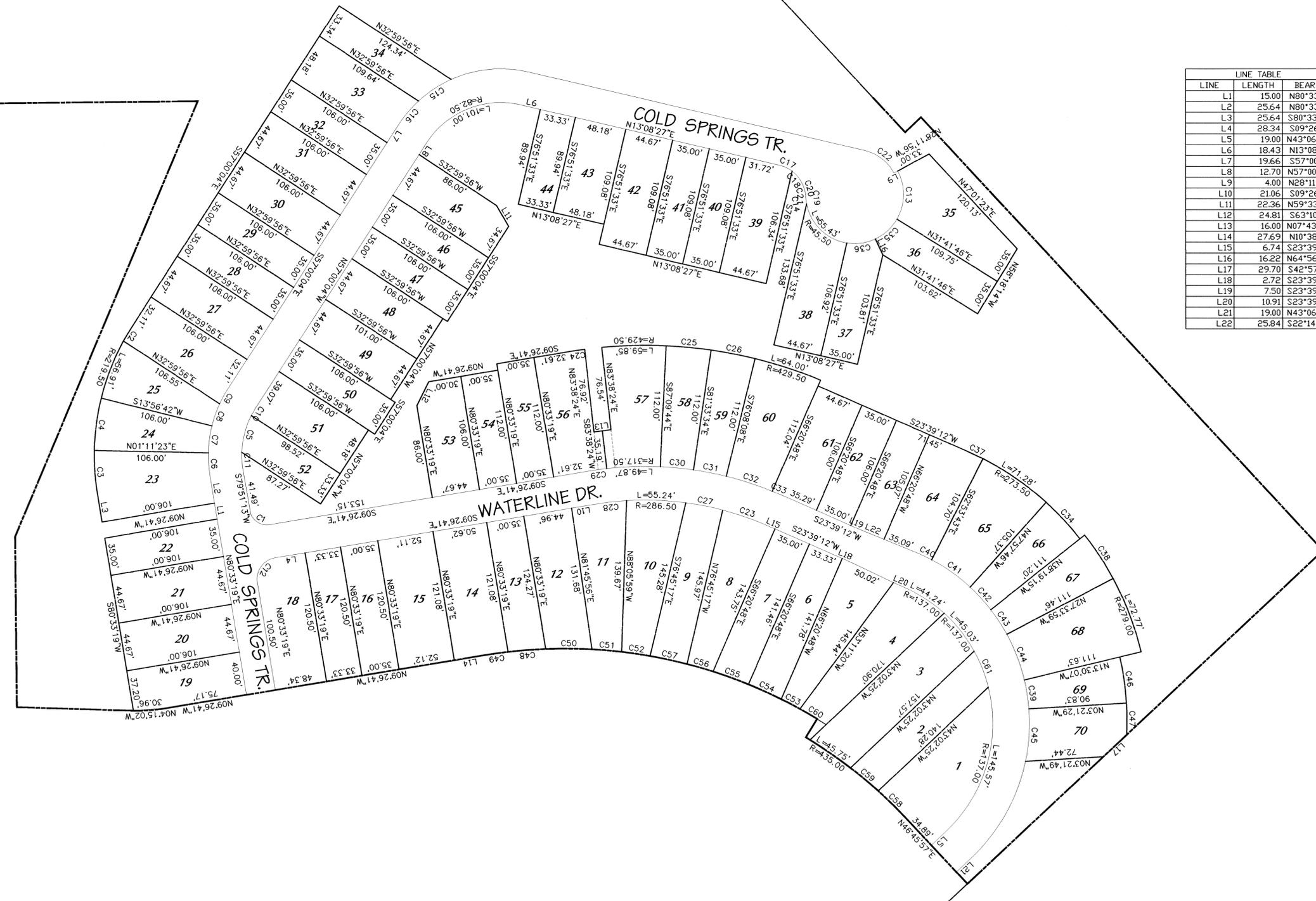
REV/SIONS PER C.O.F. COMMENTS DATED 6/29/13

Express on 7/5/13

PRELIMINARY PLAT OF FOREST SPRINGS UNIT 2

TRACT "A" OF FOREST SPRINGS TOWNHOMES
UNIT 1, CASE 9, MAP 92
LOCATED IN THE SW 1/4 OF SECTION 13,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

SCALE: 1"=50'



LINE	LENGTH	BEARING
L1	15.00	N80°33'19"E
L2	25.64	N80°33'19"E
L3	25.64	S80°33'19"W
L4	28.34	S09°26'41"E
L5	19.00	N43°06'09"W
L6	18.43	N13°08'27"E
L7	19.66	S57°00'04"E
L8	12.70	N57°00'04"W
L9	4.00	N28°11'56"W
L10	21.06	S09°26'41"E
L11	22.36	N59°33'50"E
L12	24.81	S63°10'42"E
L13	16.00	N07°43'04"W
L14	27.69	N10°38'18"W
L15	6.74	S23°39'12"W
L16	16.22	N64°56'48"E
L17	29.70	S42°57'20"E
L18	2.72	S23°39'12"W
L19	7.50	S23°39'12"W
L20	10.91	S23°39'12"W
L21	19.00	N43°06'09"W
L22	25.84	S22°14'34"W

CURVE	LENGTH	RADIUS
C1	21.09	16.00
C2	16.08	219.50
C3	40.74	219.50
C4	48.87	219.50
C5	35.45	82.50
C6	21.07	113.50
C7	25.27	113.50
C8	21.62	113.50
C9	16.12	113.50
C10	9.13	82.50
C11	16.53	82.50
C12	31.42	20.00
C13	46.40	45.50
C14	2.98	45.50
C15	36.60	113.50
C16	28.83	113.50
C17	13.33	32.00
C18	16.07	32.00
C19	3.43	45.50
C20	10.67	32.00
C21	1.20	32.00
C22	35.25	41.50
C23	44.72	286.50
C24	15.12	429.50
C25	42.00	429.50
C26	10.91	S23°39'12"W
C27	35.04	286.50
C28	30.50	286.50
C29	17.09	317.50
C30	31.05	317.50
C31	31.15	317.50
C32	44.86	317.50
C33	9.38	317.50
C34	46.02	273.50
C35	27.56	45.50
C36	27.17	45.50
C37	16.47	273.50
C38	48.09	279.00
C39	26.94	171.00
C40	13.21	171.00
C41	43.91	171.00
C42	28.27	171.00
C43	27.19	171.00
C44	45.38	171.00
C45	48.71	171.00
C46	43.06	271.38
C47	29.29	271.38
C48	35.15	455.00
C49	22.95	455.00
C50	42.84	455.00
C51	27.69	455.00
C52	26.75	455.00
C53	19.66	455.00
C54	33.34	455.00
C55	35.08	455.00
C56	25.13	455.00
C57	35.01	455.00
C58	35.64	435.00
C59	33.60	435.00
C60	28.28	455.00
C61	35.94	137.00

7/5/13
MES#19090

FOREST SPRINGS UNIT 2
PRELIMINARY PLAT
LOT DIMENSIONS

PROJECT NO. 19090
DATE: 7/5/13
DESIGNED BY: FN SHEET-06.DWG
DRAWN BY: [Signature]
CHECKED BY: KYW/TMB

REVISIONS: PER C.O.F. COMMENTS DATED 6/9/15

VERT. SCALE: N/A
HOR. SCALE: N/A

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-762-5348
(OUTSIDE MARICOPA COUNTY)

Memorandum

2.

CITY OF FLAGSTAFF



To: The Honorable Mayor and Council
From: Malcolm Alter, Stormwater Program Manager
Date: 10/15/2013
Meeting Date: 10/22/2013

TITLE:

Presentation on Water Policies, Section D. Stormwater

DESIRED OUTCOME:

Review and Adopt The Stormwater Policies-Water Policies dated November 15, 2012.

INFORMATION:

The purpose for developing the Principles of Sound Water Management-Stormwater Section to the Utilities Integrated Master Plan is to provide the fundamental principles and guidelines for how the Utilities Division achieves the goals and objectives outlined by City Council and upper City Management. The objectives of these policies are to preserve the public's trust in our water, wastewater and stormwater systems, guide strategic long-term planning and demonstrate leadership in the stewardship of our limited natural resources.

Staff has worked with the Water Commission over the past two (2) years to define the concepts and agreed upon the language for each policy. At their November 15, 2012 Commission meeting, they approved the attached document and recommend staff to bring the policies forward to City Council for your consideration and adoption.

Staff is providing the Water Commission approved DRAFT of the Utilities Integrated Master Plan-Water Policies Chapter dated November 15, 2012. This version contains all of the comments provided by the Water Commission members for Council's final consideration.

Staff will review the following policies:

Section D- Stormwater Management

Attachments: [master_policies](#)
[codified](#)

UTILITIES INTEGRATED MASTER PLAN

Principles of Sound Water Management Water Policies Chapter



November 15, 2012
City of Flagstaff - Utilities Division

DRAFT

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DRAFT

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DRAFT

Introduction

The primary purpose of the Utilities Integrated Master Plan - Water Policy chapter is to provide the fundamental principles and guidelines for how the Utilities Division achieves the goals and objectives outlined by City Council and upper City Management. The objective of these policies is to: preserve the public's trust in our water, sewer and stormwater systems through compliance with state and federal water quality, water management and flood plain management laws; guide strategic long-term planning; and demonstrate leadership in the stewardship of our limited natural resources. These policies emphasize the importance of water conservation, the protection of our natural environment and the development and maintenance of a redundant water supply that will assist in satisfying demand during a prolonged drought.

The principles of sound water management contained within these water policies will support and build on the policies contained within the Water Element section of the Regional Land Use and Transportation plan and its subsequent updates. These policies will provide guidance to staff on how most effectively to develop, recommend and implement the numerous programs administered by the Utilities Division.

The Utilities Division is comprised of two Enterprise Funds; water, wastewater and reclaimed water is one fund; the second separate fund is stormwater. The fiscal intent is to balance expenses (O&M and Capital) versus income from rates and capacity fees.

These policies refer to conducting periodic master planning efforts for water resources, and Utilities infrastructure including the water system, wastewater system, reclaimed water system, stormwater drainage and technology pertaining to the water and sewer system's operation and control also known as a Supervisory Control and Data Acquisition or SCADA. All master planning efforts should take into account the Utilities Division's potential impacts, vulnerability and assessment of risk from climate variability and weather related effects. The goal should be to build in resilience in the operations of the Utilities Division in order to protect against the risk from climate variability and weather related impacts to the City's water supplies and Utilities infrastructure. The City undertook a Resiliency and Preparedness study in 2012 and the results and recommendations of this study should be considered in all master planning efforts.

DRAFT

A. Finance

The City has an important responsibility to its citizens to carefully account for public funds, to manage its finances wisely, and to plan for the adequate funding of services desired by the public including water, sewer, reclaimed water services and stormwater management. Therefore, the Water-Sewer-Reclaimed Water Utility and the Stormwater Utility shall be financially self-supporting enterprises with all costs associated with each operation to be funded from revenues derived from the sale of potable water or reclaimed water or the assessment of fees for sewer system or storm water system services.

A1 Enterprise Funding: Water – Sewer – Reclaimed Water Utility

Policy A1.1 The annual payment for debt service should not exceed 20% of total annual Operating Revenues.

Policy A1.2 The Water-Sewer-Reclaimed Water Utility shall have a goal of maintaining more than 25% of the total estimated annual Operational Revenues in reserve for known future obligations plus an allowance for unbudgeted contingencies. This policy would not include Federal Support for disaster relief.

Policy A1.3 In the event that the Mayor and City Council determine that there exists the need to set aside a minimum amount of water to be sold at a reduced rate or to grant some other forms of subsidy for users within the City's service area, the costs of such subsidies shall be from other sources and not from water rates, fees or charges.

Policy A1.4 The City shall not enter into a development agreement for any purpose that permits the developer to pay reduced water rates and/or reduced capacity fees unless such rates are collected from a non-utility source.

Policy A1.5 The City's policies on the collection of payments for water and sewer capacity fees, water meter fees, service charges and other fees shall be applied consistently and as follows:

Strategy A1.5a A customer must provide proof that either a building or grading permit application was submitted to the Community Development Division prior to paying any fees.

Strategy A1.5b All fees must be paid in full at the time of payment.

Strategy A1.5c If fees are scheduled to change, the customer has until one business day prior to the scheduled fee change to pay all fees under the current fee schedule. A customer may not use proof of an application submission prior to the fee schedule change to

pay fees under the previous fee schedule after the fee schedule change date.

Strategy A1.5d If a customer pays all fees but does not install the water meter and connect to City services before the building permit expires, the customer is subject to the latest fee schedule and any increase in fees will be assessed on the location. A decrease in fees will not be recalculated and refunded.

Strategy A1.5e If a customer changes the size of the water meter after all fees are paid, the customer is subject to the latest fee schedule and any increase in fees will be assessed on the location.

Strategy A1.5f All capacity fees are non-refundable and non-transferable from one parcel to another parcel.

Policy A 1.6 The City shall have a goal of full Cost Recovery for reclaimed water that is delivered outside of the City's incorporated limits.

A2 Enterprise Funding: Stormwater Utility

Policy A2.1 The Stormwater Utility shall collect revenues from properties with impervious surfaces according to an Equivalent Rate Unit (ERU) basis (See definition that follows). The Stormwater Utility shall have a goal of maintaining more than 10% of the total estimated annual Operational Revenues in reserve for known future obligations plus an allowance for unbudgeted contingencies.

Policy A2.2 The Stormwater Utility shall issue runoff credits for properties implementing eligible stormwater catchment systems as further described in the stormwater manual.

A3 Rate Design Elements: Water – Sewer – Reclaimed Water

Policy A3.1 Water, sewer and reclaimed water rates should be set on a cost-of-service basis. Commodity charges should reflect the costs across all customer classes. Rate structures should be designed with the goal of encouraging water conservation. The design of recommended rates should include provisions that will provide a minimum of 25% of revenues from fixed costs and the remainder from commodity charges. The design should also anticipate a balance between conservation (commodity charges) and revenue stabilization (fixed charges).

Policy A 3.2 Water, sewer and reclaimed water rates shall be internally reviewed annually. Any anticipated changes in the rate structure should be implemented in a

timely manner in order to avoid large-scale shifts in rates. A formal rate study will be performed every 3 years.

Policy A 3.3 Water, sewer and reclaimed water fixed and variable rates for customers located outside the City limits shall be always be over and above the City's charges to customers within City limits and will be set during a formal rate study as per Policy A.3.2. The purpose of the increased charge is to capture those hidden costs that customers within the City limits pay and non-residents do not such as fixed costs (e.g., water meter charges).

Policy A 3.4 Reclaimed water rates should be set on a cost-of-service basis. In the event that cost-of-service rates discourage demand for reclaimed water, the rate for purchase of reclaimed water shall be adjusted to encourage its use. The adjusted rate will be subsidized by the water rate customers.

Policy A 3.5 Capital projects which would require the utility to take on debt greater than Policy A1.1 are not financially sustainable due to their potential impact on existing rates and capacity fees. Financing for large projects may require funding support from such sources as the federal government, state government, new taxing district or authority, public-private partnership, sales tax or a combination of these sources.

A4 Private Water Company Acquisition

Policy A 4.1 The City of Flagstaff shall have a goal of becoming the sole retail water, sewer and reclaimed water provider within its incorporated boundaries. From time to time, the City may have opportunities to purchase other existing water delivery or sewer collection systems adjacent to or near the City's existing service area. The following criteria will be used to evaluate such opportunities:

- Strategy A4.1a The purchase must prove to be beneficial to the customers of the Utility.
- Strategy A4.1b The private water company must possess sufficient water supplies of sufficient capacity that meet applicable federal and state drinking water quality standards.
- Strategy A4.1c The components of the private water company's infrastructure (water production, pipelines, fire hydrants, etc.) must be constructed to existing City utility standards or be upgraded to those standards prior to acquisition.
- Strategy A4.1d The purchase of the private water company must not result in a net increase of costs to City water, sewer or reclaimed water customers.

Strategy A4.1e The new service area shall be within existing City limits or be annexed into the City of Flagstaff prior to purchase.

Definitions:

Cost of Service: An evaluation process by which revenue requirements are used to generate a system of fair and equitable costs in proportion to the service received for each user classification.

Equivalent Rate Unit (ERU): The basic unit for the computation of stormwater service fees. All property in the City is subject to the periodic stormwater management utility service charge. The fee is based on number of ERUs, each ERU is equal to 1,500 square feet of impervious area.

Fund Balance: An account defined as the difference between the assets and liabilities of a fund. It is used as a measure of the amount available to budget or spend in the future.

Future Obligations: Previously identified capital improvement projects, including those approved capital projects contained in the five-year Capital Improvement Program.

Operational Revenues: Income derived from sources related to the utilities everyday business operations. Operational revenues consist of revenues from sales of a commodity (water, sewer, reclaimed water) and miscellaneous service revenues. For example, water sales and installation services generate on-going operating revenue, whereas the sale of City property is considered to be an unexpected, or "one-time", event.

B. Water Resource Management

B1 Use of Renewable Water Resources

Maximizing the use of renewable water supplies is an important water management tool to minimize the long-term impacts of over-drafting a community's groundwater resources. Examples of local renewable water supplies for the City of Flagstaff include surface water from Upper Lake Mary, spring flow from the Inner Basin and directly delivered reclaimed water. Utilizing renewable water resources as the City's primary supplies will not only help Flagstaff be sustainable but it will also save groundwater for times when some of these surface water supplies are unavailable or severely limited due to prolonged drought conditions.

Policy B1.1 The City should maximize the use and delivery of local renewable water supplies that are available in any given year.

Policy B1.2 The City should consider developing a diverse renewable water supply portfolio to ensure redundancy in the event one supply is unavailable or severely limited due to prolonged drought conditions. A diverse water supply shall consider the following:

Strategy B1.2a The types of water supplies (e.g. groundwater, surface water) and the types of production infrastructure (e.g. wells, water treatment plants) necessary to treat and deliver each water supply.

Strategy B1.2b The water supplies should be hydrologically separate and distinct (e.g., groundwater, surface water, reclaimed water).

Strategy B1.2c The temporal aspect of the water supply for redundancy. For example, will the redundant water supply be available for a long time (i.e. groundwater) or for a shorter time frame (e.g. surface water in Lake Mary). When considering production infrastructure (i.e. wells), the redundancy should be available permanently.

Strategy B1.2d The timing and costs associated with maximizing these renewable resources.

B2 Water Adequacy – Adequate Water Supply Program

This policy relates to the City of Flagstaff maintaining its Designation of Adequate Water Supply (Designation) by the Arizona Department of Water Resources (ADWR). The primary purpose to maintain the Designation is to ensure that all new development within City limits has a proven 100-year water supply prior to construction. The benefit to the

community is to ensure the public's trust in the City's water resources and provide for long-term economic vitality and sustainability. This policy relates strictly to the tracking of and commitment to water resources and does not address the infrastructure requirements to deliver and utilize the water supply. Infrastructure requirements are addressed in Policy F.1 – Utilities Master Planning.

Policy B.2.1 Communication: The Utilities Division will provide the primary point of contact for all staff-level communication with both the ADWR and U.S. Bureau of Reclamation on water resources and water conservation regulatory related issues.

Policy B.2.2 Adequate Water Supply Program: the City shall develop a water management program to come into and remain in compliance with the Adequate Water Supply Program by demonstrating, at a minimum, that its water supplies are physically, legally and continuously available for at least 100-years.

Strategy B2.2a The Utilities Division shall conduct hydrologic studies necessary to estimate its 100-year volume of water supplies considering groundwater, surface water and reclaimed water per state regulations. These studies should at a minimum include partnering in the development, maintenance and update of a computerized groundwater flow model of the Coconino Plateau's regional hydrology in order to assist in evaluating the sustainability of the City's groundwater supplies over the long-term, their resilience from drought and to support the City's Designation of Adequate Water Supply. These studies should be reviewed and updated on a regular basis as more technical information becomes available.

Strategy B2.2b The Utilities Division will use data developed within the Integrated Utilities Master Plan - Water Resources Chapter (Policy F.1) to estimate the City's water demand needs at build-out.

Strategy B2.2c The City's water supplies, as determined by Policy B.2.2a, shall be dedicated to all existing developed parcels, new projects developed in accordance with their zoning designation on the Zoning Map, and new Subdivision Final Plats on a first come, first serve basis. The City should also consider the economic value of water and recommend a pre-defined volume of water to set-aside that is sufficient to encourage and maintain economic development and vitality.

Strategy B2.3d For each new Subdivision Final Plat, Zoning Map Amendment or Major/Minor Amendment to the Regional Plan an estimate of the annual average and peak day volume of water for the

development will be at built-out will be provided. The projected annual average water needs shall be calculated using the City of Flagstaff Engineering Standards and/or the water use metrics contained within the Utilities Department Integrated Water Master Plan – Water Resource Chapter. The build-out estimates, when appropriate, should consider additional water conservation measures that may reduce the development's projected annual average water needs into the future.

Strategy B2.3e The Utilities Division will commit, track and set aside with different time periods the necessary annual average and peak day water supply for all new Subdivision Final Plats and new projects developed in accordance with their existing zoning designation on the Zoning Map. Annual average and peak day water supply for Major amendments shall also be tracked but not committed or set aside.

Strategy B2.3f The developer will be required to obtain a building or grading permit within the specified timeframes outlined below or risk losing the committed water resources:

- Subdivision Final Plat – there will no time limit on the reservation of the water resources committed for the subdivision as long as the City maintains its Designation of Adequate Water Supply with the Arizona Department of Water Resources
- Vacant Property Seeking Development Approval (e.g. Site Plan Review) – for all new development proposed consistent with the existing zoning as designated on the Zoning Map, there will no time limit on the reservation of the water resources committed as long as the City maintains its Designation of Adequate Water Supply with the Arizona Department of Water Resources
- Zoning Map Amendment and Minor Amendments to the Regional Plan – for such new development, water resources will only be committed for no longer than the time frame associated with the zone change approval within which the applicant has to commence construction (typically 2 years) as long as the City maintains its Designation of Adequate Water Supply with the Arizona Department of Water Resources.
- Major Amendments to the Regional Plan – there will be no reservation of committed water resources for these amendments.

This Strategy should only be applicable to commercial, industrial and multi-family developments and those residential subdivisions that contain six (6) or more individual lots. This policy is not applicable to a single lot land owner within a pre-existing built-out subdivision.

Strategy B2.2g The Community Development, Economic Vitality and Utilities Divisions will coordinate regarding the City's available uncommitted water resources that can be allocated to priority developments shown in the voter approved Regional Plan. This will occur before approving any new extension, variance, or other changes to any final site or construction plans that results in the allocation of water beyond that what was originally approved.

Policy B 2.3 Compliance: The City shall apply for and maintain its status as a Designated water provider as determined by the ADWR. Additionally, City of Flagstaff will submit the committed demands for each Subdivision Final Plat and permits granted for existing lot developments on an annual basis to the ADWR as currently required by law.

B3 Water Quality

The mission of the City of Flagstaff's Utilities Division is to professionally and cost effectively provide water, wastewater and stormwater services. This is accomplished by being recognized as a leader of excellence in water utility services. Drinking water safety is a primary concern of Utilities Division; safety shall be achieved by utilizing technology and qualified staff members to monitor production systems, sample the distribution system and evaluate opportunities to continually enhance the program while being cost effective to our customers. The City shall develop water quality programs that provide potable water which is treated, tested and safe for Flagstaff citizens, businesses and visitors and meets all current water quality regulations.

Wastewater quality shall be established through an active pretreatment and monitoring program which ensures the safety of the City's infrastructure and adherence to regulations. Reclamation facilities are designed to permit the use of reclaimed water for either direct reuse or indirect reuse and shall be monitored in accordance with each facility's permit. The City shall develop water quality programs that provide reclaimed water which is treated, tested and safe for Flagstaff citizens, businesses and visitors, and meets all current water quality regulations.

Water

Policy B 3.1 The City shall develop water treatment facilities which:

- a. Provide quality water which meets current federal regulations,
- b. Consider operational costs and water quality standards when determining treatment options, and
- c. Consider aesthetic characteristics such as taste, odor and residual chlorine in the design process of treatment options.

Policy B 3.2 The City shall maintain monitoring schedules which provide:

- a. Monitoring at each facility, both on-site and remotely, if applicable,
- b. Sampling schedules designed to monitor as early in the compliance cycle as possible,
- c. Sampling appropriately within the distribution system,
- d. Sampling results shared with residents in a timely fashion, and
- e. Compliance with Federal, State and Local regulations for each parameter of interest tested.

Policy B 3.3 The City shall maintain a compliance laboratory for both operational and compliance purposes, which provides rapid response to operations for routine testing where:

- a. Parameters that are tested shall minimize turn-a-round time,
- b. Parameters that are tested shall improve operational efficiency and effectiveness,
- c. Parameters that are tested will be cost effective for regulatory compliance,
- d. Verification of testing completed and each result will be in compliance with Federal, State and Local regulations,
- e. Water quality sampling data shall be managed using a computerized database management system to facilitate tracking, trending and archival of the information, and archival of the information.
- f. All laboratories used by the City shall be certified by the Arizona Department of Environmental Quality (ADEQ) for the parameters that are tested.

Policy B 3.4 The City shall maintain a cross connection program which requires all backflow devices within the City, except single family homes unless equipped with a fire sprinkler system, to be tested annually and in compliance with Federal, State and local regulations. All testing and permitting costs will be the responsibility of the owner.

Wastewater

Policy B 3.5 The City shall maintain a pretreatment program which adheres to U.S. Environmental Protection Agency (USEPA) requirements. This program shall perform the following at a minimum:

- a. Maintain an annual inspection, monitoring and sample schedule which protects the City's infrastructure,
- b. Ensure businesses do not discharge wastes which can lead to sanitary sewer overflows, and

- c. Ensure businesses do not discharge waste which can compromise the collection infrastructure, treatment facility, impair operators or cause reclaimed water to fail to meet permit requirements.

Policy B 3.6 The City shall develop wastewater treatment facilities which:

- a. Adhere to Aquifer Protection and Arizona Pollutant Discharge Elimination System permits issued by the ADEQ,
- b. Provide the best use of reclaimed water while ensuring compliance to the facility's regulatory permit(s),
- c. Allow the greatest flexibility in plant operations,
- d. Minimize operational costs, and
- e. Provide reclaimed water at a minimum quality of A+.

Policy B 3.7 The City shall develop appropriate emergency response plans that:

- a. Coordinate with multiple agencies to facilitate communication and minimize challenges in the event of an emergency,
- b. Develop cooperative agreements with surrounding organizations or communities, if appropriate, and
- e. Review facility emergency operations plans on an annual basis to ensure appropriate response.

B4 Water Reclamation – Reclaimed Water

The State of Arizona is recognized as a national leader in the management and regulation of reclaimed water which has led to its increased use across the State. The Governor's Blue Ribbon Panel Report on Water Sustainability states that reclaimed water has significantly increased in use over the past two decades and now represents 3% of the total water used throughout the State in 2012. During this same time period, the City of Flagstaff has been known within Arizona as a leader in reclaimed water use and it now represents 20% of total water used within the City. The treatment, delivery and use of reclaimed water will continue to play a significant role in the sustainability of our community today and into the future.

Definitions

- i. Direct Reuse: in accordance with Arizona Administrative Code (A.A.C.) R18-9-701, Direct reuse means the beneficial use of reclaimed water for a purpose allowed by state law. The delivery of this water supply is accomplished via a separate distribution system, commonly colored purple. The uses of Class A+ reclaimed water that are common to Flagstaff and are listed in A.A.C. R18-11-309-Table A include: residential or school ground landscape irrigation,

irrigation of food crops, toilet and urinal flushing, fire protection systems, snowmaking, golf course irrigation, dust control, and street cleaning. Direct reuse does not include water for potable consumption.

- ii. Groundwater Recharge: in accordance with Arizona Revised Statutes groundwater recharge is conducted utilizing either a Constructed (§45-802.01.4) or a Managed (§45-802.01.12) Underground Storage Facility (USF) that has the intent to storing water underground. In general, a Constructed USF is an engineered and designed recharge facility while a Managed USF simply utilizes the natural channel of a stream (e.g., Rio de Flag) to recharge the groundwater aquifer.
- iii. Indirect Reuse: in accordance with industry standards and for the purposes of this policy, Indirect Reuse means the use of reclaimed water that has been previously recharged and stored underground; that has been co-mingled or mixed with the natural groundwater system; then withdrawn or recovered via water supply wells. This co-mingled mix of water meets all Safe Drinking Water Act requirements.
- iv. Reclaimed Water: in accordance with A.A.C. R18-9-701, Reclaimed water means water that has been treated or processed by a wastewater treatment plant or an on-site wastewater treatment facility.
- v. Recovery: in accordance with Arizona Revised Statutes, recovery of stored water is the withdrawal of a water supply (e.g., reclaimed water) that has been previously recharged underground pursuant to applicable state law (§45-831.01 - §45-836.01).

Policy B 4.1 The Utilities Division should remain engaged in regional, state and national discussions on the use and regulation of reclaimed water regarding the management and quality of the water supply and the state of the science of treatment technologies. This should be accomplished by remaining active at a minimum in the national WaterReuse Association and its Arizona chapter (WaterReuse Arizona), Water Environment Federation and the national American Water Works Association and its Arizona section (AZ Water).

Policy B 4.2 The Utilities Division should design and construct water reclamation facilities that treat and produce reclaimed water to the highest water quality standards permitted by Federal and State law. Additionally, the Utilities Division should evaluate the economic costs and environmental and health-risk benefits of implementing additional treatment alternatives that are beyond existing laws.

Policy B 4.3 The Utilities Division should continue to recommend updates to policies and ordinances that encourage the Direct Reuse of reclaimed water where appropriate and consistent with State and Federal laws.

Policy B 4.4 The Utilities Division should develop a Groundwater Recharge & Recovery program that is in compliance with applicable state laws (§Title 45 Chapter 3.1 Underground Water Storage and Replenishment). The purpose of this program would be to optimize the management and use of the City's unused reclaimed water.

Policy B 4.5 The Utilities Division should maintain an educational program that focuses on reclaimed water, its safety, quality, public perception and beneficial uses.

Policy B 4.6 Reclaimed Water System Capacity Allocation Program: The Utilities Division shall track and monitor existing and proposed peak day and average annual reclaimed water deliveries in order to prevent exceeding the City's ability to provide reliable service. When system capacity has been approached, the Utilities Director will stop issuing any new Reclaimed Water Agreements until such time that additional reclaimed water capacity is available.

Policy B 4.7 The Utilities Division should require each user to have a direct delivered Reclaimed Water Agreement. These Agreements should contain at a minimum; customer name, address, place of use, point of delivery, delivery schedule (i.e., maximum peak day, maximum monthly and annual volume), commodity rate, termination date and other applicable information as appropriate. If reclaimed water is over allocated then we will deny additional customers.

Policy B 4.8 Golf courses and amenity lakes shall use Direct Reuse of reclaimed water.

Policy B 4.9 In conjunction with Policy A.3.4 within Section Rate Design Elements: Water–Sewer–Reclaimed Water; Reclaimed water rates should be set on a cost-of-service basis. To the extent these rates do not provide adequate price incentive, the price of reclaimed water shall be based on a value which encourages its use and will be subsidized by the water rate customers.

Policy B 4.10 The priority uses or future allocations of reclaimed water are:

Water Conservation. Conserve potable water through the Direct Reuse of reclaimed water by converting existing uses of potable water to reclaimed water, where appropriate.

Public Benefit. The Direct or Indirect Reuse of reclaimed water should be encouraged to sustain or promote economic vitality, augment the City's water supply (e.g., Groundwater Recharge and Recovery) and sustain riparian habitat, wetlands or ponds.

Examples of such Direct and Indirect Reuse of reclaimed water in no specific order of priority:

Uses of reclaimed water that are identified and approved by the ADEQ (i.e., AAC R18-11-309. Table A).

Riparian habitat, wetlands & ponds: Use of reclaimed water to support areas of vegetation that is dependent on saturated or moist soils along the banks of the Rio de Flag which is distinct from the predominant or typical landscape type.

Amenity Lakes or Ponds: Direct Reuse of reclaimed water to fill and maintain amenity or decorative lakes that have public access.

Landscaping: Irrigation of turf and other types of landscaping associated with public parks, cemeteries, schools, ball fields, golf courses.

Construction/Street cleaning: Use of reclaimed water for dust control or street sweeping on construction projects or City streets whether by private company, federal, state DOT or municipal use. This can be either through approved hydrant use or hauled water.

Commercial, Industrial and Manufacturing: Any commercial, industrial or manufacturing operation that uses reclaimed water for its processes.

Managed or Constructed Underground Storage (or recharge) Facilities: Storing reclaimed water underground for future use within permitted groundwater recharge facilities that are located within or adjacent to the Rio de Flag.

Recovery: Use of a City water supply well to withdraw or recover a mixed, co-mingled source of reclaimed water with groundwater. that has been previously stored underground pursuant to applicable state law.

B5 Recharge and Recovery

In order to ensure groundwater supplies are sustainable and resilient to the impacts from prolonged drought, the City should be involved in the recharge of its unused renewable water supplies. In addition, the City should plan and implement strategies to recover those renewable water supplies that are stored underground to meet its customers long-term water needs.

Policy B 5.1 The City should continue to develop local water recharge and recovery initiatives. These initiatives:

- a. Maximize the storage of the City's unused reclaimed water underground (recharge) by developing, constructing and permitting City-owned Underground Storage Facilities, where appropriate, through the Arizona Department of Water Resources.
- b. Capture and recover the stored reclaimed water through water supply wells located down-gradient and permitted as Recovery Wells through the Arizona Department of Water Resources.

Policy B 5.2 The City should remain engaged, informed and involved in state-wide and regional discussions regarding groundwater use, recharge and recovery.

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C. Water Conservation

The City of Flagstaff Water Conservation program provides customers with an educated awareness of water as a valuable resource. This program enables water use efficiency and less demand on our water supply resulting in reduced capital and operating costs for water production and wastewater treatment. Conservation also results in reduced energy needs for water production by reducing the amount of energy required to deliver water to our customers. A comprehensive and consistent water conservation and usage policy shall be developed that would include the best use of all the City's water resources while assuming a leadership role for Water Conservation in the community.

C1 Education

Policy C 1.1 The Water Conservation Section shall maintain a year-round water conservation program that provides outreach to its citizens. Program administrators shall participate and provide educational information at various events in the community and provide updates through the City of Flagstaff's website and other appropriate venues. The program shall promote Xeriscape and not "zeroscape" in landscape design.

C2 Water Use Restrictions and Regulatory Compliance

Policy C 2.1 the water conservation section develops and maintains an ordinance that shall require less water consumption per capita yet enables the consumer to maintain an aesthetically attractive, comfortable and clean environment.

Strategy C2.1a The Water Conservation Section shall also partner with the Community Development Division and the Utilities Stormwater Section to ensure compliance with the codes these programs enforce. The Water Conservation program shall collaborate with these programs to develop additional strategies or programs to achieve future reduction in per capita water use.

Strategy C2.1b The Water Conservation Section shall develop and maintain Strategy Levels in the ordinance that defines the severity of each water shortage level and required cutbacks with pre-defined criteria regarding when each level goes into effect.

Strategy C2.1c The Water Conservation program shall track water demand and consumption. This information shall be updated on a regular basis to be used in a variety of reports.

C3 Incentive Programs

Policy C3.1 The Water Conservation Section should consider and develop a rebate program in the form of monetary credit on a customer's water bill in order to encourage the further conservation of the City's water supplies.

Strategy C3.1a The criteria used to determine program products for rebates shall include at a minimum the water savings compared to the cost of implementing a specific water savings device (e.g. \$/gallons of water saved per unit device).

Strategy C3.1b Metrics related to the water conservation rebate program shall be calculated to determine effectiveness of such programs and assist in developing future program parameters. Devices that created the greatest water savings will be used in future rebate programs. Ineffective devices will be replaced with ones that yield better water savings.

C4 Regional Participation

Policy C4.1 The City of Flagstaff should participate in local and state-wide groups that promote water conservation.

Strategy C4.1a The City of Flagstaff shall partner with the appropriate local events that include water conservation.

Strategy C4.1b The City of Flagstaff shall attend informational meetings. That includes, but is not limited to, Arizona Department of Water Resources, InfoShare, and ReNEWS.

C5 Rainwater Harvesting

Policy C5.1 The Water Conservation program shall work closely with the Stormwater Section to insure the same goals of conserving water are addressed in each program and are supportive of each other.

C6 Support of Riparian Areas

Policy C6.1 The Water Conservation program should establish criteria on how unused reclaimed water will be used for the benefit of the environment and support of riparian needs into the future.

C7 Drought Planning

The City's renewable water supplies are often impacted by short-term changes in local precipitation and would be severely impacted by any long-term changes in regional climate. The City will maintain a Drought Contingency Plan within its Water Conservation ordinance in order to establish policies, rules and penalties to be implemented when a water deficiency condition has been declared.

- Policy C 7.1 The City shall maintain a Drought Contingency Plan and it should:
- a. Coincide with the Water Resources Master Plan,
 - b. Establish strategies and their goals, develop triggers for when each strategy shall be implemented,
 - c. Provide for authority and enforcement,
 - d. Communicate the difference between water conservation as a lifestyle and demand reduction as a drought response, and
 - e. Contain clear procedures on how the plan will be implemented, including provisions for informing the public.

- Policy C 7.2 The Drought Contingency Plan goals should be:
- a. To protect public health and safety,
 - b. Aid in community-wide economic security,
 - c. Provide sufficient water to meet the needs of the City of Flagstaff water customers,
 - d. Allocate the impacts and hardships caused by drought equitably,
 - e. Minimize the disruption to the economy so that jobs are protected and regional economic stability is preserved, and
 - f. Provide options for updating or amending the Drought Plan by the City Council.

- Policy C 7.3 The Drought Contingency Plan should define and establish triggers and water use restriction strategies.
- a. Consider defining multiple levels of water use restriction stages and strategies to reduce water consumption.
 - b. Consider defining triggers based upon infrastructure limitations.
 - c. Consider defining triggers based upon hydrologic supply limitations.

D. Stormwater

The responsibilities of the Utility's Stormwater Section are categorized into stormwater quantity (flood control), stormwater quality, and watershed management. Some activities, such as Low Impact Development (LID), which captures stormwater for reuse and infiltration, address both water quality and quantity.

In general, the Stormwater Section's activities include a variety of mandated compliance programs including the FEMA Flood Insurance Program and the EPA mandated National Pollutant Discharge Elimination System (NPDES). The Section also manages Master Planning efforts, enforces stormwater design standards, and responds to drainage complaints received from citizens. The Section delivers a capital improvement program for drainage infrastructure improvements as well as managing a drainage maintenance program.

D1 Compliance

Policy D1.1 The City shall make necessary and timely changes to ensure full compliance with Federal Emergency Management Association (FEMA) floodplain regulations, and the National Pollution Discharge Elimination System (NPDES) regulations administered by both the U.S. Environmental Protection Agency (USEPA) and the Arizona Department of Environmental Quality (ADEQ).

Policy D1.2 The City will maintain contact with FEMA, USEPA, and ADEQ to remain up-to-date on pending and adopted regulatory changes, ensure that changes to City policies and ordinances necessary to remain in compliance are adopted and implemented, and provide necessary training and public outreach to customers to assist with compliance.

D2 Flood Control

Policy D2.1 The City will continually strive to improve the ranking in the Community Rating System (CRS) in order to provide discounted flood insurance for the community.

Policy D2.2 The City will continually strive to improve the accuracy of Flood Insurance Rate Maps

Policy D2.3 The City will partner with the Emergency Operations Center (EOC), Streets and other emergency responders to develop detailed policies and procedures for local and regional flood response scenarios.

Policy D2.4 By working with the Streets Section, ensure proper inventory of the drainage infrastructure and provide necessary funding for future years based on system growth and need.

D3 Stormwater

Policy D3.1 The City shall conduct drainage master planning for all major (regulatory) watercourses in the City, adopt development standards that adhere to the results of the Master Plans, and explore funding sources for the construction of prioritized master plan projects.

Strategy D3.1a All public and private drainage infrastructure proposed to be constructed on watercourses included in the completed Master Plan should be constructed according to the results and recommendations within the Master Plan.

Strategy D3.2b The City shall work with the US Army Corps of Engineers to secure funding for completion of the project that addresses including but not limited to the upper Rio De Flag and Clay Avenue watercourses.

Policy D3.2 The City's Stormwater Management Design Manual shall contain current design and inspection requirements for private development drainages.

Policy D3.3 The City shall respond to drainage complaints within 24 hours of receipt and provide timely resolution.

Policy D3.4 The City's shall provide appropriate credits for the stormwater quantity and quality improvements outlined and periodically updated in the Stormwater Credit Manual.

Policy D3.5 The City shall promote the direct use of stormwater as a water conservation tool and develop best management practices to capture and use stormwater in a variety of ways for a variety of uses.

Policy D3.6 Drainage improvements should be designed to promote infiltration, when practical. The use of concrete and closed conduits shall be discouraged.

Policy D3.7 The City shall develop and maintain a capital drainage improvement program (DRIP) and work cooperatively with the Streets Division to complete small-scale drain improvements.

Policy D3.8 The City shall continually seek to evaluate the feasibility of alternative, less costly approaches to stormwater management. Such approaches may include exploring

Green Streets as a solution for drainage problems, creating LID demonstrations or pilot projects as part of any City funded projects, and developing incentives for LID demonstrations and pilot projects on private developments.

D4 Watershed Management

Policy D4.1 To protect the City’s water supply and quality, the City will actively seek to encourage implementation of watershed restoration projects both within City boundaries and on lands owned or managed by private and public entities.

- Strategy D4.1a The City shall partner with the “Stream Team,” whose mission is to identify opportunities for restoration maintenance and preservation of streams, washes, and open channels within City limits, and work with neighborhoods, community representatives and other jurisdictions to ensure successful implementation of watershed restoration projects.
- Strategy D4.1b The City will partner with a variety of private and public entities to support the implementation and maintenance of watershed restoration programs on parcels beyond the city limits that have a benefit to the City.

E. Infrastructure

E1 Water System Capacity Redundancy

Surface water supplies can be subject to interruptions and reduced or unavailable supply for a variety of reasons including drought, water quality, or infrastructure failure. Groundwater supplies can also be subject to interruptions for several reasons, including water quality and infrastructure failure. Therefore, having redundant (back-up) water supply sources and the necessary infrastructure to deliver that supply is good business practice. The purpose of requiring redundancy in our infrastructure is to ensure reliable water delivery to municipal customers in the event of a disruption of the City's primary water supply.

Policy E1.1 The City should develop system infrastructure as follows:

- Strategy E1.1a The water system must be designed to provide an uninterrupted supply of water during peak hourly demand with a minimum supply pressure of 40 pounds per square inch (psi) at the supply point for Maximum Probable Development (MPD) and for an economical life of not less than 50 years;
- Strategy E1.1b The public water supply system must be designed for the MPD of the entire subdivision and any undeveloped land beyond and in accordance with the land development code.

Policy E1.2 The City should maintain a diversified water resource portfolio in order to maintain an adequate redundant water supply by:

- Strategy E1.2a Maximizing the use of reclaimed water on areas that are appropriate within the City. This may include direct delivery of reclaimed water or recharge of our underground aquifers.
- Strategy E1.2b Constructing the necessary infrastructure for the transmission of treated water between various water supply sources.

Policy E1.3 The City should maintain sufficient water storage in order to maintain an adequate redundant water supply by considering the following:

- Strategy E1.3a The basic objectives of water storage facilities are to help meet peak flow requirements, to equalize system pressures, and to provide emergency water supply, such as fire flow requirements.
- Strategy E1.3b Water storage capacity shall be met by use of ground or subsurface mounted types of storage tank facilities installed at an elevation above the upper zone boundary elevation of that portion of the distribution system it serves. Elevated water storage can also be referred to as gravity storage tanks or

reservoirs. Elevated pedestal mounted water storage tanks shall not be used.

Policy E1.4 The City should maintain a water pipeline redundancy in order to maintain an adequate redundant water supply by considering the following:

- Strategy E1.4a Redundancy in the water distribution system is one way that the City can ensure reliability in delivering water to both residential and commercial customers.
- Strategy E1.4b Consider adding redundancy within the distribution system when replacing facilities that have reached the end of economic lives or when performing repairs on existing facilities that require wholesale customer outages and the costs of redundancy are less than the avoided risk costs.
- Strategy E1.4c Redundant distribution water mains may be required to parallel transmission mains in order to meet water demands during a transmission main outage.

E2 Water System Capacity Allocation

This policy relates to how the City of Flagstaff will plan and allocate the water system capacity available for new development. The primary purpose is to avoid exceeding the flow capacity of pipeline infrastructure and water production and treatment capacity. The benefit to the community is to ensure the public's trust in the City's water system and provide for long-term planning tool for community sustainability. This policy relates strictly to the tracking and commitment of the City's "paper water" peak day demands and is allocated on a "first in time, first in right" principle. Infrastructure requirements are addressed in Policy F1 – Utilities Master Planning.

Policy E2.1 It is the intent of the Utilities Division to provide adequate water system capacity to meet the City's future development needs. In order to timely provide these services it will be Division policy to plan for future infrastructure, water production and treatment capacity needs by adopting the following benchmarks:

- Strategy E2.1a At 80% of committed peak day demand – the Utilities Division will identify additional sources, treatment capacity needs, funding options, start design and necessary land acquisition for increased capacity needs.
- Strategy E2.1b At 85% of committed peak demand - the Utilities Division will begin construction to expand necessary facilities.
- Strategy E2.1c At 95% of committed peak demand – the Utilities Division will have completed construction and all necessary regulatory

agency permits will have been obtained and begin full operation.

Policy E.2.2 Communication: The Utilities Division will provide the primary point of contact for all staff-level communication with both the Arizona Department of Environmental Quality and the USEPA on water quality related issues.

Policy E.2.3 Water Capacity Allocation Program: The Utilities Division shall track and monitor existing and proposed water demands to prevent the pipeline and treatment plants from exceeding the permitted design flow capacity and prevent outages or curtailments from occurring. Flows shall be based on the applicant's water build-out flow basis not actual flows. Any differential between actual flows and the development's build-out water flow basis that occurs is not available to the applicant for re-allotment to another project or project expansion.

Strategy E2.3a The Utilities Division shall conduct hydraulic modeling studies, (known as a Water–Sewer Impact Analysis) necessary to estimate water infrastructure impacts considering existing and proposed demands per City Engineering standards. These studies shall be reviewed and updated on a regular basis as more technical information becomes available.

Strategy E2.3b The Utilities Division will use water demand data submitted during the Inter Departmental Staff Review Board process to estimate the Developer's water demand needs at build out.

Strategy E2.3c The Utilities Division will commit, track and set aside with different time periods the necessary water system capacity (peak day water flow) for all new Subdivision Final Plats and new projects developed in accordance with their existing zoning designation on the Zoning Map. Annual peak day water capacity requirements for Major Regional Plan Amendments shall also be tracked but not committed or set aside.

Strategy E2.3d The developer will be required to obtain a building or grading permit within the specified timeframes outlined below or risk losing the committed water system capacity:

- Subdivision Final Plat – there will no time limit on the reservation of the water system capacity committed for the development
- Zoning Map Amendment and Minor Amendments to the Regional Plan – for such new development, water resources will only be committed for no longer than the time frame associated with the zone change approval within which the applicant has to commence construction (typically 2 years)

- Major Amendments of the Regional Plan – there will be no reservation of committed water system capacity for these amendments

Strategy E2.3e Developments that require water system capacity infrastructure which are not included within with Utilities Division 10-year Capital Improvement Plan or those that create water system capacity requirements beyond what the existing water system can provide shall be treated on a case by case basis. After a Water-Sewer Impact Analysis is conducted, the Utilities Division may require the developer to drill a well or multiple wells necessary to meet the developments “average daily” capacity requirements. The Utilities Division should develop criteria for when a well or multiple wells will be required to be funded separately by the Developer. The Utilities Division will be responsible to provide the difference between the development’s “average day” and “peak day” water system capacity requirements.

Strategy E2.3f Developments that require water storage capacity infrastructure which are not included in the current 10 year Capital Improvement Plan or those that create water storage requirements beyond what the existing water storage facilities shall be treated on a case by case basis. In order to meet regulatory requirements for water storage, the Utilities Division may require the developer to fund and construct storage tank(s) equal to their “average day” water demands. The Utilities Division should develop criteria for when a storage tank(s) will be required to be funded separately by the Developer. The water storage tanks must be placed at an elevation that will provide adequate pressure for the Zone. It is the developer’s responsibility to obtain the appropriate land and right-of-way required to place the tank(s) and convey the water from the tank(s) to the site.

E3 Sewer System Capacity Allocation

This policy relates to how the City of Flagstaff will plan and allocate the sewer system capacity available for new development. The primary purpose is to avoid exceeding the flow capacity of pipeline infrastructure and wastewater plant treatment capacity. The benefit to the community is to ensure the public’s trust in the City’s sewer system, avoiding public health hazards and provide for long-term planning tool for community sustainability. This policy relates strictly to the tracking and commitment of the City’s “paper sewer” demands and does not address the future infrastructure requirements needed to support build out. Infrastructure requirements are addressed in Policy F.1 – Utilities Master Planning.

Policy E3.1 It is the intent of the Utilities Division to provide adequate sewer capacities to meet the City's future development needs. In order to timely provide these services it will be department policy to plan for future infrastructure and treatment capacity needs by adopting the following benchmarks:

Strategy E3.1a At 75% of actual flow capacity - the Utilities Division will identify additional treatment capacity and funding options.

Strategy E3.1b At 80% of actual flow capacity – the Utilities Division will begin design and necessary land acquisition for increased capacity needs.

Strategy E3.1c At 85% of actual flow capacity – the Utilities Division will begin construction of expanded facilities.

Strategy E3.1d At 95% of actual flow capacity – the Utilities Division will have completed construction and all necessary regulatory agency permits will have been obtained and begin full operation.

Policy E.3.2 Communication: The Utilities Division will provide the primary point of contact for all staff-level communication with both the ADEQ and the USEPA on sewer discharge regulatory related issues.

Policy E.3.3 Sewer Capacity Allocation Program: The Utilities shall track and monitor existing and proposed sewer flows to prevent the pipeline and treatment plants from exceeding the permitted design flow capacity and prevent sanitary sewer overflows from occurring. Sewer Capacity Assurance tracking shall be in accordance with Arizona Administrative Code (AAC) R18-9-E301(C)(2) and in compliance with the ADEQ guidelines on an ongoing basis.

Strategy E3.3a The Utilities Division shall conduct hydraulic modeling studies necessary to estimate sewer infrastructure impacts considering existing and proposed demands per City Engineering standards. These studies shall be reviewed and updated on a regular basis as more technical information becomes available.

Strategy E3.3b The Utilities Division will use sewer demand data submitted during the Interdivisional Development Review Board process to estimate the Developer's sewer demand needs at build-out.

Strategy E3.3c The Utilities Division will commit, track and set aside with different time periods the necessary sewer system capacity (average daily design flow at build-out) for all new Subdivision Final Plats and existing zoning grading plans that are approved by the City Council. Annual average daily sewer

capacity requirements for Major amendments shall also be tracked but not committed or set aside. The projected average daily sewer flow shall be calculated using the City of Flagstaff Engineering Standards and/or the sewer unit design flow tables contained within the Arizona Administrative Code (AAC) R18-9-E301 Table 1.

Strategy E3.3d The developer will be required to obtain a building or grading permit within the specified timeframes outlined below in accordance with the conditions of the Zoning Map Amendment approval or risk losing the committed sewer system capacity:

- Subdivision Final Plat – there will no time limit on the reservation of the sewer system capacity committed for the development
- Zoning Map Amendment and Minor Amendments to the Regional Plan – the reservation of a committed sewer demand for the approved conditions of the amendments will be no longer than a 2-year timeframe in accordance with Division 10-20.50 of the Zoning Code
- Major/Minor Amendments of the Regional Plan – there will be no reservation of committed sewer system capacity for these amendments

Strategy E3.3e Developments that require sewer system capacity infrastructure which are not included within with Utilities Division 10-year Capital Improvement Plan or those that create sewer system capacity requirements beyond what the existing sewer system can provide will be treated on a case by case basis. After a Water-Sewer Impact Analysis is conducted, the Utilities Division may require the developer to upsize sewer infrastructure off-site to meet the developments “average daily” capacity requirements. The Utilities Division should develop criteria for when upsizing will be required to be funded separately by the Developer.

Strategy E3.3f Each new development, Zoning Map Amendment or a Major/Minor amendment to the Regional Plan will submit to the City an estimate of the maximum number of units (both residential and non-residential) and the average daily sewer design flow their development will require at built-out.

Strategy B3.3g The Community Development, Economic Vitality and Utilities Divisions will coordinate regarding the City’s available uncommitted sewer capacity that can be allocated to priority developments shown in the voter approved Regional Plan. This will occur before approving any new extension, variance, or other changes to any final site or construction plans that

results in the allocation of sewer capacity beyond that what was originally approved.

Policy E.3.4 Compliance: The City shall maintain its Designation as an Arizona Pollutant Discharge Elimination System Site and the permitted discharge limits as determined by the ADEQ. Additionally, City of Flagstaff will submit these committed demands to ADEQ for any new subdivision, site, system extension or collection system expansion as currently required by law.

E4 Service Outside City Limits

The City of Flagstaff provides water and sewer service to some areas outside its City corporate limits. These areas include unincorporated areas of Coconino County such as portions of Doney Park, Camp Townsend, Pine Del, Ft. Tuthill and county islands within Flagstaff corporate limits. The purpose of this policy is to describe the conditions, requirements, and procedures for obtaining City of Flagstaff water and sewer service connections to areas located outside the corporate limits of the City of Flagstaff.

Policy E 4.1 The City will consider out of city requests for service from customers in Unincorporated County Areas that are located within or contiguous to the City of Flagstaff corporate limits using the following criteria:

- Strategy E4.1a The Unincorporated County Areas shall agree to be annexed into the City of Flagstaff.
- Strategy E4.1b The property requesting annexation must be within or contiguous to the City of Flagstaff corporate boundary.
- Strategy E4.1c Water or Sewer main extensions will be permitted only after annexation of the property is completed and approved by the Flagstaff City Council.
- Strategy E4.1d Requests for service shall be evaluated by a cross-divisional internal team. The City will consider the economic value, potential costs to existing ratepayers, operation and maintenance costs, impacts to water resources, adequateness of infrastructure, and regional land use plans prior to granting service requests.
- Strategy E4.1e Requests for service within other jurisdictions that are not described above will require an Intergovernmental Agreement (IGA) between the City and the other jurisdiction.

Policy E 4.2 The City's general policy for providing retail water service to outside City customers will depend on the property's location and the City's obligation for providing water service and consider the following:

- Strategy E4.2a The City will allow a water service connection if a property fronts an operating water main that is less than 16-inches in diameter, (mains 16-inches and larger are transmission mains that are not intended for tapping), there is sufficient capacity in the system to meet peak hour fire flows, and all City Code and Engineering Design Standards associated with obtaining water service are met.
- Strategy E4.2b All service connections and main extensions shall comply with all applicable standards and code requirements, including, but not limited to, Flagstaff City Code, City of Flagstaff Engineering Design Standards, International Fire Code, and Maricopa Association of Governments (MAG) Standards.
- Strategy E4.2c Service connections and main extensions shall be located in public right-of-way meeting the standards of the City of Flagstaff. An easement, license or non-revocable permit is required for main extensions in the public right-of-way. If the service connection or main extension cannot be installed in right-of-way, a dedicated easement meeting City of Flagstaff design requirements will need to be approved by the City of Flagstaff Utilities Department.
- Strategy E4.2d The City will provide service through a water service connection if a property fronts an operating City water distribution main, the main is within the correct pressure zone, there is sufficient capacity in the water system, and all City Code and COF Engineering Design Standards associated with obtaining water services are met.
- Strategy E4.2e Applicants shall be required to pay all applicable outside City of Flagstaff development fees, capacity fees, connection fees, repayment agreement fees, and permit fees.
- Strategy E4.2f The property to be served shall meet the same development water standards required of properties within the City of Flagstaff limits that seek water service.

Strategy E4.2g The City has the authority to deny or discontinue service if the service connection could threaten or endanger the safe, efficient and adequate service.

Strategy E4.2h The current outside City water service areas are shown and updated in the Water System Master Plan.

Policy E 4.3 The City's general policy for providing retail sewer service to outside City customers will depend on the property's location and the City's obligation for providing sewer service and considering the following:

Strategy E4.3a The City will allow a sewer service connection if a property fronts an operating sewer main that is less than 18-inches in diameter, (mains 18-inches and larger are interceptor sewers that are not intended for tapping), there is sufficient capacity in the system to meet peak hour wastewater flows, and all City Code and Engineering Design Standards associated with obtaining sewer service are met.

Strategy E4.3b Under no circumstances will services be allowed into existing manholes.

Strategy E4.3c Sewer service within other jurisdictions that are not described above will require an Intergovernmental Agreement (IGA) between the City and the other jurisdiction.

Strategy E4.3d All service connections and main extensions shall comply with all applicable standards and code requirements, including, but not limited to, Flagstaff City Code, City of Flagstaff Engineering Design Standards, International Building Code, and Maricopa Association of Governments (MAG) Standards.

Strategy E4.3e Service connections and main extensions shall be located in public right-of-way meeting the standards of the City of Flagstaff. An easement, license or non-revocable permit is required for main extensions in the public right-of-way. If the service connection or main extension cannot be installed in right-of-way, a dedicated easement meeting City of Flagstaff design requirements will need to be approved by the City of Flagstaff Utilities Department.

Strategy E4.3f Applicants shall be required to pay all applicable outside City of Flagstaff development fees, capacity fees, connection fees, repayment agreement fees, and permit fees.

Strategy E4.3g The property to be served shall meet the same development sewer standards required of properties within the City of Flagstaff limits that seek sewer service.

Strategy E4.3h The City has the authority to deny or discontinue service if the service connection could threaten or endanger the safe, efficient and adequate service.

Strategy E4.3i The current outside City sewer service areas are shown and updated in the Wastewater System Master Plan.

Policy E 4.4 The Utilities Division will review requests for water, sewer and reclaimed main extensions using the following criteria:

Strategy E4.4a Determine if capacity is available and stipulate any necessary requirements for the extensions. Any new service or change in use that will result in increased demands for water must consider that the change may require additional improvements to the City's water, sewer and reclaimed water systems at the owner's/developer's expense.

Strategy E4.4b Sewer main extensions will be permitted only after annexation is completed and approved by the Flagstaff City Council. The property requesting annexation must be contiguous to the City of Flagstaff corporate boundary.

Strategy E4.4c Deviation from this policy will require City Council approval.

Strategy E4.4d Utility line extensions may require a Water and Sewer Impact Analysis (WSIA). Requirements for water and sewer extensions shall be outlined within the WSIA analysis. Payment for the WSIA shall be by the developer or applicant.

E5 Service Area Expansion (reserved for the future)

E6 Service Area Expansion- annexation (reserved for the future)

F. Master Planning

F1 Utilities Master Planning

The City has developed and maintained water, wastewater and reclaimed water treatment and distribution/collection systems in order to provide a high level of water services to its citizens and customers. These systems should conform and support the orderly growth identified in the Regional Plan (i.e., General Plan), employ sound water management principles, meet or exceed all federal and state water quality requirements, provide for adequate fire suppression and stormwater drainage for the benefit of public health and safety.

The City should first undertake a water resource master planning effort. The purpose of this planning should be to provide a guide to quantify the long-term needs for water resources, and identify future supply options and/or demand management opportunities including their respective costs. Additionally, this plan should support the City in maintaining its 100-year Designation of Adequate Water Supply as confirmed by the Arizona Department of Water Resources and within Policy B2 – Water Adequacy.

The City should then undertake infrastructure related master planning efforts in successive steps that utilize the information from each preceding planning effort to build upon one another. The sequence of planning should be completing the water infrastructure system, followed by the wastewater infrastructure system and then the reclaimed water infrastructure system. The purpose of conducting these planning efforts in sequence is to utilize common data between them to ensure continuity and integration of each of the systems. The last master planning effort in the sequence that spans across all three (3) of the infrastructure plans is to evaluate the Utilities implementation of technology, specifically its process control and monitoring system known as a Supervisory Control and Data Acquisition (SCADA) system.

Policy F 1.1 The City will prepare or update a Water Resource Master Plan every five (5) years that considers the following:

Strategy F1.1a Existing legal water rights to the supplies it currently uses or possesses.

Strategy F1.1b Projected population and land use information contained within the voter approved Regional Plan in order to estimate water demands for a minimum of 30 years into the future (i.e., short-term planning) and at build-out (i.e., long-term planning). The maximum target population density of the Regional Plan should be used for water demand estimates unless determined otherwise.

- Strategy F1.1c The technique of Scenario Planning or its equivalent should be employed when estimating future water supply needs of the City. The planning should anticipate a range of future plausible outcomes (e.g., wet v. dry climate; fast v. slow growth rates) and describe recommendations and choices the City can make in the short and long term. The planning should avoid predicting a single plausible future and then recommend water management options for only that sole outcome.
- Strategy F1.1d Identification of the types and volumes of hydrologic water supplies (i.e., surface water v. groundwater) in order to assist in determining the necessary infrastructure (e.g., treatment plants or wells) during the Infrastructure master planning effort.
- Strategy F1.1e Develop average annual water use factors for each type of land use (e.g., single family, multi-family, hotel, commercial, industrial, etc). Water use factors should be quantified in terms of Gallons per Capita per Day (GPCD), Gallons per House per Day (GPHD) or Gallons per Acre per Day (GPAD), as appropriate.
- Strategy F1.1f Identify future water supply options and recommendations while considering the City's Adequate Water Supply Designation.
- Strategy F1.1g This section should include options on how the City can better manage or optimize the supplies it currently relies upon (e.g., water conservation, rainwater harvesting, etc.) in addition to identifying new future water resources, as appropriate. All options should include their estimated cost on an acre-foot per year basis for comparison purposes.

Policy F 1.2 The City will prepare a Water System Master Plan every five (5) years beginning the following year after the completion of the Water Resources Master Plan that considers the following:

- Strategy F1.2a Use all of the information and assumptions contained within the Water Resources Master Plan
- Strategy F1.2b Identifying the necessary infrastructure (e.g., treatment plants and/or wells) to treat and deliver the water supplies identified within the Water Resources Master Plan in order to meet projected water demands. The regulatory requirements of the USEPA, ADEQ and any other applicable water quality rules or regulations.

Strategy F1.2c Development of average and peak water demand factors.

Strategy F1.2d Development and calibration of a hydraulic model of the water distribution system in order to assist in evaluating the optimum operations, water quality and infrastructure sizing. Update this model annually to account for changes in the Regional plan and/or changes in development patterns.

Strategy F1.2e Development of a Capital Improvement Program, including capital, operation and maintenance costs, in order to develop and maintain a robust water distribution system to provide a high level of water service to Flagstaff customers.

Policy F 1.3 The City will prepare a Wastewater System Master Plan every five (5) years that considers the following:

Strategy F1.3a Use all of the appropriate information and assumptions contained within the Water Resources and Water System Master Plans

Strategy F1.3b Identifying the regulatory requirements of the USEPA, ADEQ and any other applicable water quality rules or regulations.

Strategy F1.3c Average and Peak wastewater flow.

Strategy F1.3d Development and calibration of a hydraulic model of the wastewater collection system in order to assist in evaluating the adequacy of the existing system to accommodate varying wastewater flow conditions, and identify wastewater system modifications and expansions necessary to accommodate future flows. Update this model annually to account for changes in the Regional Plan and/or changes in development patterns.

Strategy F1.3e Review current solids handling practices at existing wastewater treatment plants and determine future solids handling requirements based on estimated wastewater flow projections.

Strategy F1.3f Development of Capital Improvement Program, including capital, operation and maintenance costs, in order to develop and maintain a robust wastewater collection system to provide a high level of wastewater service to Flagstaff customers.

Policy F 1.4 The City will prepare a Strategic Technology Master Plan specifically looking at the Utilities Supervisory Control and Data Acquisition System (SCADA) every (3) years due to the rapid change in technology and that should considers the following:

Strategy F1.4a Evaluate the use of technology within the utility industry as it relates to supporting the business goals and objectives of the department.

Strategy F1.4b Technology should be aligned with the City enterprise systems.

Strategy F1.4c Evaluate the use of technology within the following application areas:

- i. Computerized Maintenance Management Systems
 - ii. Electronic Operation & Maintenance Manuals-future
 - iii. Geographic Information System-Utility based applications
 - iv. Mobile Wireless Computing
 - v. Inter and intra-facility Networking (WAN and LAN)
 - vi. Modeling
 - vii. Application integration
 - viii. Provide Process Control & Monitoring (SCADA)
 - ix. Information Technology Security
 - x. Water Quality and Laboratory Information Management
- ii. Web and e-Business

Strategy F1.4d Develop a list of recommended projects to be implemented, including their capital cost, annual Operation and Maintenance costs, man-hours to implement and levels of support required.

G. Regional Cooperation and Leadership

The City is often engaged in numerous regional/state-wide organizations to develop policy or position statements on water issues that impact Flagstaff. These have included being active with the Northern Arizona Municipal Water Users Association, Arizona Department of Water Resources (ADWR), Federal Emergency Management Agency (FEMA), USEPA, ADEQ, Northern Arizona University (NAU), U.S. Bureau of Reclamation (BOR), U.S. Geological Survey (USGS), Coconino Plateau Water Advisory Committee (CPWAC), Salt River Project, Central Arizona Project, and various state-led forums. Additionally, the City needs to work collaboratively with the Navajo Nation and Hopi Tribe regarding regional water issues. Since water management decisions made today have long term implications, it is prudent that the City remains involved in influencing regional and State water policy and should consider the following:

G1 Collaboration with Tribal Governments

Policy G1.1 The City should foster and maintain professional relationships with the Tribal governments of the Navajo Nation and Hopi Tribe regarding regional water issues.

Strategy G1.1a the Mayor or their designee should establish and maintain a professional relationship with the elected officials of each tribe in order to stay informed, work collaboratively and influence policy decisions that may affect the City of Flagstaff's water supplies.

Strategy G1.1b the City Manager or their designee should establish and maintain a professional relationship with the government officials of each tribe in order to stay informed, work collaboratively and influence policy decisions that may affect the City of Flagstaff's water supplies.

Strategy G1.1c the Utilities Division staff should establish and maintain a professional relationship with the water resource staff of each tribe in order to stay informed, work collaboratively and influence policy decisions that may affect the City of Flagstaff's water supplies.

G2 Collaboration with Water Agencies, and Associated Water Groups

Policy G2.1 The City should foster and maintain professional relationships with water management, water quality, flood control and water delivery agencies.

Strategy G2.1a the Mayor or their designee should establish and maintain a professional relationship with the appropriate counter-parts within these organizations in order to stay informed, work collaboratively and influence policy decisions that may affect the City of Flagstaff's water supplies.

Strategy G2.1b the City Manager or their designee should establish and maintain a professional relationship with the appropriate counter-parts within these organizations in order to stay informed, work collaboratively and influence policy decisions that may affect the City of Flagstaff's water supplies.

Strategy G2.1c the Utilities Division staff should establish and maintain a professional relationship with the appropriate counter-parts within these organizations in order to stay informed, work collaboratively and influence policy decisions that may affect the City of Flagstaff's water supplies.

G3 Water Rights Acquisition

Policy G3.1 The City should demonstrate regional leadership in water management and water policy by participating in:

- a. Competition for limited renewable water supplies.
- b. Protection of existing water rights and water supplies.
- c. Protection of environmentally sensitive riparian areas.
- d. Collaboration/partnerships with adjacent water providers.
- e. Water source and infrastructure financing.
- f. ADWR Water Adequacy and Management Plans.
- g. Intergovernmental and interagency relationships.
- h. Collaborate National Pollutant Discharge Elimination System (NPDES) compliance efforts with other jurisdictions.
- i. Maintain relationships with FEMA and ADWR respecting flood control and National Flood Insurance Program (NFIP) issues.

H. Water Security

The Mission of the City of Flagstaff Utilities Division is to provide safe water, wastewater, reclaimed water and stormwater services to the City of Flagstaff customers. Drinking water safety and maintaining security of the City's wastewater and stormwater collection systems is a primary concern of the Utilities Division for utility system employees and the community.

H1 Water Supply Security

Policy H1.1 The Utilities Division shall follow the recommendations of the Public Health Security and Bioterrorism Preparedness and Response Act enacted by the Federal Government and the Water System Vulnerability Assessment prepared in November 2003 and their updates specifically prepared to follow this guidance act.

Strategy H1.1a Security - Implement security improvements as funds become available as recommended in the vulnerability assessment reports.

Strategy H1.1b Assessment – conduct updates to vulnerability assessments on a periodic basis and maintain confidentiality of any vulnerabilities identified.

H2 Infrastructure Security

Policy H2.1 The Utilities Division shall limit access to the public from sensitive information and critical areas of the utility infrastructure in order to minimize the threat of attack or compromise of the Utilities Division's services. The Utilities Division develops an annual Report to the Water Commission that contains a variety of potential sensitive infrastructure information.

Strategy H2.1a Restrict Tours - Restrict public tours of the treatment facilities and/or limit access to critical portions of the plants.

Strategy H2.1b Limit Information to Public - Balance the public's right to know versus Utilities need for public safety. Develop guidelines on restrictions to the public including access to the annual Report to the Water Commission.

Strategy H2.1c Report Suspicious Behavior - Utilities Division staff need to be aware of and report suspicious behavior near critical facilities.

Strategy H2.1d

SCADA Information Security - The Utilities Division treatment plant facilities utilize a process control and monitoring system known as a Supervisory Control and Data Acquisition (SCADA) system in order to track information electronically and safely operate and control each treatment plant. These SCADA systems need to be physically isolated from all other computer networks and their network access restricted to minimize their potential to be infected by virus or malicious intent.

H3 Discharge Control for Sanitary and Stormwater Systems

Policy H3.1 Utilities shall maintain programs to control the type of materials and substances that are allowed to be discharged or placed into the sanitary and stormwater systems.

DRAFT

CITY COUNCIL REPORT

DATE: January 24, 2013

TO: Mayor and Councilmembers

FROM: Bradley M. Hill, R.G., Utilities Director
Ryan Roberts, P.E., Utilities Engineering Manager
Malcolm Alter, P.E., Stormwater Manager
Robin Harrington, Utilities Program Manager

CC: Kevin Burke, Josh Copley, Jerene Watson, Leadership Team

SUBJECT: Water Policy Discussion – Define what is Codified v. Policy – Part 2

This CCR is in response to a request by Councilmember Barotz at the December 4, 2012 Council Study Session regarding the discussion on Water Policies. Staff was requested to identify which of the proposed water policies are essentially a re-statement of what is already codified in either City, State or Federal law or which are an elective policy decision. Staff referred to the November 15, 2012 policy document and previously provided Council an evaluation of the first two Chapters A – Finance and B – Water Resource Management. This CCR is for the remaining Chapters C thru H.

Chapter C – Water Conservation

C1 - Education

C1.1 – *policy*

C2 – Water Use Restrictions and Regulatory Compliance

C2.1 – *policy*

C2.1a – *policy*

C2.1b – *mixture, the intent is policy but the results are in city code*

C2.1c - *policy*

C3 – Incentive Program

C3.1 – *policy*

C3.1a – *policy*

C3.1b – *policy*

C4 – Regional Participation

C4.1 – *policy*

C4.1a – *policy*

C4.1b - *policy*

C5 - Rainwater Harvesting

C5.1 – *mixture, the requirement for rainwater harvesting is within city code, but the coordination between the water conservation and stormwater programs is policy*

C6 - Support of Riparian Areas

C6.1 – *policy*

C7 - Drought Planning

C7.1 – *mixture, requiring the plan is policy while the elements of what is contained within the Plan are in city code*

C7.2 – *policy*

C7.3 – *mixture, requiring the definition of triggers and water use restrictions is policy, the actual triggers and restrictions are in city code*

D – Stormwater

D1 – Compliance

D1.1 – *federal, state and city code*

D1.2 – *federal, state and city code*

D2 – Flood Control

D2.1 – *policy*

D2.2 – *policy*

D2.3 – *policy*

D2.4 – *policy*

D3 - Stormwater

D3.1 – *policy*

D3.1a – *city code*

D3.1b – *policy*

D3.2 – *city code*

D3.3 – *policy*

D3.4 - *city code*

D3.5 – *policy*

D3.6 – *mixture*

D3.7 – *policy*

D3.8 – *policy*

D4 – Watershed Management

D4.1 – *policy*

D4.1a – *policy*

D4.1b – *policy*

E - Infrastructure

E1 - Water System Capacity Redundancy

E1.1

E1.1a – *city code*

E1.1b – *policy*

E1.2 – policy

E1.2a – *policy*

E1.2b – *policy*

E1.3 – city code

E1.3a – *city code*

E1.3b – *policy*

E1.4 – policy

E1.4a – *policy*

E1.4b – *policy*

E1.4c – *policy*

E2 – Water System Capacity Allocation

E2.1 – policy

E2.1a – *policy*

E2.1b – *policy*

E2.1c – *policy*

E2.2 – policy

E2.3 – mixture

E2.3a – *city code*

E2.3b – *city code*

E2.3c – *policy*

E2.3d – *policy*

E2.3e – *policy*

E2.3f – *policy*

E3 – Sewer System Allocation

E3.1 – policy

E3.1a – *policy*

E3.1b – *state code*

E3.1c – *state code*

E3.1d – *state code*

E3.2 – policy

E3.3 – mixture

E3.3a – *city code*

E3.3b – *city code*

E3.3c – *policy*

E3.4d – *policy*

E3.4e – *policy*

E3.4f – *policy*

E3.4g – *policy*

E3.4 – *state code*

E4 – Service Outside City Limits

E4.1

- E4.1a – *policy*
- E4.1b – *state code*
- E4.1c – *policy*
- E4.1d – *policy*
- E4.1e – *policy*

E4.2

- E4.2a – *city code*
- E4.2b – *city code*
- E4.2c – *city code*
- E4.2d – *city code*
- E4.2e – *city code*
- E4.2f – *city code*
- E4.2g – *city code*
- E4.2h – *policy*

E4.3

- E4.3a – *city code*
- E4.3b – *city code*
- E4.3c – *policy*
- E4.3d – *city code*
- E4.3e – *city code*
- E4.3f – *city code*
- E4.3g – *city code*
- E4.3h – *policy*
- E4.3i – *policy*

E4.4

- E4.4a – *city code*
- E4.4b – *policy*
- E4.4c – *policy*
- E4.4d – *city code*

F – Master Planning

F1 - Utilities Master Planning

F1.1 – *policy*

- F1.1a – *policy*
- F1.1b – *policy*
- F1.1c – *policy*
- F1.1d – *policy*
- F1.1e – *policy*
- F1.1f – *policy*
- F1.1g – *policy*

- F1.2 – policy
 - F1.2a – *policy*
 - F1.2b – *mixture*
 - F1.2c – *policy*
 - F1.2d – *policy*
 - F1.2e – *city code*

- F1.3 – *policy*
 - F1.3a – *policy*
 - F1.3b – *state & federal code*
 - F1.3c – *policy*
 - F1.3d – *policy*
 - F1.3e – *policy*
 - F1.3f – *city code*

- F1.4 – *policy*
 - F1.4a – *policy*
 - F1.4b – *policy*
 - F1.4c – *policy*
 - F1.4d – *policy*

G – Regional Cooperation and Leadership

G1 - Collaboration with Tribal Governments

- G1.1 – *policy*
 - G1.1a – *policy*
 - G1.1b – *policy*
 - G1.1c – *policy*

G2 - Collaboration with Tribal Governments

- G2.1 – *policy*
 - G2.1a – *policy*
 - G2.1b – *policy*
 - G2.1c – *policy*

G3 - Water Rights Acquisition

- G3.1 – *policy*

H – Water Security

H1 - Water Supply Security

 H1.1 – *federal code*

 H1.1a – *federal code*

 H1.1b – *policy*

H2 - Water Supply Security

 H2.1 – *policy*

 H2.1a – *policy*

 H2.1b – *policy*

 H2.1c – *policy*

 H2.12 – *policy*

H3 - Discharge Control for Sanitary and Stormwater Systems

 H3.1 – *state code*

RECOMMENDATION / CONCLUSION

This report is for information only.

CITY OF FLAGSTAFF
STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Kimberly Sharp, AICP, Comprehensive Planning Manager
Date: 10/17/2013
Meeting Date: 10/22/2013



TITLE

Regional Plan Discussion #7 - Ch. X. Transportation and Ch. XI. Cost of Development and Prefatory Language

RECOMMENDED ACTION:

Staff will present a brief background of data, public comment input, and policies for **Chapter X. Transportation and Ch. XI. Cost of Development** of the *Flagstaff Regional Plan*. Council may wish to open the discussion for public comment at this time, followed by discussion on any concerns regarding this chapter or policies to put on the 'Policy Parking Lot' list for further Council discussion, debate and decision in November and December.

INFORMATION

As mandatory element(s) with the Arizona Revised State Statutes (ARS 9-461.05), the topics of Chapters X. and XI. of the Regional Plan is a community's opportunity to address:

"Circulation: General location and extent of freeways, arterial and collector street, bicycle routes and other modes of transportation, all correlated with the land use element".

"Bicycles: Bicycle routes, bicycle parking areas and designated bicycle street crossing areas".

Cost of Development: Identify various mechanisms, allowed by law, that can be used to finance additional public services necessary to serve the development, (bonding, special tax districts, development fess, in lieu of fees, etc.); identify policies to ensure that mechanisms adopted result in a beneficial use to the development and bear a reasonable relationship to the burden imposed".

Please see attached presentation, your personal copies of the *Flagstaff Regional Plan 2030: Place Matters*, and refer to www.flagstaffmatters.com for on-line chapters.

Attachments: [PowerPoint](#)
[Parking Lot](#)
[Prefatory Language](#)

FLAGSTAFF REGIONAL PLAN

2030

PLACE MATTERS



Flagstaff City Council
October 15, 2013

Regional Plan Elements

17 required elements:

- Land Use
- **Circulation**
- Open Space
- Growth Areas
- Environmental Planning
- Cost of Development
- Water Resources
- **Recreation**
- **Safety**
- **Public Facilities and Services**
- **Energy*
- ** Conservation*
- **Public Buildings*
- **Housing*
- ***Bicycle**
- **Urban Conservation, Rehabilitation and Redevelopment*
- **Neighborhood Preservation and Revitalization*

5 optional elements:

- Community Character and Design
- Natural/Cultural Resources Planning
- Economic Development
- **Historic Preservation*
- **Social*

** new items as added by ARS*



Chapter XII. Public Buildings, Services, Facilities and Safety

Ch. XV. Recreation

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Photo by: Jake Bacon

NATURAL ENVIRONMENT

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Photo by: Tom Bean

BUILT ENVIRONMENT

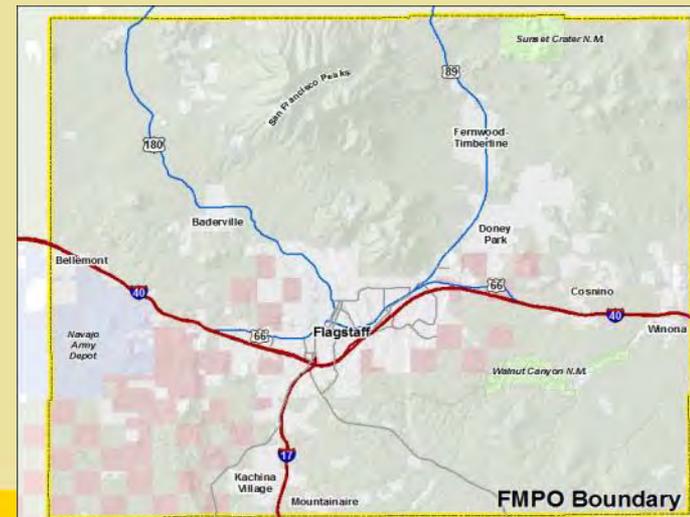
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Photo by: Tom Bean

The Regional Plan Vision

The greater Flagstaff community embraces the region's extraordinary cultural and ecological setting in the Colorado Plateau through active stewardship of the natural and built environments. Residents and visitors encourage and advance intellectual, environmental, social, and economic vitality for today's citizens and future generations.



Guiding Principles

- Environment
- Prosperity
- Sustainability
- People
- A smart & connected community
- Place
- Trust & Transparency
- Cooperation



Public Comments gathered:

1. **REGIONAL PLAN OPEN HOUSES** - Public Open Houses, focusing on Land Use, Growth Areas, Circulation and Bicycles:
 1. 5/28/09 - Aquaplex
 2. 5/29/09 - City Hall

2. **Regional Plan Focus Group – *Land Use, Growth Areas, Circulation & Bicycles***
Aquaplex, Community Meeting Room - 1:30 to 4:30 p.m.

3. **Review of 2001 policies – Circulation / Bicycles**
 - Sustainability Cabinet
 - Tourism Commission
 - Traffic Commission
 - Pedestrian Advisory Committee / Bicycle Advisory Committee
 - Parks & Recreation Commission
 - Open Space Commission
 - Neighborhood Groups
 - Chamber / NABA / Realtors

Because **transportation** right-of-way is the most heavily used and experienced public space; because network design influences whether an area can be urban, suburban or rural; and because streetscapes strongly contribute to community character, future land use patterns and transportation systems must be planned together. The primary goals of the regional transportation system are to improve the mobility of people and goods, provide choices to enhance the quality of life, provide infrastructure to support economic development, protect the natural environment and sustain public support for transportation planning efforts. In order to meet these goals, this element promotes safety; context sensitive solutions; complete streets; environmental responsibility; the integration and connectivity of transportation systems; efficient system management and operation; and improvements to existing intermodal transportation systems.



Our Vision for the Future

In 2030, people get around to where they need to be in an efficient and safe manner, and more people ride the bus, their bikes, and walk, reducing emissions and increasing health.

FLAGSTAFF REGIONAL PLAN

2030

PLACE MATTERS

Inside this Chapter:

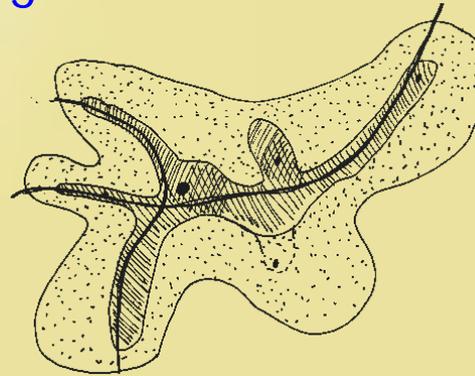
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Chapter X. Transportation

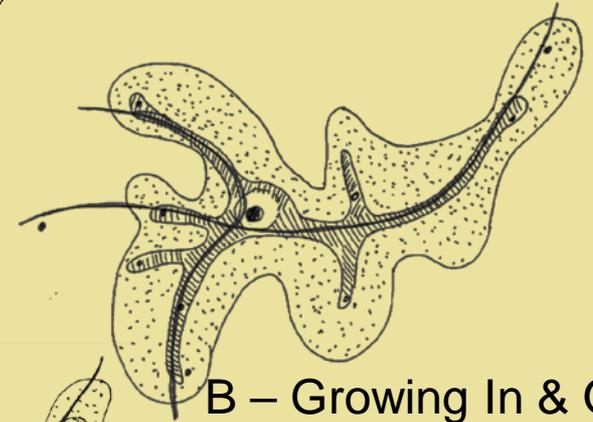


A brief look at how we arrived here

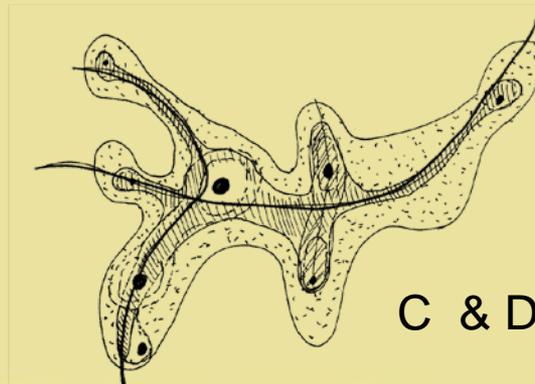
Transportation modeling for all modes based upon growth scenarios
– community input, existing trends and forecast potential:



A – Growing Out



B – Growing In & Out



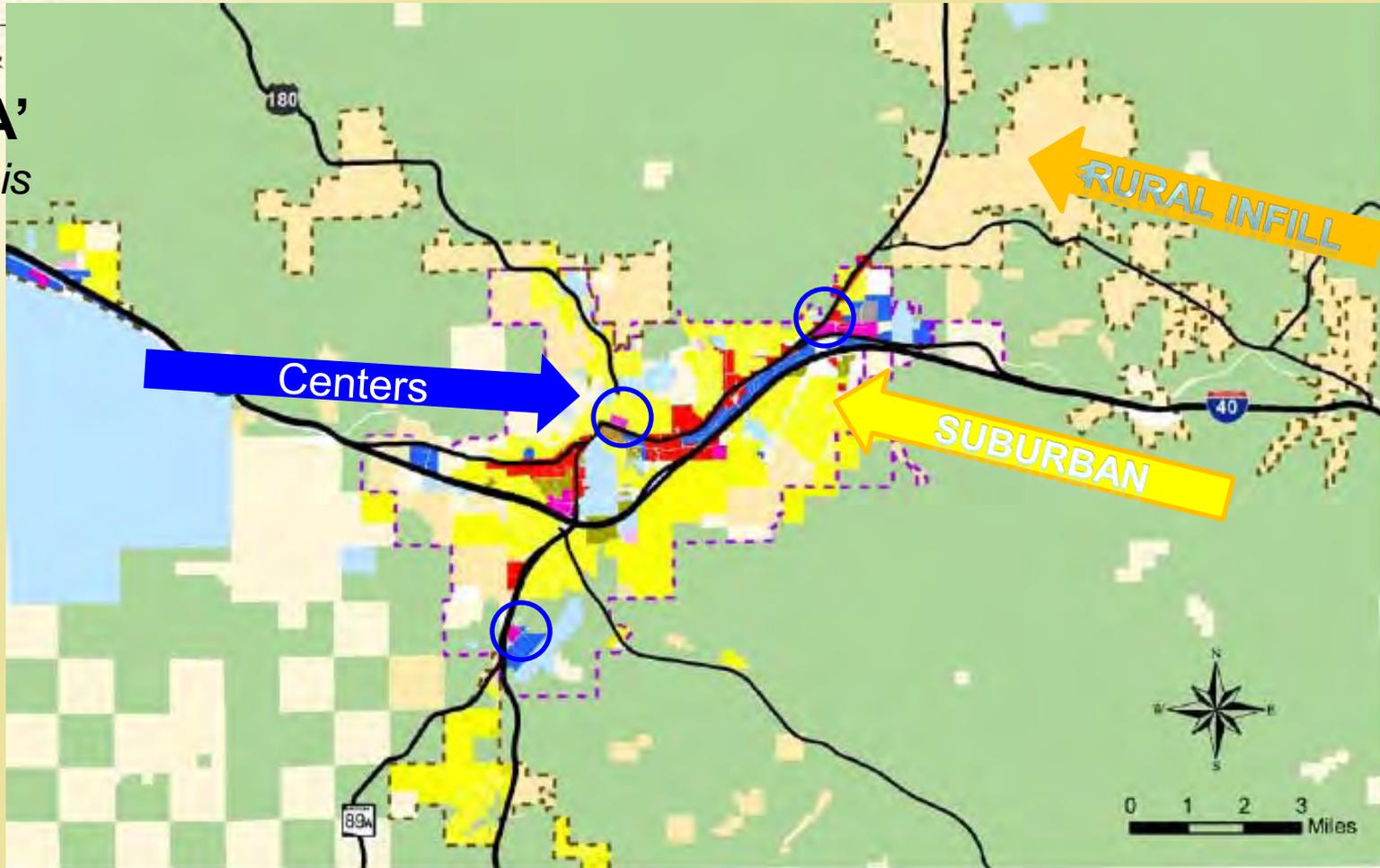
C & D – Growing In



Growth Scenarios

Scenario 'A'
Phase 2 Analysis

Belmont



Legend

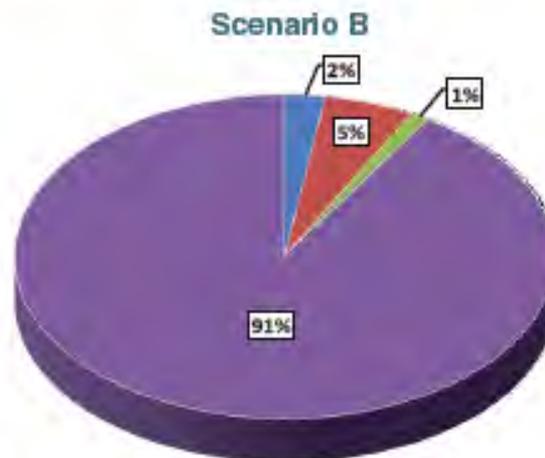
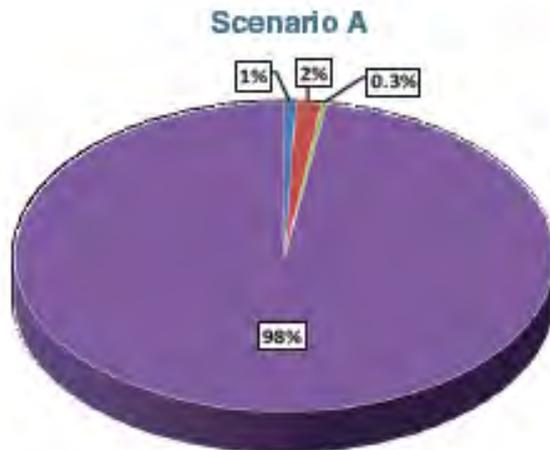
Rural Growth Boundary	SNL	INS	CC	NC	Protected Open Space
Urban Growth Boundary	SN	BP	UC	UMU	Unprotected Open Space
RN/ME	UN	IH	RC	SMU	

Growth Scenarios – Select Results

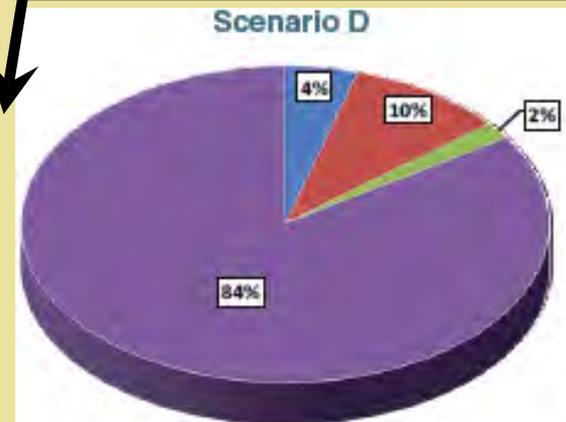
	SCENARIO A	SCENARIO B	SCENARIO D
Auto Trips (Daily)	272,064	252,754	231,813
Transit Trips (Daily)	4,201	14,860	26,460
Bike Trips (Daily)	1,834	6,686	12,171
Walk Trips (Daily)	876	3,216	4,932
Total Trips Generated (Daily)	278,974	277,516	275,376

The total number of trips decreases as density increases, which is expected. People living in higher densities tend to make fewer trips.

Daily Person Trips by Mode



Growth Illustration Performance

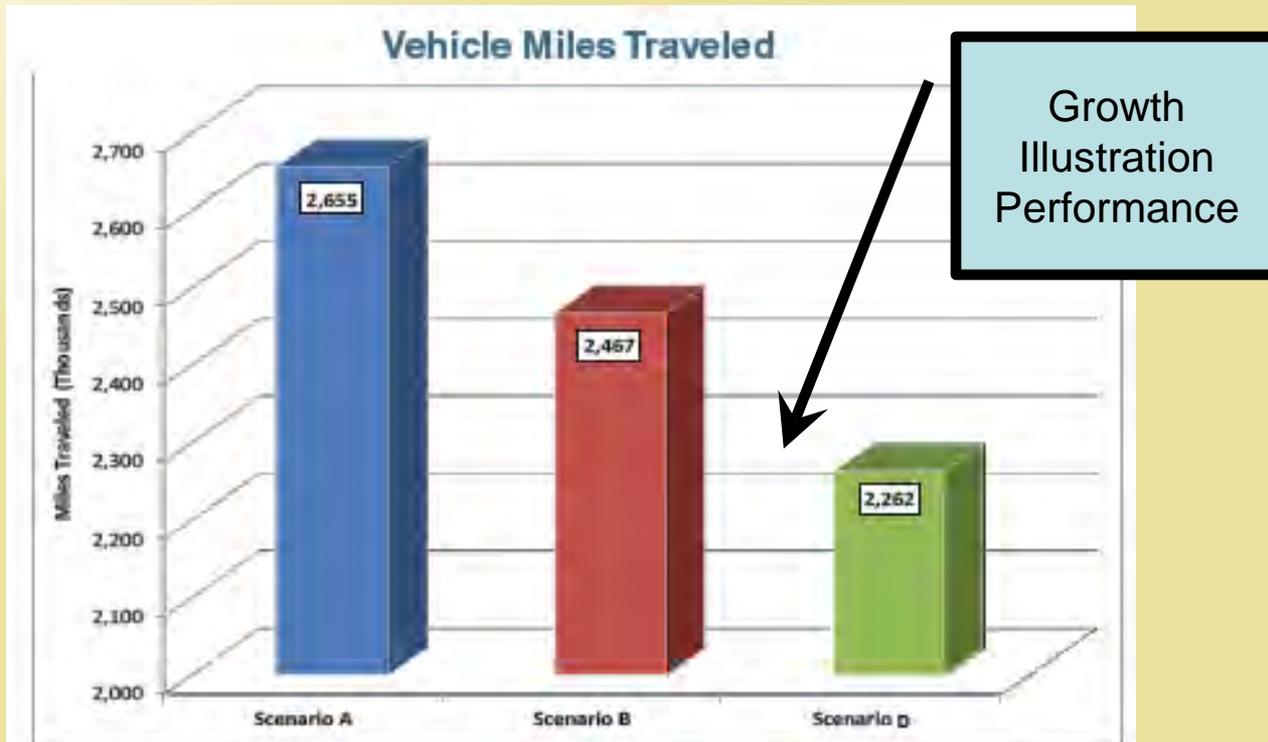


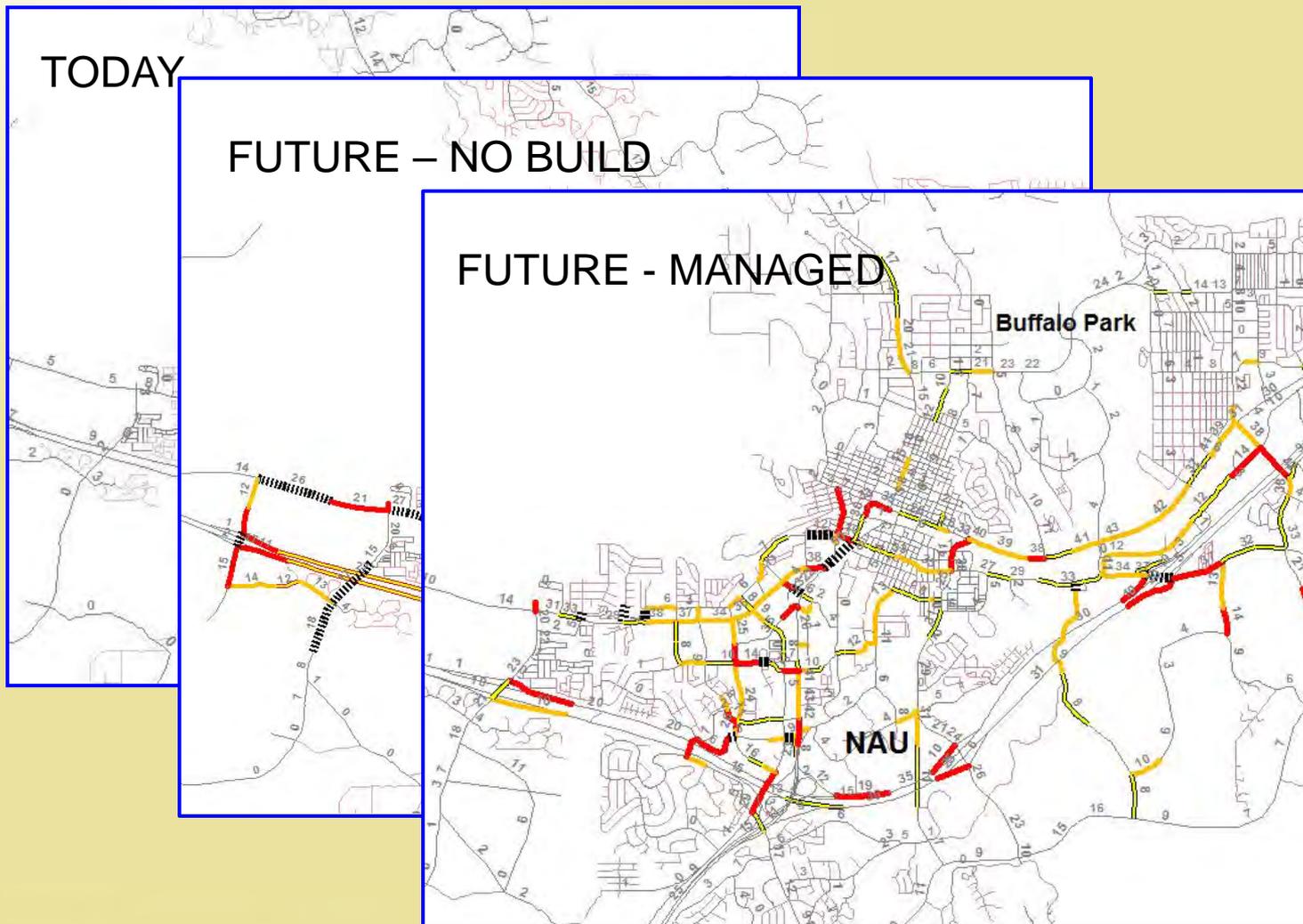
■ Bike Trips
 ■ Transit Trips
 ■ Walk Trips
 ■ Vehicle Trips

Growth Scenarios – Select Results

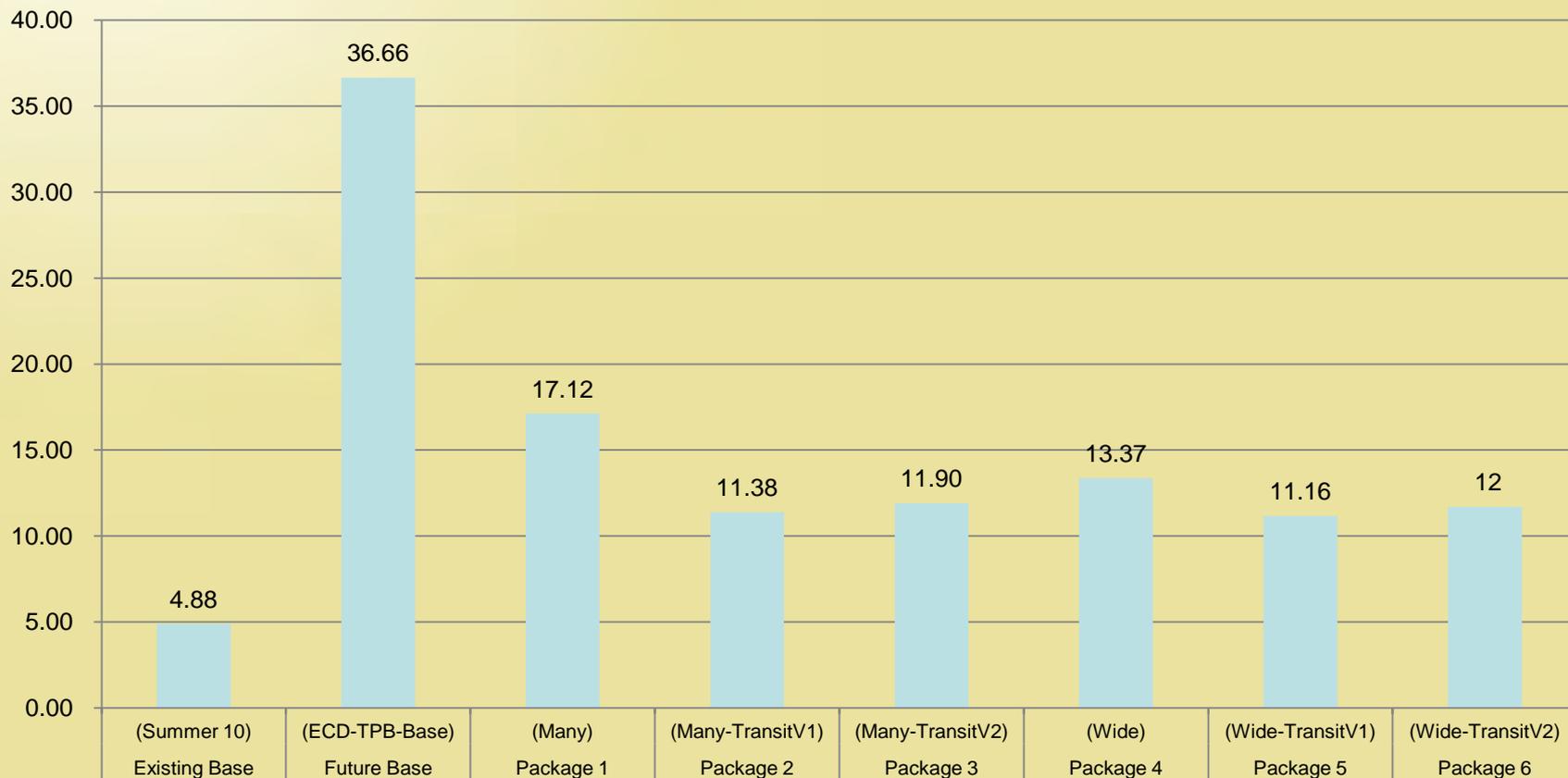
Second Round: Measurements

MOBILITY





Delay per capita (min)



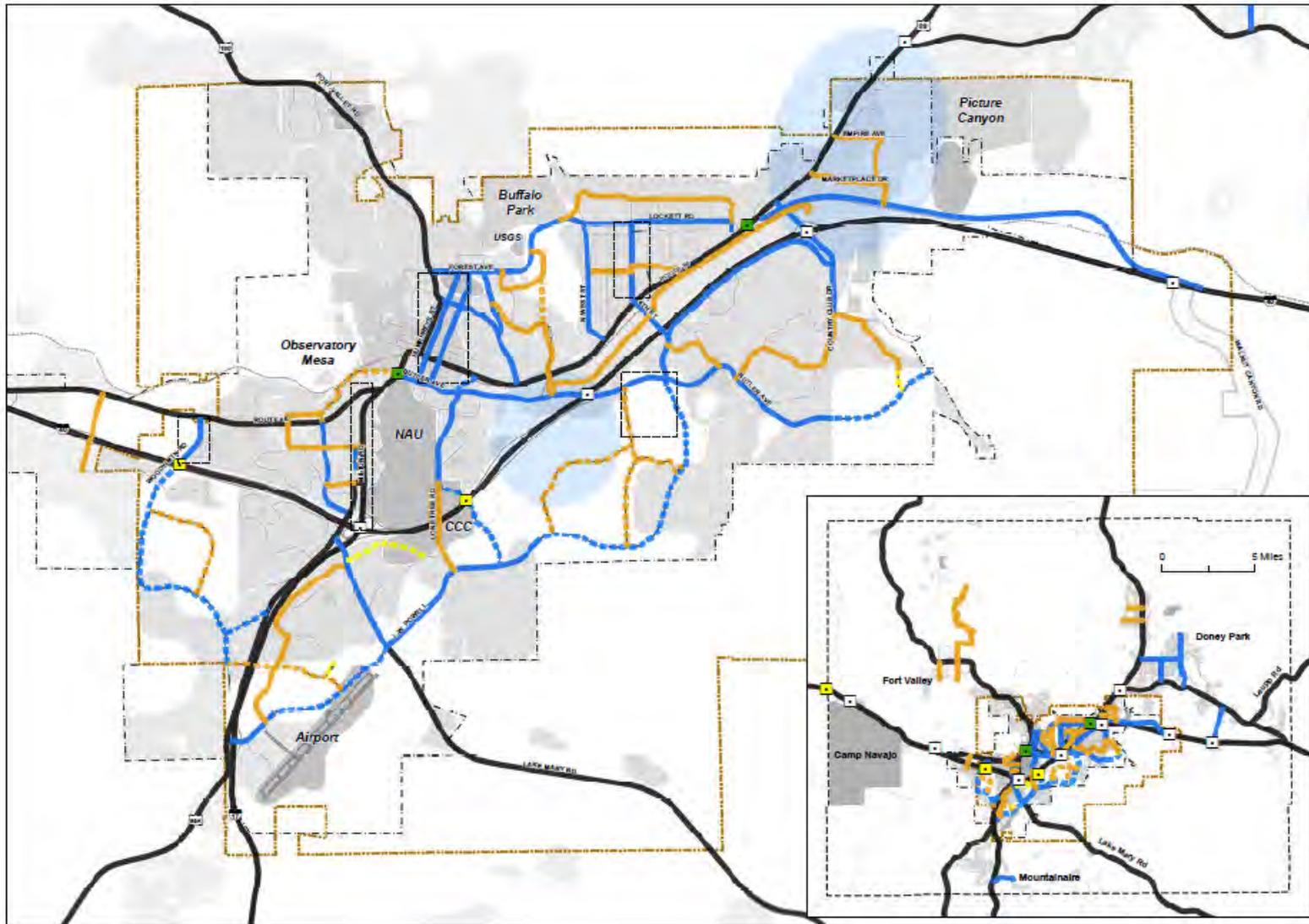
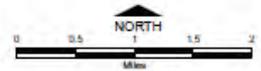


Figure 25:
ROAD NETWORK ILLUSTRATION

- Major Improvement
- New Interchange
- Existing Interchange
- Access
- Future Access
- Circulation
- Future Circulation
- Connector
- Regional Travel
- Capacity Study Pending
- City of Flagstaff
- Urban Growth Boundary
- Urban Network
- Special District
- Urban - Existing
- Suburban - Existing
- Rural - Existing
- Industrial / Business Park - Existing
- Open Space - Preserved (Typically USFS)

Please see www.flagstaffmatters.com for an interactive GIS map.



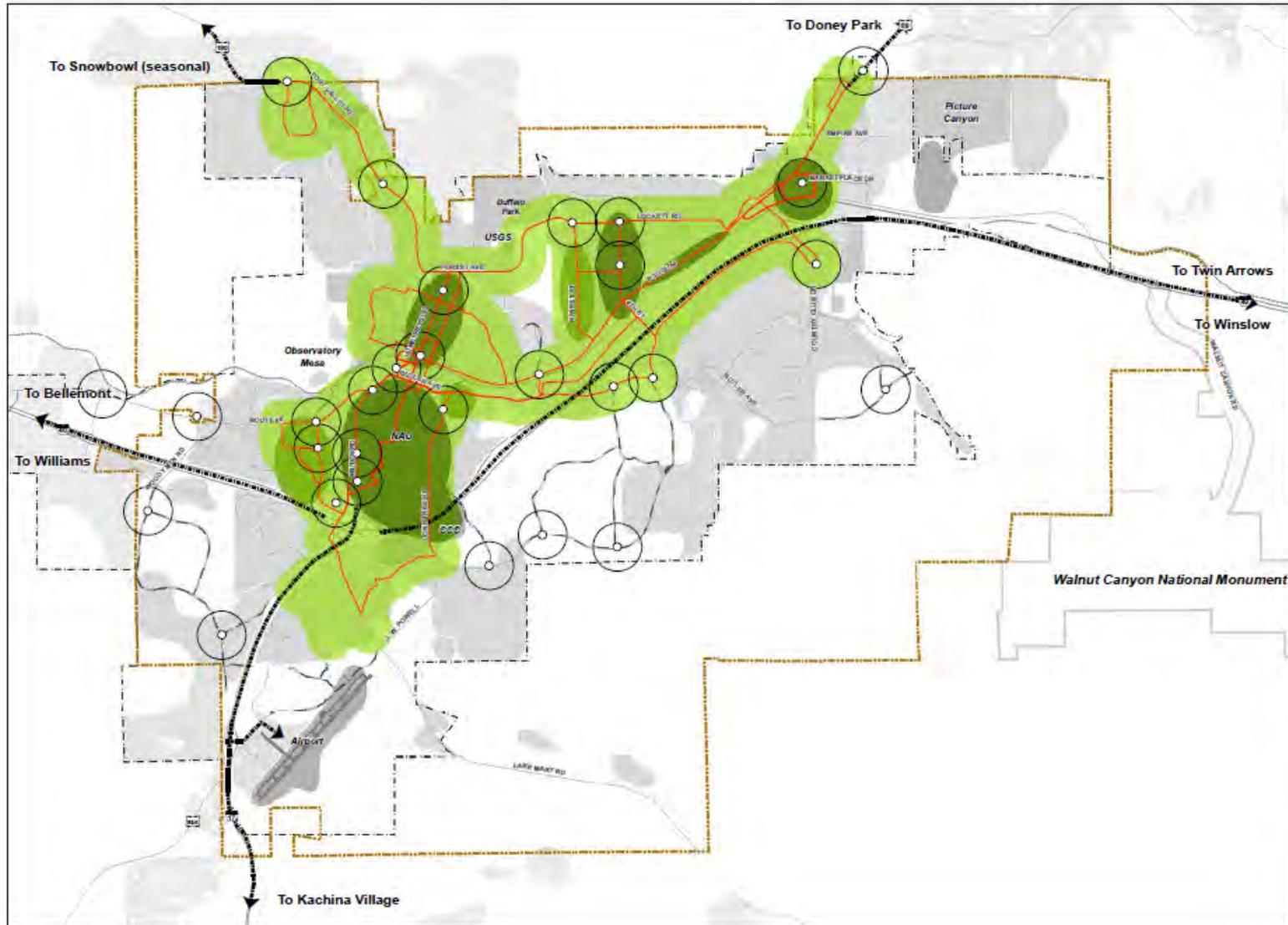
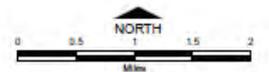


Figure 26:
PLANNED TRANSIT SERVICE LEVELS:
Markets and Key Corridors

- RTP Future Road Network
- Activity Center
- 1/4 mile Walking Radius
- Transit Market Service Level:
 - High Level
 - Moderate Level
 - Standard Level
- Transit Route
- ➔ Future Express Service
- ▭ City of Flagstaff
- ▭ Urban Growth Boundary
- ▭ Special District
- ▭ Urban - Existing
- ▭ Suburban - Existing
- ▭ Rural - Existing
- ▭ Industrial / Business Park - Existing
- ▭ Open Space - Preserved (Typically USFS)

Please see www.flagstaffmatters.com for an interactive GIS map.



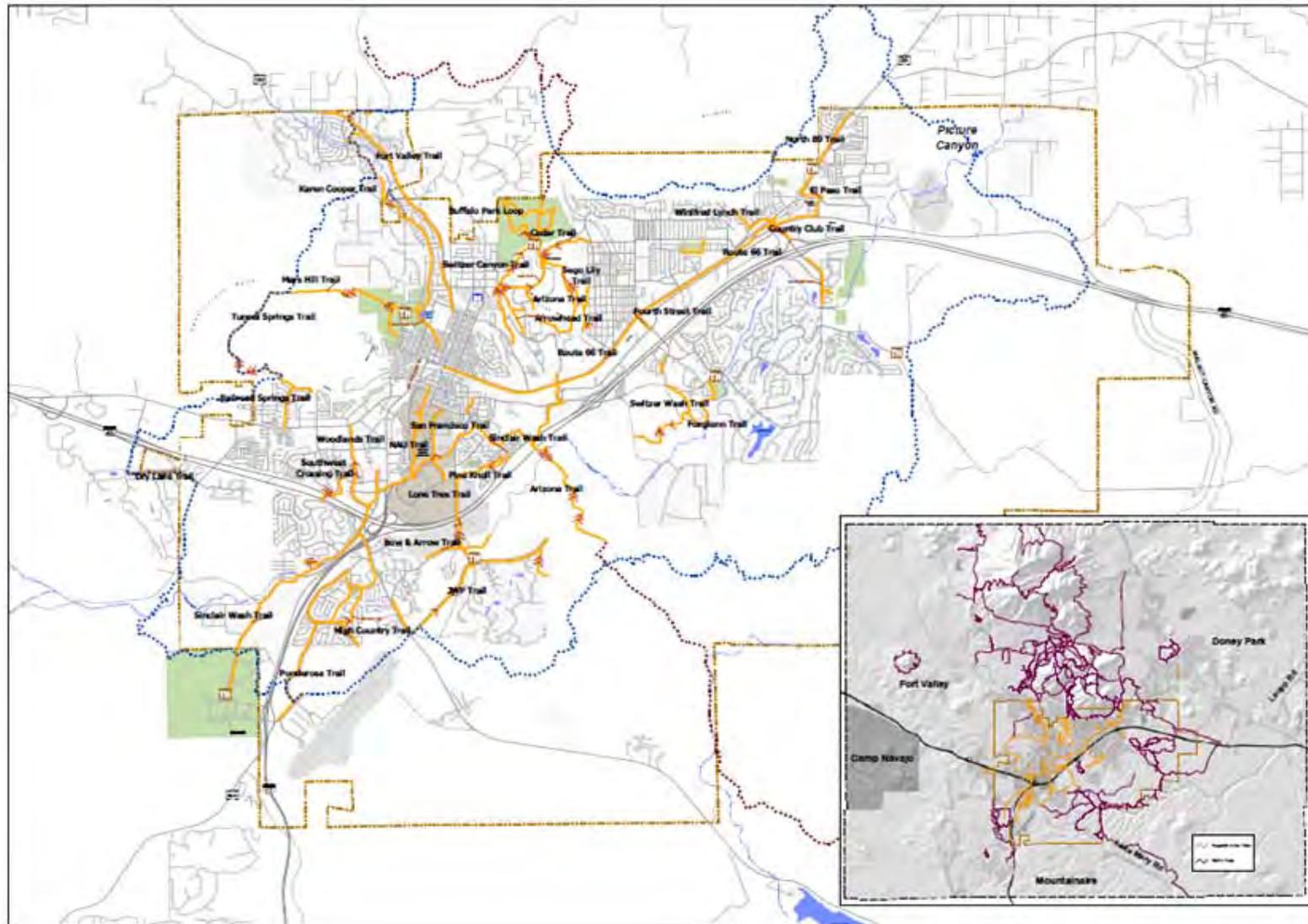
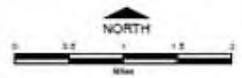


Figure 27:
FLAGSTAFF URBAN TRAILS SYSTEM

- Trailheads
- Moderate hill (arrows point uphill)
- Steep hill
- Very steep hill
- Arizona Trail
- Loop Trail
- FUTS_Trails
- City of Flagstaff



MOBILITY AND ACCESS GOALS

Goal T.1. Improve mobility

Policy T.1.1. Integrate a balance

Policy T.1.2. Apply Complete Street improvement projects.

Policy T.1.3. Transportation systems

Policy T.1.4. Provide a continuous

Policy T.1.5. Manage the operation to mitigate traffic congestion.

Policy T.1.6. Provide and promote vehicular travel to reduce peak

Policy T.1.7. Coordinate transportation use and economic goals.

Policy T.1.8. Plan for development to provide on-site, publicly owned transportation improvements.

Inside this Chapter:

How We Get Around	1
Mobility and Access	5
Safe and Efficient	
Multimodal Transportation	7
Environmental Considerations	8
Quality Design	9
Transit	10
Bicycle Infrastructure	14
Pedestrian Infrastructure	17
Automobiles	18
Passenger Rail and Freight	21
Air Travel	21
Public Support for	
Transportation	22



the modes of travel in transportation

of people.

mode to another.

efficiency, effectiveness, safety, and to best

of travel and manage demand for

to efficiently to effectively achieve land

SAFE AND EFFICIENT MULTIMODAL TRANSPORTATION GOALS AND POLICIES



Goal T.2. Improve transportation safety and efficiency for all modes.

Policy T.2.1. Design infrastructure to provide safe and efficient movement of vehicles, bicycles, and pedestrians.

Policy T.2.2. Consider new technologies in new and retrofitted transportation infrastructure.

Policy T.2.3. Provide safety programs and infrastructure to protect the most vulnerable travelers, including youth, elderly, mobility impaired, pedestrians, and bicyclists.

Note: Mobility-impaired includes hearing and sight-impaired persons.

Policy T.2.4. Consider dedicated transit ways where appropriate.



ENVIRONMENTAL CONSIDERATIONS GOALS AND POLICIES



Goal T.3. Provide transportation infrastructure that is conducive to conservation, preservation, and development goals to avoid, minimize, or mitigate impacts on the natural and built context.

Policy T.3.1. Design and assess transportation improvement plans, projects, and strategies to minimize impacts on air quality and maintain the region's current air quality.

Policy T.3.2. Promote transportation systems that reduce the use of fossil fuels and eventually replace with carbon neutral alternatives.

Policy T.3.3. Couple transportation investments with desired land use patterns to enhance and protect the quality and livability of neighborhoods, activity centers, and community places.

Policy T.3.4. Actively manage parking, including cost and supply, to support land use, transportation, and economic development goals.

Policy T.3.5. Design transportation infrastructure that implements ecosystem-based design strategies to manage stormwater and minimize adverse environmental impacts.

Policy T.3.6. Seek to minimize noise, vibration, dust, and light impacts of transportation projects on nearby land uses.

Policy T.3.7. Design transportation infrastructure to mitigate impacts on plants, animals, their habitats, and linkages between them.

Policy T.3.8. Promote transportation options such as increased public transit and more bike lanes to reduce congestion, fuel consumption, and overall carbon emissions and promote walkable community design.

QUALITY DESIGN GOALS AND POLICIES

Goal T.4. Promote transportation infrastructure and services that enhance the quality of life of the communities within the region.



Policy T.4.1. Promote context sensitive solutions (CSS) supportive of planned land uses, integration of related infrastructure needs, and desired community character elements in all transportation investments.

Policy T.4.2. Design all gateway corridors, streets, roads and highways to safely and attractively accommodate all transportation users with contextual landscaping and appropriate architectural features.

Policy T.4.3. Design transportation facilities and infrastructure with sensitivity to historic and prehistoric sites and buildings, and which incorporate elements that complement our landscapes and views.



TRANSIT GOALS AND POLICIES

Goal T.5. Provide a high-quality, safe, convenient, accessible public transportation system, where feasible, to serve as an attractive alternative to single-occupant vehicles.



Policy T.5.1. Cooperate with NAIPTA in developing and implementing the 5-year transit master planning goals and objectives to continuously improve service, awareness and ridership.

Policy T.5.2. Provide public transit centers that are effectively distributed throughout the region to increase access to public transit.

Policy T.5.3. Support a public transit system design that encourages frequent and convenient access points, for various transportation modes and providers, such as private bus and shuttle systems, park-and-ride lots for cars and bicycles, and well-placed access to bus, railroad, and airline terminal facilities.

Policy T.5.4. Support mobility services for seniors and persons with mobility needs.

Policy T.5.5. Incorporate adopted plans and policies for non-motorized and public transportation in the permitting process for all development or land use proposals, including provisions for efficient access and mobility, and convenient links between pedestrian, bicycle, and transit facilities.

Policy T.5.6. Enhance public transit options in key areas so that one could live without a car.

Policy T.5.7. Coordinate with NAIPTA to establish rural transit service within the region that is consistent with county land use plans, based on funding availability, cost effectiveness, location of major trip generators, distance between generators, and the needs of transit-dependent individuals.

Note: Transit dependent individuals: Those who can only get around via public transit, who do not own a car or cannot drive.

Flagstaff Urban Trails System (FUTS)

The Flagstaff Urban Trails System (FUTS, say “foots”) is a city-wide network of non-motorized, shared-use pathways that are used by bicyclists, walkers, hikers, runners, and other users for both recreation and transportation (see Map 27).

At present there are just over 50 miles of FUTS trails in Flagstaff. The overall master plan



BICYCLE INFRASTRUCTURE GOALS AND POLICIES

Goal T6. Provide for bicycling as a safe and efficient means of transportation and recreation.

Policy T.6.1. Expand recognition of bicycling as a legitimate and beneficial form of transportation.

Policy T.6.2. Establish and maintain a comprehensive, consistent and highly connected system of bikeways and FUTS trails.

Policy T.6.3. Educate bicyclists and motorists about bicyclist safety through education programs, targeted enforcement, and detailed crash analysis.

Policy T.6.4. Develop bikeways and bicycle infrastructure that serve the needs of full range of bicyclist experience levels.

Policy T.6.5. Provide short- and long-term bicycle parking where bicyclists want to go.

Policy T.6.6. Fully integrate policies to increase bicycling and meet the needs of bicyclists into all relevant plans, policies, studies, strategies, and regulations.





PEDESTRIAN INFRASTRUCTURE GOALS AND POLICIES

Goal T.7. Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.

Policy T.7.1. Provide accessible pedestrian infrastructure with all public and private street construction and reconstruction projects.

Policy T.7.2. Improve pedestrian visibility and safety and raise awareness of the benefits of walking. Policy T.7.3. Identify specific pedestrian mobility and accessibility challenges and develop a program to build and maintain necessary improvements.

Policy T.7.4. Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.



Hierarchy of roads:

- Freeway
- Major Arterial / Minor Arterial
- Thoroughfares
- Major Collector / Minor Collector
- Connectors / Neighborhood Streets



Corridors of all functions serve many roles, and these roles may be understood as:

- **Carrier** of goods and people – how many, how far, what kind, what means
- **Connector of activities** – how active, what scale, what purpose, relationships
- **Space and Shelter** for activities within the public realm – how often, vulnerable, duration, solitude
- **Symbol** for the understanding of place – identity, purpose, behaviors as it applies to specific roads or corridors, not to classes of corridors.
- **Builder** of city and place– conversely, corridors may be perceived as destroyers

AUTOMOBILE GOALS AND POLICIES

Goal T.8. Establish a functional, safe, and aesthetic hierarchy of roads and streets.

Policy T.8.1. Promote efficient transportation connectivity to major trade corridors, employment centers, and special districts that enhances the region's standing as a major economic hub.

Policy T.8.2. Maintain the road and street classification system that is based on context, function, type, use, and visual quality.

Policy T.8.3. Design neighborhood streets using appropriate traffic calming techniques and street widths to sustain quality of life.

Policy T.8.4. Protect rights-of-way for future transportation corridors.

Policy T.8.5. Support the area's economic vitality by improving intersection design for freight movements.





PASSENGER RAIL AND RAIL FREIGHT GOALS AND POLICIES

Goal T.9. Strengthen and support rail service opportunities for the region's businesses and travelers.

Policy T.9.1. Seamlessly integrate passenger rail with other travel modes including connectivity and operational improvements to the downtown passenger rail station and surroundings.

Policy T.9.2. Promote Amtrak service and support opportunities for interregional passenger rail service.

Policy T.9.3. Promote development of rail spurs and an intermodal freight facility or facilities as needed to support viable economic growth.

Policy T.9.4. Increase the number of grade-separated railroad crossings.





AIR TRAVEL GOALS AND POLICIES

Goal T.10. Strengthen and expand the role of Flagstaff Pulliam Airport as the dominant hub for passenger, air freight, public safety flights, and other services in northern Arizona.

Policy T.10.1. Maintain and expand Flagstaff Pulliam Airport as an important link to the national air transportation system.

Policy T.10.2. Improve multimodal access and service to and from the airport including transit, bicycle, and parking services.

Policy T.10.3. Seek opportunities to expand destinations and frequency of regional air service throughout the Southwest and West.

Policy T.10.4. Plan and manage transportation infrastructure to discourage land uses incompatible with the airport and flight zones.



FLAGSTAFF REGIONAL PLAN

2030

PLACE MATTERS



PUBLIC SUPPORT FOR TRANSPORTATION

Goal T.11. Build and sustain transportation planning goals and policies, seeking meaningful community input.

Policy T.11.1. Maintain the credibility and professional standards in the collection and analysis of data.

Policy T.11.2. Approach public input and programming processes, including public plan.

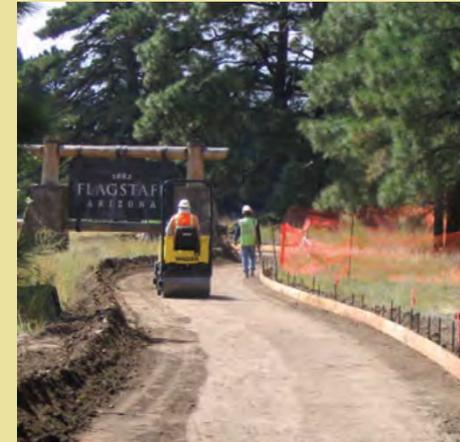
Policy T.11.3. Include and involve all segments of population, including those potentially underrepresented such as the elderly, low-income, and minorities (see Title VI of the Civil Rights Act of 1964 and Executive Order 12898 - Environmental Justice).

Policy T.11.4. Attempt to equitably distribute the burdens and benefits of transportation investments to all segments of the community.

Policy T.11.5. Promote effective intergovernmental relations through agreed-upon procedures to consult, cooperate, and coordinate transportation-related activities and decisions, including regional efforts to secure funding for the improvement of transportation services, infrastructure, and facilities.



Development itself is viewed as a community economic indicator, and as such, the **cost of development** is an important factor to consider. A resilient community takes a balanced approach to development, proactively responds to outside changes, uses financing systems effectively, and successfully competes in the global marketplace. The growth and prosperity of a community depend upon timely provision of public facilities such as adequate utilities, roads, transit, public open space, and parks.



Our Vision for the Future

By 2030, the region pays for its infrastructure with fair cost sharing and private/public partnerships.
Land use decisions are made to employ the most efficient infrastructure system.

Available Financing Mechanisms

definitions only, not that our commu

- Bonding
- Dedications and Exactions
- Development Fees
- In-lieu of Fees
- Municipal Facility Construction
- Service Privatization
- Special Taxing Districts

Other Financing Options to Consider

In addition to the mechanisms described above, public and private development entities of financing, and may work together to develop a financing package that works for each numerous types of financing to consider for infrastructure projects, and the following tools that may be considered:

1. Improvement Districts (funding mechanism source typically property tax)
 - a. Community Investment Districts
 - b. Community Improvement Districts
 - c. Business Improvement Districts
 - d. Community Facilities Districts
 - e. Economic Development Districts
2. Industrial Development Authority (IDA) bonds
 - a. Industrial Revenue Bonds
3. Public-Private Partnerships (P3)
4. Private Sources – financing, investment
5. Public Sources
 - a. Bonds and Other Forms of Debt Financing
 - b. Capital Improvement Plan (CIP)
 - c. Federal Highway Funds
 - d. Designation as a High Priority Project in future Transportation Appropriation
 - e. Non-Highway Public Financing
 - f. Tax Exempt Bonds
 - g. Taxable Bonds
 - h. Bond Guaranty Program
6. National Highway System (NHS)
7. Grants:
 - a. Surface Transportation Program (STP)
 - b. STP Transportation Enhancements Program
 - c. Congestion Mitigation and Air Quality (CMAQ)
 - d. Bridge Replacement and Rehabilitation Program
8. Federal Financing Programs:
 - a. Economic Incentive Zones - AZ Commerce
 - b. Enterprise Zone
 - c. Empowerment Zone and Enterprise Community
 - d. Foreign Trade Zone
 - e. Transportation Infrastructure Finance and Innovation Act (TIFIA)
 - f. Railroad Rehabilitation and Improvement Financing Program (RRIF)
9. Capital Development Corporation
10. Community Development Corporation
11. Credit Enhancements
12. State Infrastructure Banks

COST OF DEVELOPMENT GOALS AND POLICIES

Goal CD.1. Improve the City and County financial systems to provide for needed infrastructure development and rehabilitation, including maintenance and enhancement of existing infrastructure.

Policy CD.1.1. At the City level, provide a regular analysis of funding and financing policy alternatives needed for infrastructure development and rehabilitation.

Policy CD.1.2. Work collaboratively with private and non-profit economic development groups to provide for the most efficient and effective use of public and private development dollars.

Policy CD.1.3. Analyze the feasibility of expanding development fees within the City of Flagstaff, which may enable future development to provide for related adequate off-site improvements and facilities.

Note: Arizona state statute requires cities to analyze development fees every five years.

Policy CD.1.4. Develop cost-benefit analysis protocol between regional economic development partners when the public is expected to invest.

Policy CD.1.5. Require that new development pay for a fair and proportional share of public facilities, services, and infrastructure.

Policy CD.1.6. Encourage redevelopment projects to utilize private/public partnerships in order to succeed.

Note: For more information, refer to reinvestment and redevelopment discussions the in Land Use and Economic Development chapters.



October 15	<i>Ch. X – Transportation and Ch. XI - Cost of Development</i>
October 22	<i>Ch. IX. - Land Use</i>
October 29	<i>Ch. XIII. - Neighborhood, Housing, and Urban Conservation</i>
November 5	<i>Ch. XIV. - Economic Development</i>
November 12	Ch. III – Implementation and Appendix D – Annual Report Template
November 18	Public Hearing #1 – Joint City/County meeting
November 26	Council discussion of parking lot items
December 3	Public Hearing #2 - City Council [6:00 p.m. 211 West Aspen Avenue]; continue parking lot .
December 3	Public Hearing #2 – County [3:00 p.m. in 219 E. Cherry];
December 6	Council retreat for Regional Plan parking lot items.
December 10	Council completes and approves all amendments to Plan
December 17	Adoption & call for election
May 20, 2014	General Election – mail-in ballot for General Plan



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Flagstaff Regional Plan 2030 Council Parking Lot

Item#	Page #	Source	Edit/Comment	No Change Needed	Change Impleme nted in Final Voter Draft
September 3, 2013 Council Meeting - Introduction					
1		Jeff Oravits	Purpose of the Regional Plan		
2		Jeff Oravits	Clearly define if this is a policy document (and what that means) or is this a guidebook (and what that means)		
3		Jeff Oravits	Vision - come back and revisit at end		
4		Jeff Oravits	Guiding Principles - come back and revisit at end		
5		Jeff Oravits	Sustainable Flagstaff - come back and revisit at end		
6		Coral Evans	Introduction, p. 11-12 "Where We've Been" last paragraph: statement of who makes up the community needs to more accurately reflect the diverse population who helped build this town.		
September 10, 2013 Council Meeting - Chapter 4 & 5					
7	IV-13	Mayor Nabours	Dark Skies - 1) restricting economic "activity centers" in any area designated as Lighting Zone 1 enacted to protect astronomical institutions. Check to be sure language in this section is clear.		
8	Preface	Mayor Nabours	Need for a preface the the whole document similar to the note on Maps 7 & 8 for the whole document "that any word or phrase is not intended to become a rule"		
9	Throughout	Jeff Oravits	Removing definitive language throughout document. He referenced text as well as goals and policies. Guide with suggestions. Example is restricting activity centers in Zone 1.		
10	I-4	Mayor Nabours	Pyramid - definition of policy - definitive course of action		
11	I-4	Celia Barotz	Include defintion of Ordinance - and what happens when policies conflict		
12		Celia Barotz	Land Use - example of two conflicting goals and policies - one will prevail over the other - how we use the language.		
13		Mark Woodson	Use of the word "all" -pretty mandatory -		
14	IV-13	Mark Woodson	Enforce dark sky ordinances -don't think this is the proper way to reinforce - redundant		
15	IV-9	Coral Evans	Reword box at bottom of page - "why do we choose... not why do developers"		
16	IV-15	Coral Evans	Do we really want to refer to 4FR!		
17		Kevin Burke	Definition of Conservation Land System - who would establish and manage		
18	Throughout	Jeff Oravits	Visions - need to add protection of private property rights		
19	IV-8 & 9	Jeff Oravits	Considerations for development would be best in an appendix		
20	IV-10	Jeff Oravits	Do not want to discourage the use of wood burning stoves		
21	IV-12	Jeff Oravits	Last paragraph before goals and policies - confirms that everyone wants to leave in a compact community		
22	IV-12	Jeff Oravits	Policy E&C.3.2 (climate change impacts) and Policy E&C.4.2 (climate change and water resources)		
23	IV-13	Jeff Oravits	text - addressing non-conforming lighting - is there a prop 207 issue		
24	IV-15	Jeff Oravits	Policy E&C.6.5 (preserving wetlands) property rights issues - what is inappropriate development		
25	IV-19	Jeff Oravits	Policy E&C.10.3 - language too definitive		
26	V-1	Jeff Oravits	Open Space Vision for the Future - review for property rights		
27	V-2	Jeff Oravits	2nd paragraph - cause conflicts with development because of watershed issues		
28	V-4	Jeff Oravits	Flag whole page - Applying an Open Space Plan, partners, members of CAC		
29	V-5	Jeff Oravits	All Goals and Policies		
30	V-6	Jeff Oravits	Should this be in an appendix		
31		Coral Evans	Instead of changing each section about property rights - do something on the first page - simple basic statement - take away/reduce/diminish personal or individual property rights -especially if we are trying to shorten the document		

September 17, 2013 Council Meeting - Chapter 7 Energy			
32	VII-5	Mark Woodson	Policy E.2.3 replace "develop City and County" with Promote
33	VII-3	Mark Woodson	Policy E.1.7 end sentence at consumption
34	VII-3	Mark Woodson	Policy E.1.6 end sentence at energy efficiency
35	Throughout	Mark Woodson	Most policies could be broadened as the proposed edits above do
36	VII-5	Mayor Nabours	Policy E.2.4 rewards and encourages accessory wind energy systems - but there is a potential for neighborhood issues. How can we say no we won't allow one with this type of policy.
37	VII-3	Mayor Nabours	Policy E.1.6, E.1.8, E.1.9 the language is too definitive - says we will do these things- not maybe
38	Throughout	Mayor Nabours	A preface could be developed that states that words like develop and promote are not directions to take a particular action.
39	VII-3	Jeff Oravits	Policies E.1.6 - 1.9 change the language from develop/support/incorporate to encourage/consider
September 24, 2013 Council Meeting - Chapter 6 Water Resources			
40	VI-16	Mayor Nabours	Review Health District information on adding policy in regards to mosquito prevention/abatement. "WR.5.8 Reduce mosquito populations in residential areas by removing standing water."
41	VI-8	Mayor Nabours	12% potable water loss - goal or policy that covers reducing water loss through leakage
42	VI-8	Jeff Oravits	Add policy addressing identifying and developing and transportation of new water supplies
43	VI-13	Jeff Oravits	Water Demand should also address new supplies
44	VI-13	Jeff Oravits	WR.3.2 adjust word favor - what about business who bring resource or pay for resources
45		Jeff Oravits	Address water usage by pine trees - thinning in relation to water usage
46	VI-13	Jeff Oravits	WR.3.4 where appropriate and "practical"
47	VI-16	Jeff Oravits	WR.5.2 add "when practical"
October 1, 2013 Council Meeting - Chapter 8 Community Character			
48	VIII-22	Mayor Nabours	Would like a more specific goal or policy about eliminating overhead lines along important viewshed points
49	VIII-22	Mark Woodson	New policy possible for the City to invest in undergrounding utilitis in reinvestment areas
50	VIII-22	Mayor Nabours	Policy CC.3.1 the word "require" is an example of too prescriptive language
51	VIII-27	Coral Evans	Arts Box - at bottom where it says "in addition, the region is host to many diverse events and festivals, such as the annual Route 66 Festival" add Celtic, Juneteeth, Dia de Los Muertos (Day of the Dead), and Pride Festivals.
52	VIII-17	Coral Evans	Sunnyside is not designated as a historic district but the map could be a good beginning for informing people about possible future designations or significant areas and their unique history
53	VIII-27	Coral Evans	Education Resources Box - we do not mention the private higher ed instituions, also include the Joe Montoya Senior Center to the lis of various neighborhood centers
October 8, 2013 Council Meeting - Chapter 8 Community Character			
54	XII-10	Jeff Oravits	Policy PF2.2 - do not use "Require"
55	XII-10	Mayor Nabours	Policy PF2.1 and 2.2 - cross-reference with "Cost of Development"
			Policy PF2.4 - Define "Enhanced Civic Design"
		Coral Evans	Recreation p. XV-2 - Under Community Partnerships - add the two Diamondback ballparks and Theatrikos building. <i>Note: Theatrikos is mentioned in Community Charater, Arts, Science and Education.</i>
			Spell 'Murdoch' correctly.

Kimberly Sharp

From: Coral Evans
Sent: Tuesday, October 08, 2013 8:52 PM
To: Kimberly Sharp
Subject: Regional Plan Comment

Hello Kim.

On page XV-2 Murdoch Center is spelled wrong (the plan has Murdock). Also can we refer to it as the Murdoch Center (Dunbar Elementary School) instead of just the Murdoch Center. This way in the future should it put up on the chopping box again there is some reference point as to the history of the building.

Thanks!

Coral

Sent from my iPad

FLAGSTAFF REGIONAL PLAN

The Regional Plan is a planning document that serves as a roadmap to implement the community's vision. This plan is not intended to require or preclude any particular action and does not provide specific criteria. Development criteria and standards are located in other documents such as the Flagstaff Zoning Code.

This plan should be viewed as a guide to better understand the community's future vision for the area. The goals, policies, maps, and illustrations within this plan do not preclude any property owner from exercising their private development rights.



Memorandum

3. B.

CITY OF FLAGSTAFF

To: The Honorable Mayor and Council
From: Kimberly Sharp, AICP, Comprehensive Planning Manager
Date: 10/17/2013
Meeting Date: 10/22/2013



TITLE:

Regional Plan Discussion #8 - Ch. IX. Land Use

DESIRED OUTCOME:

Staff will present a brief background of data, public comment input, and policies for Ch. IX - Land Use of the Flagstaff Regional Plan. Council may wish to open the discussion for public comment at this time, followed by discussion on any concerns regarding this chapter or policies to put on the 'Policy Parking Lot' list for further Council discussion, debate and decision in November and December.

INFORMATION:

Please see Staff Summary for background, discussion, Planning & Zoning Commission recommendations and letter submitted by the State Land Department.

Attachments: [Staff Summary](#)
[Land Use Chapter- reorganized](#)



CITY OF FLAGSTAFF STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Kimberly Sharp, AICP, Comprehensive Planning Manager

Date: 10/09/2013

Meeting Date: 10/22/2013

TITLE: Regional Plan Discussion #8 - Ch. IX. Land Use

THIS ITEM WILL NOT BE DISCUSSED PRIOR TO 7:00 P.M.

RECOMMENDED ACTION:

Staff will present a brief background of data, public comment input, and policies for **Chapter IX. Land Use** of the *Flagstaff Regional Plan*. Council may wish to open the discussion for public comment at this time, followed by discussion on any concerns regarding this chapter or policies to put on the 'Policy Parking Lot' list for further Council discussion, debate and decision in November and December.

INFORMATION

As a mandatory element of the Arizona Revised State Statutes (ARS 9-461.05.C.1), the Land Use Chapter of the Regional Plan is a community's opportunity to address:

- (a) Designating the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of the public and private uses of land as may be appropriate to the municipality.
- (b) Include a statement of the ranges of population density and building intensity recommended for the various land use categories covered by the plan.
- (c) Identify specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.
- (d) Include consideration of air quality and access to incident solar energy for all general categories of land use.
- (e) Include policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.
- (f) For cities and towns with territory in the vicinity of an ancillary military facility as defined in section 28-8461, include consideration of ancillary military facility operations.

Background

The Citizen Advisory Committee (CAC), as well as city and county staff, determined early in the Regional Plan update process that the existing land use map (2001 Flagstaff Area Regional Land Use and Transportation Plan) was too similar to a zoning map and needed to be reconsidered. The CAC and planning team reviewed many other municipalities' land use maps and general plan descriptions, as well



as reviewed the Flagstaff Zoning Code re-write summary reports. This led the planning team to the conclusion that the community desired a a more general description of land uses, with more flexibility for market changes; yet enough predictability needed to be met in order for public utilities and facilities to carefully plan future needs, and for residents to determine future designations for neighboring properties.

A new paradigm for land use planning in the Flagstaff Region resulted. Focusing on the character of an area, the plan identifies whether an area is 'urban', 'suburban' or 'rural'. Residential and commercial are permitted in all AREA TYPES, and open space and parks are expected to be incorporated into all AREA TYPES. The broader area types led to the simplification of land use designations. As the process evolved, it was evident other AREA TYPES needed to be added: 'Employment' (with a set of policies for heavy industrial, light industrial, business parks, employment centers, etc. which can all co-mingle without conflict) and 'Special Planning Areas' for those areas in the region which have their own type of campus master-planning, such as Northern Arizona University, Lowell Observatory, and Flagstaff Medical Center. These **five AREA TYPES** set the stage for all land uses. Compared to the existing Regional Plan's 20 land use designations, it is a focus on character rather than use.

- Urban
- Suburban
- Rural
- Employment
- Special Planning Areas

To further refine appropriate compatible uses, **three PLACE TYPES** were defined – Activity Centers, Corridors and Neighborhoods. To protect existing and future neighborhoods, it was determined that commercial activities would be limited to Activity Centers and Corridors, while allowing some home-based type of businesses in Neighborhoods.

- Activity Centers - mixed-use centers that vary by scale and activity mix depending on location. They include commercial, retail, offices, residential, shared parking, and public spaces, with a great emphasis on pedestrian connectivity. This plan identifies existing and potentially new activity centers throughout the planning area, including urban, suburban and rural centers.
- Corridors – Corridors are streets which are community and neighborhood connectors, transportation routes, and energetic places that are a magnet for mixed-use development and residential uses. Corridor Place Types identified in the Regional Plan are also the “Great Streets” outlined in Community Character, pp. VIII-4 – VIII-10. Corridors can be linear Activity Centers, and they are truly the first impression, daily encounter and the last sense of place people experience of this community.
- Neighborhoods – includes both geographic (place-oriented) and social (people-oriented) components, and may be an area with similar housing types and market values, or an area surrounding a local institution patronized by residents, such as church, school, social agency or recreational venue.

The Future Growth Illustration and Activity Centers Illustration both host many more Activity Centers than the market for this population would support – thus they are OPPORTUNITIES and not a mandate in any way. The private sector will determine when each location is desirable to be developed.



Maps

The Land Use chapter has seven maps, or illustrations, and the numbering of the maps will be revised during the final edit for consistency.

The first two maps set the stage for parameters and potential for future development:

- Existing Land Ownership
- Development Potential of Vacant Parcels

The next three maps define the community's vision for future growth:

- Future Growth Illustration – FMPO scale
- Future Growth Illustration – City scale
- Activity Centers and Corridors

The last two maps

- Transitions Map
- Public Utilities and Activity Centers

Planning and Zoning Commission recommendations

Internal planning staff and the Planning and Zoning Commission worked through a number of sample projects to verify the Land Use chapter's clarity of purpose and ease of use. There were a number of items which needed to be reorganized, refined, namely the organization of the chapter, the cross-referencing of chapter, tables, graphics, maps and policies, as well as a number of policies needing grammatical clarifications.

An reconfigured **Chapter IX. Land Use** has been attached for your review. Please note that the changes are:

- Develop the chapter so that a developer can walk right through it and know where to go to find his/her information needed
- Clearly articulate from the beginning of the chapter what is meant by 'Area Type' and 'Place Type'.
- There is a better transition between 'what we have' and 'where we are going' sections.
- The introduction to each Area Type / Place Type needs to refer directly to the following tables, charts, illustrations, goals and policies and how to use them.
- Flagstaff urban is not like other larger cities urban – be clear about that.
- The Character tables have been updated and organized to be consistent with each section.
- The larger illustrations have text call outs so that it is understood what is being illustrated.

Land Use Chapter - Policy language clarifications:

The revised land use chapter (attached) includes all P&Z recommended goals and policies changes, which are articulated in track changes below:

**The order of the 'Applicable to All Land Uses' Policies should be: 1, 2, 4, 6, 3 and then 5 – putting those most related to each other next to each other for ease of use. They have been reordered and renumbered to reflect this more logical flow*



Goal LU.2. Balance housing and employment land uses ~~needs~~ with ~~a desire to preserve and protect~~ the preservation and protection of our unique natural and cultural setting.

Applicable to All Land Uses, Goal LU3, Policy LU.3.5.; “Encourage the distribution of density within neighborhoods to relate to the access of associated activity centers and corridors, infrastructure, transportation, and natural constraints like slopes and drainages.”

Policy LU.3.2. ~~The City requires~~ Require unincorporated properties to be annexed ~~into the city~~ prior to the provision of city services, or that a ~~conditional service~~ pre annexation agreement is executed agreeing to annex when deemed appropriate ~~by the City (pre-annexation agreement)~~.

Policy LU.4.2. ~~Encourage~~ Promote infill development ~~within the existing developed areas~~ over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services, ~~and reclaim abandoned areas~~.

Policy LU.4.4. Plan for and promote ~~centers~~ of compact commercial development as ~~neighborhood centers or~~ activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.

~~Policy LU.5.3. Continue to pursue opportunities to address water resources on a regional basis.~~

Policy LU. ~~6.41.5~~. Allow and encourage urban agriculture including home gardens, community gardens, urban farms, chickens, greenhouses, on-site sales of produce, and farmer’s markets within urban, suburban, and rural contexts and in selected open space parcels.

Policy LU.8.1. Prioritize connectivity ~~for pedestrians, bicycles, and transit~~ within all urban neighborhoods and activity centers.

Policy LU.8.4. Develop specific plans ~~and amend zoning as necessary~~ for each urban neighborhood and activity center to foster desired scale and form.

Policy LU.8.6. ~~Support a variety of housing types within urban context, and highly~~ Encourage residential spaces ~~over-located above and behind~~ commercial within urban centers as well as a variety of housing types in the urban context.

Policy LU.8.7. ~~Encourage~~ Commercial and office uses within mixed-use development ~~to occupy~~ will occupy the first floor of multistory buildings.

Policy LU.8.10. ~~Consider civic and public spaces as highly valued and important venues for social activities, to be~~ Well designed; civic spaces must be accessible; and central to the urban fabric.

Policy LU.9.2. Encourage new multi-story mixed-use buildings ~~to have with~~ windows and doors facing ~~and built to~~ the sidewalk. ~~s to be constructed on vacant lots~~.

Policy LU.9.4. ~~Encourage a wide mix of residential housing types downtown to e~~ Encourage a diversity various housing types that appeal to a diverse range of ages and incomes.

~~Policy LU.9.9. As defined in the FUTS Master Plan, include downtown trail access points, bicycle lanes, bicycle parking, and facilities as part of all downtown new development and redevelopment projects.~~



~~Policy LU.9.10. Seek opportunities to improve accessibility in the downtown area.~~

~~Other related policies: Policy T.2.3 in the Transportation chapter.~~

Policy LU.10.1. was condensed for simplicity and now reads: “Invest in downtown’s streets and sidewalks so that they remain Flagstaff’s premiere public spaces.”

Policy LU.10.2. Create a downtown parking strategy plan that continues to utilize and improve upon ~~the provision of~~ on-street parking, public parking lots and garages, and shared private parking spaces, with clear signage for wayfinding and to inform the public of all ~~transportation parking~~ options.

Policy LU.10.3. was revised for clarity and now reads: “Locate public and private parking facilities, lots, and garages carefully, screening parking from streets, squares, and plazas.”

Policy LU.10.4. Incorporate ~~parking facilities liner buildings into and~~ larger mixed-use projects ~~and into parking facilities provide street storefronts, where feasible.~~

Policy LU.10.9. As defined in the FUTS Master Plan, include downtown trail access points, bicycle parking, and bicycle facilities.

Policy LU.10.10. Seek opportunities to improve ADA accessibility in downtown.

Policy LU.11.1. Prioritize connectivity for walking, biking, and driving, ~~and selected wildlife~~ within and between ~~with~~ surrounding neighborhoods.

Policy LU.11.5. Encourage developers to consider at least one floor of apartments or offices ~~over above and behind~~ commercial development in commercial cores of mixed-use and activity centers and corridors.

Policy LU.11.8. Locate civic spaces, parks, and institutional uses within ~~the~~ neighborhood pedestrian sheds. ~~Most neighborhoods, even new ones, would benefit from a greater variety of activities within walking and bicycling distance.~~

Policy LU.11.10. Protect wildlife corridors where appropriate.

Policy LU.12.1. Maintain rural growth boundaries ~~while suitable for rural development balanced with~~ preserving the integrity of open space boundaries identified in the Greater Flagstaff Open Spaces and Greenways Plan and updates.

Policy LU.12.6. now reads, “Plan for development outside of the rural growth boundary to be very low density and **to have integrated** conservation design.”

Goal LU.13. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, ~~and~~ business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.

Goal LU.14. Maintain industrial areas that provide for the manufacturing of goods, flexible space, and ~~research and development~~ intermodal facilities that are well maintained, attractive, ~~and~~ compatible with adjoining nonindustrial uses, ~~and well maintained.~~



Policy LU.14.1. Encourage ~~the protection of the continued intensification, expansion, and protection of~~ existing industrial, warehousing, and distribution ~~facilities-uses~~ from encroachment ~~by residential uses, as well as their continued intensification and expansion.~~

Policy LU.14.5. now reads, “Consider all health impacts on the community in the design of new industrial uses, such as wastewater treatment, traffic safety, **noise**, and other impacts.”

Policy LU.15.1. ~~Maintain cohesive~~**Enhance** connectivity and coordinated ~~d~~ planning efforts with ~~contiguous~~ neighborhoods ~~contiguous to~~ special planning areas.

Policy LU.16.7. was shortened for clarity and now reads, “Concentrate commercial, retail, services, and mixed use within the activity center commercial core.”

~~Policy LU.16.8.; while li~~ increased residential densities, live-work units, and home occupations ~~with greater pedestrian and bicycle connectivity can be developed~~ within the activity center’s pedestrian shed.

** The numbering of the remaining ‘Activity Centers and Corridors’ Policies was adjusted to account for the addition of Policy LU.16.8. above.*

Activity Centers, Policy.16.16.; “Actual pedestrian-shed boundaries will be established considering opportunities and constraints posed by natural and man-made barriers like terrain or the interstate, road networks, and existing development patterns.”

Policy LU.18.10. ~~Consider adaptive reuse possibilities when new big box developments are proposed. Review big-box development proposals for their consideration of feasibility in re-use.~~

Example Project

A development project is proposed to City Staff as;
Developer has contracted purchase the west side of State Land Section 20, 320 acres just east of Country Club. He wants to extend East Butler Avenue to Old Walnut Canyon Road and build a commercial mixed-use center with apartments behind or above, some townhouses and some single-family units south of the new Butler Avenue.

The **land use designation from the Future Growth Illustration is “Future Suburban”**, which allows 2-12 units per acre. The Regional Plan policies allow commercial and mixed-use in ‘activity centers’ or ‘corridors’ only. The Corridors are the ‘Great Streets’ as defined in Community Character – Map 14. Butler Avenue is a ‘corridor’ to Fourth Street, and then is not a commercial corridor. The east side of State Land Section 20 does not have a designated activity center. The land is **zoned Rural Residential**. What’s the process?

A) The land use designation allows for the townhomes and single-family homes, but to permit the commercial with apartments, a **MAJOR PLAN AMENDMENT APPLICATION** is required – to add a new activity center or to designate the corridor. Note: the western portion of State Land Section 20 does have an activity center at the future East Butler Avenue and Walnut Hills Drive. If the



developer had purchased this side of the section, a MAJOR PLAN AMENDMENT would not be necessary. A MINOR PLAN AMENDMENT would be required for the existing activity center to approve an illustrative or specific plan – which would be the development master plan in this case.

B) Rural residential zone allows one unit per acre or larger lots only. The developer will need to submit a **REZONE APPLICATION**.

Walk the project through the Flagstaff Regional Plan 2030:

- The Future Growth Illustration Maps, Natural Environment Maps, Land Use Chapter graphics and policies, and policies from all of the chapters are referred to.
- When reviewing Activity Center policies – the majority of the policy direction is from the Land Use Chapter – Activity Centers and Corridors. There are illustrations, a location map, and policies to give the developer a clear idea of what the community vision is. There are also references to Activity Centers in Transportation – what type of transportation modes is appropriate for this type of development?
- The developer will be encouraged to design the project to ‘protecting the surrounding neighborhoods’ (from undue traffic, unwanted land use types, etc.).
- The policies state “each activity center will need an illustrative plan, specific plan or development master plan to move forward” – this will be done by the developer as this will be part of a large development master plan.

State Land Department

The Arizona State Land Department was invited to participate in the Regional Plan update process from the beginning, and have been active participants. They submitted a number of suggested edits for the public review draft (March 2013) and the majority of those edits were incorporated into the public hearing draft (August 2013). Their final review produced one further suggested edit for the Land Use Chapter – regarding State Land section 10. Please see letter attached.

Janice K. Brewer
Governor

ARIZONA STATE  LAND DEPARTMENT

Vanessa P. Hickman
State Land
Commissioner

August 19, 2013

James Cronk, Planning Director
Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: The Flagstaff Regional Plan

Dear Jim,

Arizona State Land Department ("ASLD" or the "Department") staff has completed their review of the Flagstaff Regional Plan 2030 draft dated July 9, 2013. While this iteration of the Plan incorporates many of our earlier comments from our letter dated June 6, 2013, ASLD still has concerns over the treatment of State Trust land located in Section 10, T21N, R8E ("Section 10"). In keeping with the intent of both the City of Flagstaff memorandum dated February 22, 2011 and the July 2013 Flagstaff Regional Plan, ASLD requests insertion of the following language into the Plan's Land Use element page LU-44 following paragraph 2:

For example, the Plan designates a section of State Trust land along Route 66 in east Flagstaff (T21N, R8E, Sec. 10) as "Employment." This section straddles I-40, Route 66, and the BNSF Railroad. Its location serves as the eastern gateway into the City, and is an appropriate location for mixed-use development. If in the best interest of the State Land Trust, the portion south of I-40 could be used to satisfy open space and tree canopy credits for the area north of I-40. The area between I-40 and Route 66 is heavily impacted by road and railroad traffic, and provides an ideal location for an employment-based node. Moving north from Route 66, land uses would transition from employment to residential, with the residential uses transitioning from higher density near Route 66 to lower density to match existing residential densities in adjacent sections.

With the insertion of this text, ASLD believes that the intent of the parties with regard to Section 10 is more accurately reflected. Please feel free to contact Mark Edelman at 602-542-6331 / medelman@azland.gov or Gordon Taylor at 602-542-2647 / gtaylor@azland.gov with any questions.

Sincerely,



Vanessa P. Hickman
State Land Commissioner

H:\PLAN\Coconino County\Flagstaff\Flagstaff Regional Plan

LAND USE & GROWTH AREAS



The **Land Use and Growth** component of the Flagstaff Regional Plan is a community vision of how land use in the region should occur for the next 20 years. It also sets the legal framework for more specific planning and guiding zoning regulations. It is important to recognize that this is a diverse community that demands land use options while recognizing private property rights. To promote a balanced land use pattern, the region will consider the following concepts:

Area Types

This chapter is organized around three area types: urban, suburban and rural. Flagstaff enjoys existing urban, suburban, and rural areas as neighborhoods, shopping areas, roadways, and other spaces. Within each area type, there are distinct areas called place types. Employment Centers can exist within all place types, but along with Special Planning areas, they need special consideration.

Place Types

Place types include activity centers, neighborhoods, and corridors, and provide the framework around which communities are built. Land uses that occur within the different place types are further designated into categories such

as residential, commercial, and institutional, which define the type of use and zoning for those place types. The land uses appropriate for each activity center are listed on the urban, suburban, and rural area character tables.

Growth

Future growth will be concentrated in reinvestment areas and will include a balance of infill and redevelopment in existing neighborhoods as well as the development of “greenfields” within the growth boundary.

Inside this Chapter:

EXISTING LAND SUPPLY

<i>Existing Land Ownership Map #16</i>	IX-9
<i>Development Potential of Vacant Parcels Map #18</i>	IX-13
<i>Future Growth Illustration - FMPO Scale #19</i>	IX-15
<i>Future Growth Illustration - City Scale #20</i>	IX-17

AREA TYPES

Urban	IX-22
Suburban	IX-33
Rural	IX-39
Employment	IX-46
Special Planning Areas	IX-48

PLACE TYPES

Activity Centers & Corridors	IX-49
<i>Activity Centers & Corridor Map #22</i>	IX-51
Neighborhoods	IX-56

GROWTH

Reinvestment Areas	IX-57
<i>Transitions Map #23</i>	IX-59
<i>Public Utilities & Activity Centers Map #24</i>	IX-61
Greenfield Development	IX-65

Our Vision for the Future

In 2030, our community continues to grow in a smart and connected way, as compact development makes investments in efficient infrastructure, alternative travel modes, and image. The land use decisions made in the region promote a healthy lifestyle and quality of life desired by many.

EXISTING LAND SUPPLY

Context of Land Uses

Flagstaff's historical pattern of land uses was driven by the early economics of the railroad, sawmills, the university, and ranching. New development needs to be contextually sensitive to fulfill the Flagstaff Regional Plan's guiding principles and provide lifestyle choices for the community.

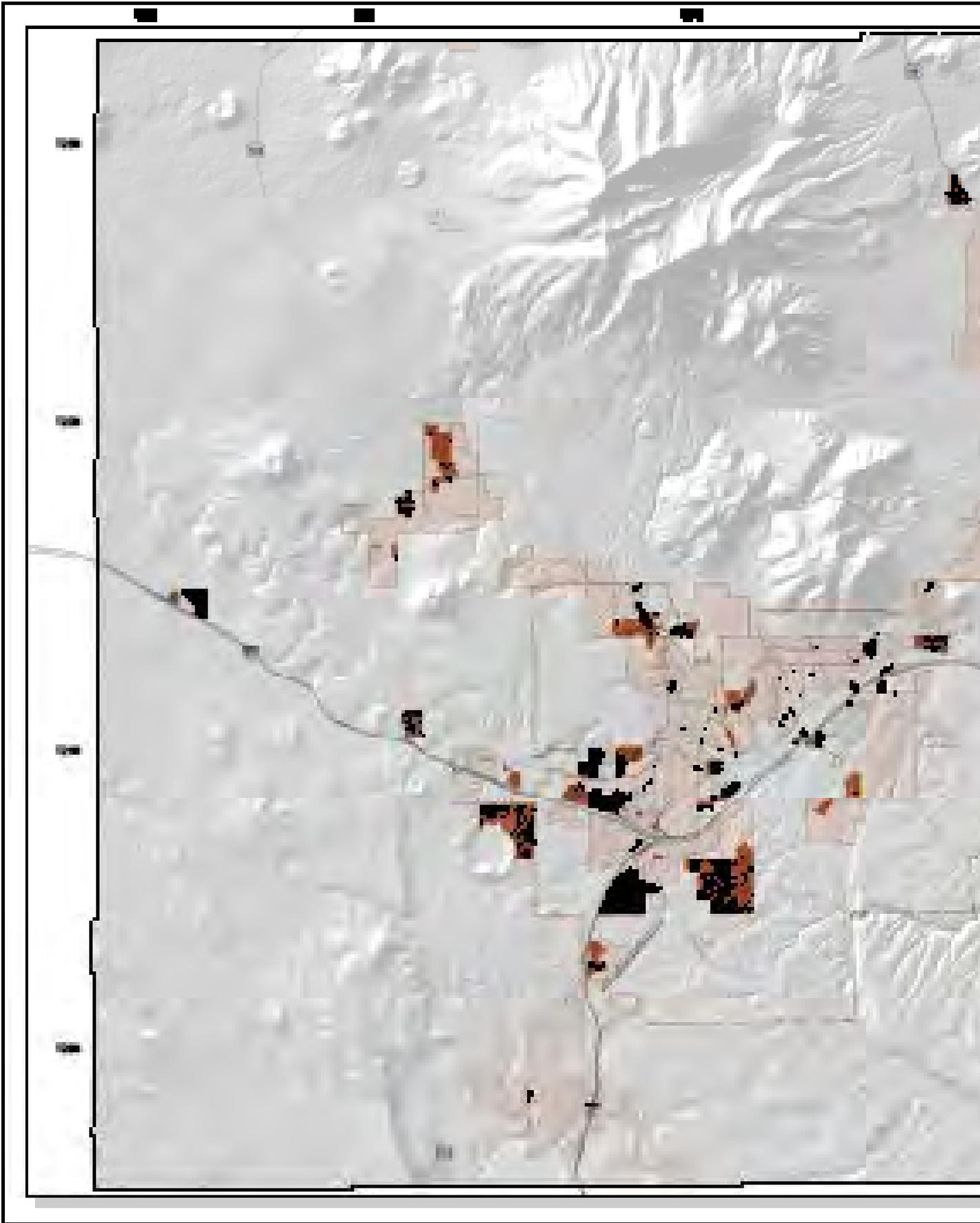
Within each area type are groups of place types – all working together to complete and connect homes with jobs, school, activities, and shopping. **The community vision is to focus infrastructure investments where they will have the most impact** – in reinvestment areas of activity centers and corridors, as well as preservation of existing neighborhoods, **and to make walking and bicycling from and to all place types an opportunity for residents and visitors.** This chapter covers land designations for future growth patterns, and the Future Growth Illustrations (Maps #19 and #20) identifies the area types of urban, suburban, and rural character. It is expected that more detailed plans, activity center and civic spaces specific plans, public facility planning, and neighborhood plans will define the context and particulars for development, reinvestment, and conservation in any given specific vicinity.

How Land is Evaluated

Land Use versus Zoning – Policy versus Ordinance. Land use refers to the general activity that occurs on land. Zoning regulates building size, bulk, density, and in every case, the land use. Land use is regulated through the zoning ordinance. The adoption of ordinance is guided through policy language. This is a policy document intended to help decision makers evaluate new ordinance.

Property Rights - Property owners may develop and maintain their properties subject to existing regulations, primarily the adopted zoning, building, and fire codes. This plan works in coordination with private property rights and the City of Flagstaff and Coconino County Zoning and Building Codes. If a private-property owner wants to develop or redevelop property and the desired proposal conforms with the Zoning Code, but not with the Flagstaff Regional Plan, the private property owner may develop in conformance with the Zoning Code without seeking an amendment to the Regional Plan. If, however, the desired proposal does not conform with either the Zoning Code or the Regional Plan, the property owner must apply for both a Regional Plan amendment and a Zoning Map amendment. See Amendment Table, Chapter III - How This Plan Works.

The following, “Growth From 2000-2012” Map #15, identifies properties developed since the adoption of the last Regional Plan.



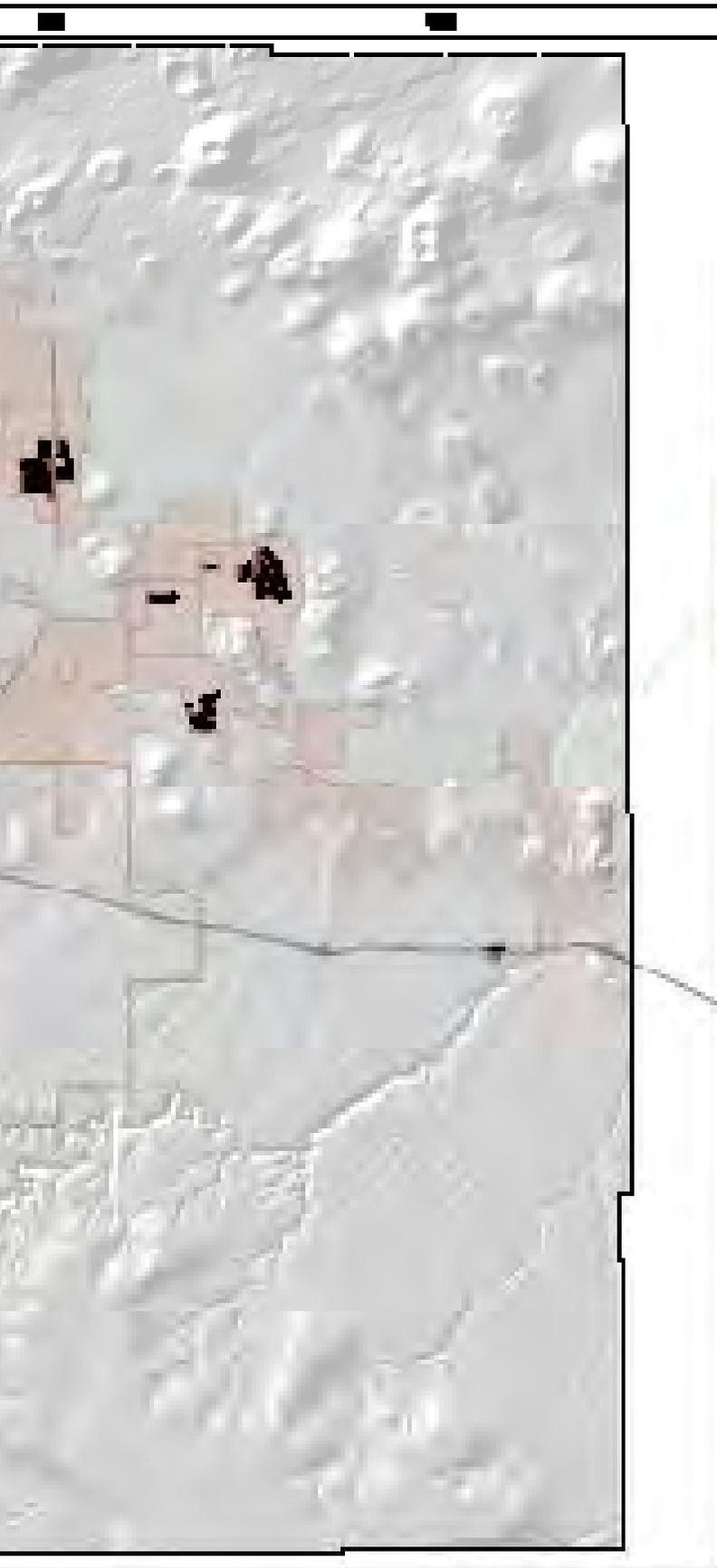
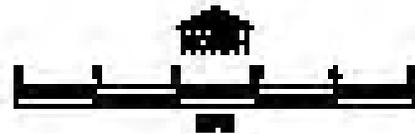


Figure 15
GROWTH FROM 2000 - 2012

-  Residential Development
-  Commercial Growth
-  Industrial
-  General Purpose

Total Acres added from 2000-2012		
	# Parcels	Acres
Residential	8900	2,008.83
Commercial	137	424.26
Industrial	307	373.87
General	0	7.86
Total	9384	2814.82



FLACK+KURTZ ARCHITECTURAL PLAN
VISION 2040 PLACE MATTER

Map #15 above shows the land that has been developed in the planning area since 2000. Refer to Goal LU.3. for policies pertaining to annexation.

EXISTING LAND SUPPLY

Existing Conditions and Trends

Today's home buyers, renters, and entrepreneurs all demand one thing: **choice**. If the community can offer choices of jobs, commuting options, housing types, and recreational opportunities as well as a variety of entertainment and shopping, national studies show these are characteristics of a thriving community. The overall rural mountain character of the Flagstaff region offers these lifestyle **choices**.

National Trends

Future trends foresee **smaller houses, smaller lots, multi-family, and multi-generational housing** – quality built with modern technologies and accessible to community amenities¹; commercial space within easy access (walking and biking) to homes and amenities; more “third-places” and tele-commuting. National trends show growing markets in downtowns and walkable neighborhoods, especially with those having good transit service, commanding the highest premiums on space.² Typical suburban development should be re-thought to accommodate a wide range of ages, incomes, and public transit.³

The Third Place

The term third place was first used by sociologist Ray Oldenburg and appeared in his 1990 book *The Great Good Place*, a celebration of the places where people can go to relax and commune with friends, neighbors, and whoever shows up. The subtitle says it all: “Cafes, Coffee Shops, Community Centers, Beauty Parlors, General Stores, Bars, Hangouts and How They Get You through the Day.”

Local Trends

- **Geography** and the Northern Arizona climate greatly influence development. The ownership patterns of private and public lands and topography also played a significant role in determining the development patterns.
- **Growth areas in the past 10 years** have been significant single-family subdivisions (for example, Boulder Pointe, Ponderosa Trails, and Anasazi Ridge) with recent multi-family residential additions. This reflects the needs of the university and demographic shifts. The metro-area regional market is reflected in the fact that housing has generally followed retail development.
- **Growth boundaries** have been established by Flagstaff to promote compact development and efficient infrastructure within the city. Rural Growth Boundaries in county areas are established in respect of public and private land ownership.
- **Mixed-use** development promotes a compact, walkable urban form, and can be seen locally in Flagstaff's historic downtown and more recently around the University campus. Mixed-use opportunities exist in this region where planned activity centers host a significant amount of growth in office space, retail business, and multi-family housing.

Other Conditions Affecting Development:

- **Open spaces** continue to be an important aspect to the region's character, ecosystem health, and a draw for businesses, workers, and visitors. Continuing the work of the 1998 Flagstaff Area Open Spaces and Greenways Plan, this particular land use category will be considered in each context: rural, suburban, and urban. In the larger context, Picture Canyon Conservation Area (city) and Rogers Lake Conservation Area (county), both purchased in 2012 with Open Space Acquisition funding, Walnut Canyon National Monument, the surrounding National Forest System Lands, and the ongoing and much celebrated Flagstaff Urban Trail System (FUTS) all are imperative to the region's system of open spaces.
- **Public and quasi-public uses** include many of our largest employers in the region such as: the City of Flagstaff, Coconino County, Northern Arizona University, Coconino Community College, Flagstaff Medical Center, Flagstaff Unified School District, and federal offices. Many have plans for facility growth, consolidation, and shared resources to meet their employment, service, and space needs.

¹National Association of Realtors: <http://www.realtor.org/field-guides/field-guide-to-the-small-house-movement>

²Kaid Benfield; October 25, 2012.

³<http://www.realtor.org/articles/building-a-new-suburbia-for-all-generations>

EXISTING LAND SUPPLY

- **Public spaces** are one of the most important design aspects of a city, they serve as its collective commons—the shared public spaces where people gather, including streets, squares, parks, markets, playgrounds, or sports facilities. The Flagstaff region hosts a number of public spaces, yet the population desires more designed public spaces. As Heritage Square attests, good public spaces produce a lot of use. This plan reflects on how those spaces interact with homes and businesses as well as how they are connected together.
- **Regulations** – Zoning codes, building codes, fire codes, health codes, and engineering standards are regulatory documents intended to promote the goals and policy for Flagstaff. Regulations are in place to serve the greater good of public health and safety, and to promote a well-planned community.
- **Reinvestment areas** implement the goals for revitalization, redevelopment, and infill to promote activity centers and walkable neighborhoods. Many of these areas require utility upgrades and infrastructure to be provided as incentives for private investment. As the private and public sectors continue to work together, parcel assemblage and infrastructure needs will need to be met to assist in enhanced reinvestment projects.

Why Compact Development?

Successful compact development for the region features the following, respecting the Flagstaff region's scale and design traditions:

- Well connected access for pedestrians, bicyclists, cars, and transit
- Pedestrian-, bicycle-, and transit-friendly design
- Concentrations of population and/or employment
- Medium to high densities appropriate to context
- Smaller housing choices on small lots and multi-family options with shared amenities
- A mix of uses
- Interconnected streets
- Innovative and flexible approaches to parking
- Access and proximity to transit

Compact development can be built anywhere, and can be adapted to the urban, suburban and rural context. It encompasses residential and commercial development. Single-family houses, townhomes, apartments and live-work units all have a place in compact development. Employment centers are also important candidates for compact development.

Some examples of revitalization projects in the urban and suburban context are: Sawmill at Aspen Place, a 40-acre commercial infill and brownfield redevelopment project; the Lumberyard Brewery adaptive-reuse and historic preservation; Barnet Dulaney Perkins Eye Surgical Center redevelopment on Switzer Canyon Drive.

- **Transportation options** are more complex than creating a bus route, building sidewalks, or striping a bike lane (even though those are all important). Expanding transportation choices demands a shift in our land use patterns and the way we locate and shape future development. To complement land use changes, we must challenge our current notions of space and how we get from Point A to Point B on a daily basis. Public and private traffic engineers can design for pedestrian and bicyclist safety and experience first, automobile driver experience second, transit options next, and auto capacity and speed last. This will be a paradigm shift from the current automobile-only focus.

- **Utilities** - The availability or absence of public water or sewer service, together with some soil and topographic restrictions, serve as development constraints. These constraints should influence land use and development patterns. Up to now, water availability has not been as strong a deterrent to residential development, as public services have extended, and hauling water and some private wells have been accepted.

The land available for development and redevelopment within the Flagstaff region is both privately and publicly held. Intergovernmental cooperation is paramount in seeing the community vision realized. Only with all landowners working together can critical growth issues be addressed, such as economic development, connectivity, infrastructure, and open space protection. The broad objective is mutually benefiting multiple entities.

EXISTING LAND SUPPLY

Land Ownership

Land ownership in the planning area is tabulated in the table at the right and illustrated on Map 16.

U.S. Forest Service - National Forest System lands equate to 380 square miles regionally and 21.4 square miles within the city limits (13,696 acres). Management challenges include urban-wildland interfaces, developing and maintaining public trail access, and managing public recreational and economic uses of public lands.

Department of Defense - Camp Navajo is managed by the National Guard Bureau and Arizona Department of Emergency and Military Affairs for national defense purposes including military training, storage, and maintenance. The U.S. Naval Observatory’s (USNO) Flagstaff station, a few miles west of the city, is one of two Navy dark-sky sites for optical and near-infrared astronomy. Both sites are critically impacted by development in the region.

National Park Service - There are two national monuments in the greater Flagstaff region: Walnut Canyon and Sunset Crater. Protection of the Walnut Canyon National Monument and the surrounding area is a high priority to the community. In 2002, City Council and the County Board of Supervisors voted for additional protection for lands around Walnut Canyon and requested the federal Walnut Canyon Area Special Study. Any development contiguous to the Walnut Canyon National Monument area must be sensitive to the important cultural resources. Sunset Crater National Monument consists of lava flows, volcanic cinder cones, and craters. It is a relatively pristine and undisturbed environment.

State Trust Lands within the city limit total 6,555.5 acres, and constitute over 25,000 acres within the FMPO boundaries. State Trust lands are subject to sale for conservation or development. Most State Trust parcels are surrounded by National Forest System lands and serve as part of the larger eco-system landscape. At this time, the Arizona State Land Department has identified its holdings as “appropriate for conservation” or as “development potential.” By state statute, Arizona State Land Department parcels hold development rights (entitlements) of one-unit per acre, unless shown for a higher level of use or has a classification of “appropriate for conservation”.

Owner	Acres	Percent
Public Multiple-Use Lands		
Coconino Multiple-Use Lands	243,005	72%
Camp Navajo - Dept of Defense Property	12,017	4%
Walnut Canyon National Monument	3,228	1%
Sunset Crater National Monument	3,048	1%
City-owned Land	3,684	1%
County-owned Land within FMPO	3,248	1%
Northern Arizona University	740	<1%
Total Public Lands	268,970	80%
Private Lands		
Arizona State Trust Land	25,627	8%
Other privately owned land	41,782	12%
Total Private Lands	67,409	20%
Total FMPO	336,379	100%

EXISTING LAND SUPPLY

Coconino County Land Ownership (in FMPO)	Acres
County Parks	598.68
Facilities	121.66
Open Space / Drainage / ROW	2467.95
Other	59.76
Total	3,248.00

City of Flagstaff Land Ownership	Acres
City Parks	870.58
Facilities	1,458.39
Open Space / Drainage / ROW	809.46
Other	545.91
Total	3,684.35

City of Flagstaff/Coconino County owned land is for the purposes, generally, of maintaining facilities, right-of-way (ROW) of roads, streets, alleys, sidewalks, drainage, stormwater collection, and for parks, FUTS, and public access to the Coconino National Forest. Parcels which have been acquired for various other reasons, may be disposed of.

Northern Arizona University's 740 acres have been developed since 1899, first as a teacher's college (Arizona State Teacher's College) to today's university campus comprising six colleges, 18,000 Flagstaff-campus students, and over 800 faculty members. The most recent University campus master plan (2008) incorporates many opportunities and challenges shared by the community as a whole. Map 17 highlights opportunities for better connectivity to the surrounding community to and from campus (Northern Arizona Master Plan Update 2008, Airs-Saint-Gross).

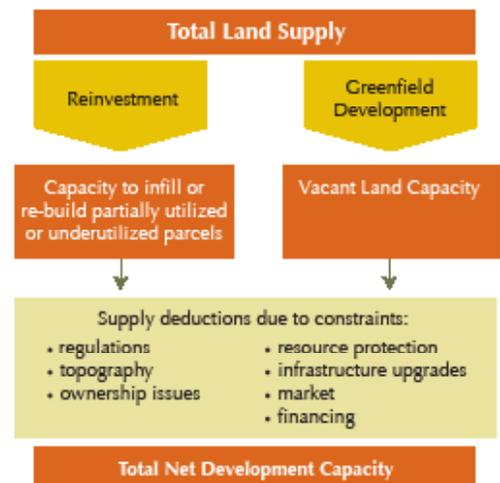
Private Land - Only 12 percent of the land in the planning area is privately held. Given this small amount of land, determining how to encourage development patterns that fulfill the community vision is a significant task.

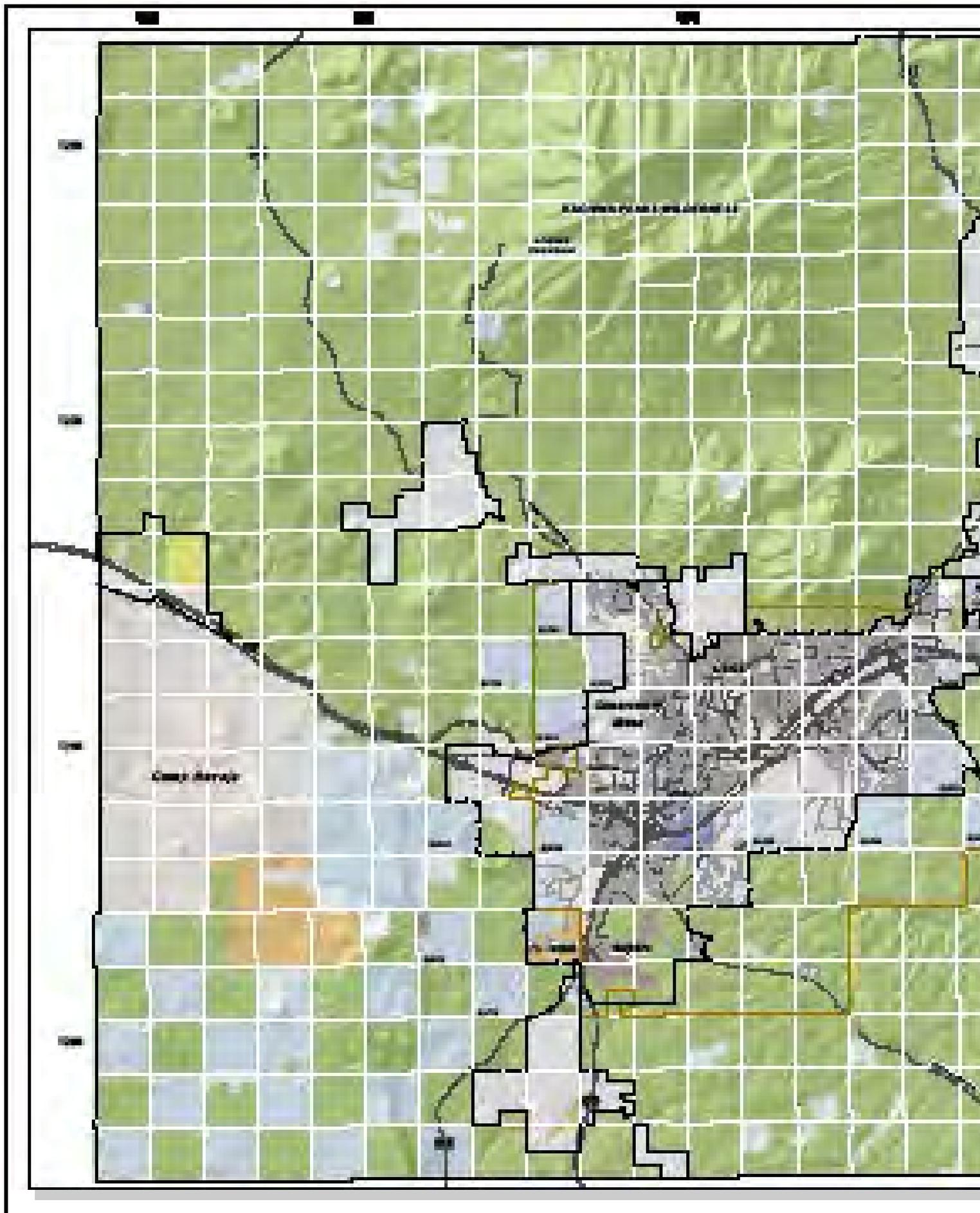


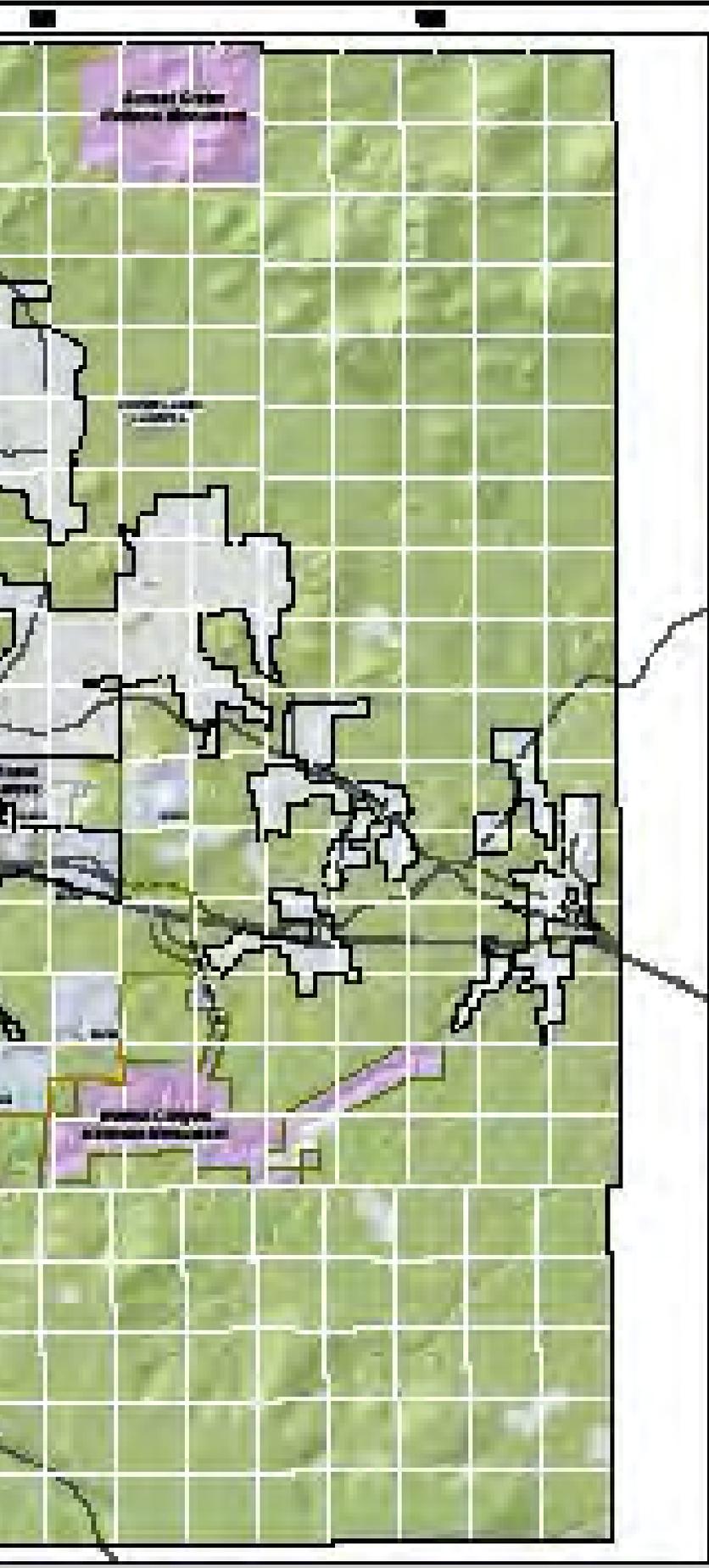
Map #17: NAU Connectivity

Overall Land Supply

Existing land available for development (Refer to Map #18) illustrates the current limits of urban and suburban areas, and the potential for rural growth. With that in mind, thoughtful planning and cooperative efforts (between developers, with the use of public/private partnerships, and various public entities) can produce a balanced land use pattern. Demand for greenfield development will be reduced as reinvestment, redevelopment, and infill of underutilized and vacant buildings and parcels accelerates. Land use planning must also take into account water supply.



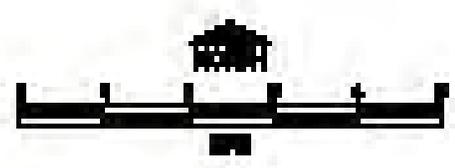




**Figure 7-6
EXISTING LAND OWNERSHIP**

- Private Land**
- State Land**
- Maricopa**
- Maricopa County**
- Navajo Trust**
- Coconino County**
- Maricopa County**
- Administration of Records-2011**
- Administration of Parks**
- State-Trust-Reserve**
- PLP's Reserve**
- Navajo Trust**

PLANNING DEPARTMENT



**FLAGSTAFF REGIONAL PLAN
VISION 2040: PLACE MATTERS**

Land Use Tool Box

Activity Centers are mixed-use areas where there is a concentration of commercial and other land uses. The activity centers are encompassed by 1/4 mile pedestrian shed, which indicates appropriate location for higher-density residential development, live-work units and home-based businesses, and the need for a high-degree of pedestrian and bicycle connectivity to the center or commercial core of the activity center.

Pedestrian Shed is the basic building block of walkable neighborhoods. A pedestrian shed is the area encompassed by the walking distance from a town or activity center. Pedestrian sheds are often defined as the area covered by a 5-minute walk (about 1/4 mile, 1,320 feet, or 400 meters). They may be drawn as perfect circles, but in practice pedestrian sheds have irregular shapes because they cover the actual distance walked, not the linear (crow flies) distance. Linear Pedestrian Shed – extends for a 1/4 mile radius along a pedestrian-oriented

street (corridor and/or Great Street).

Block Size – an area of land bounded by a street, or combination of streets and other land uses with defined boundaries. Block sizes vary, with smaller blocks in walkable urban areas, larger blocks in suburban and large tracts of land in rural areas.

Coconino County Assessor’s on-line tool is a way to determine current land use, zoning, lot description, property tax history, and other information about any piece of property within Coconino County: <http://assessor.coconino.az.gov/assessor/web/login.jsp>

Density (dwelling units per acre) is the number of homes (single-family, townhouses, apartments, live/work units, etc.) per acre. Many community resources and recreational facilities use density to calculate facilities needed to serve the growing population.

Intensity of commercial development

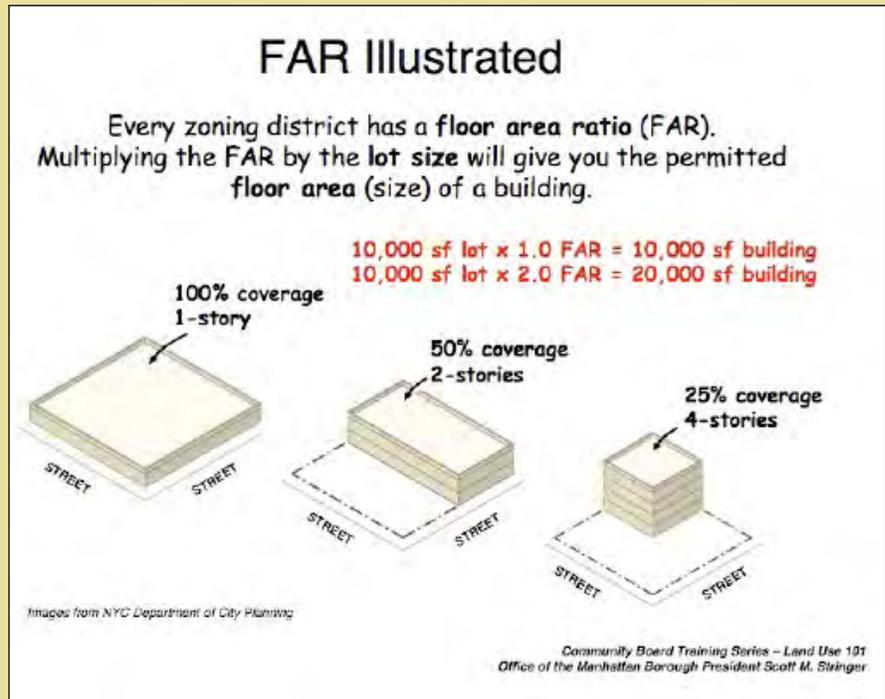
describes the concentration of development on a site, or the degree to which land is occupied. There is no single measurement of the intensity of land use; it is usually conveyed by dwelling units per acre density, amount of traffic generated, and FAR.

Land Measurements – acres and square feet

Floor-area-Ratio (FAR) – is the total floor area of all buildings or structures on a lot divided by the gross area of the lot. *See the illustration below.*

Refer to Chapter III - How This Plan Works to understand:

- How a development project is processed through the city / county
- What the process is if a development desires a land use or zoning change



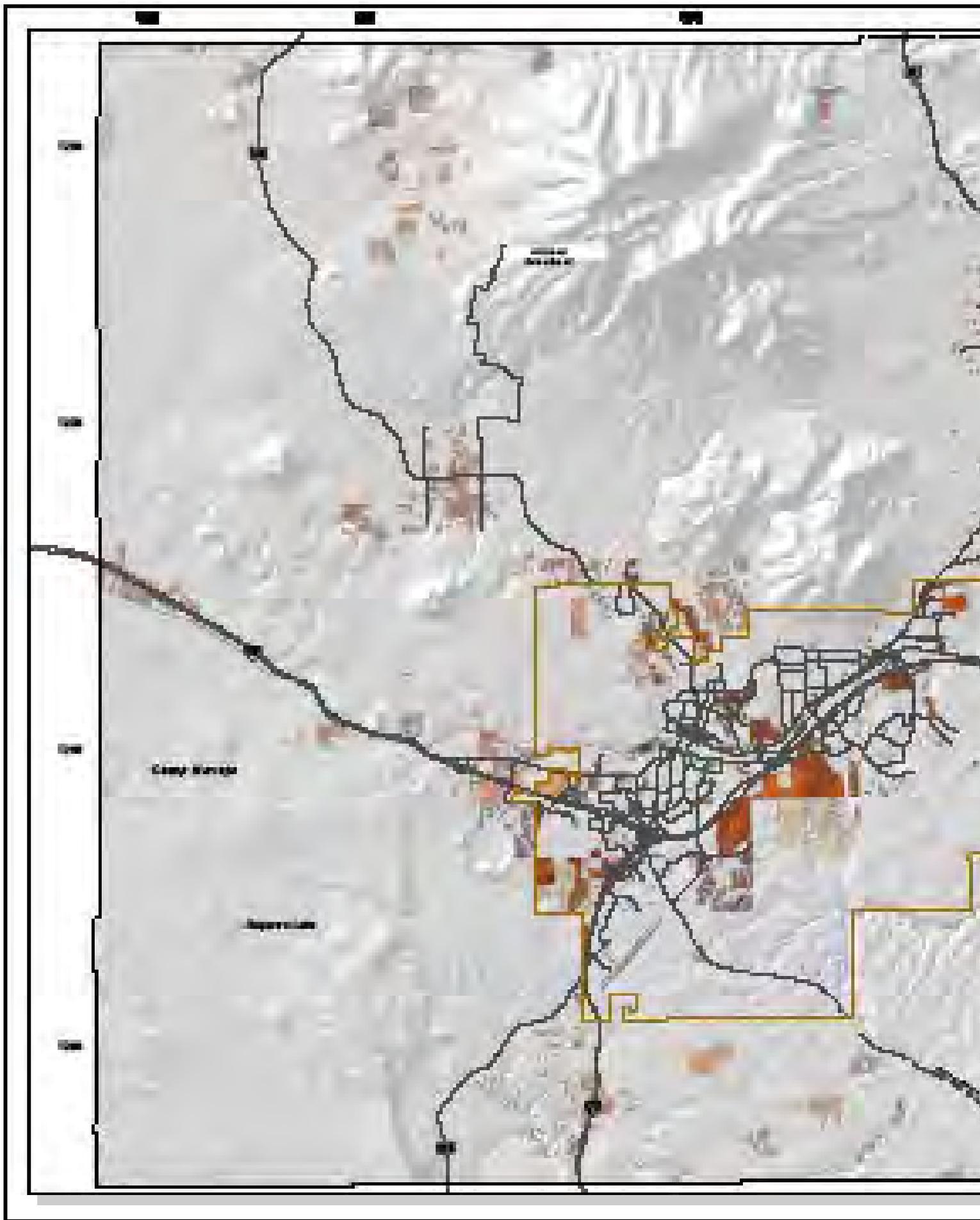
EXISTING LAND SUPPLY

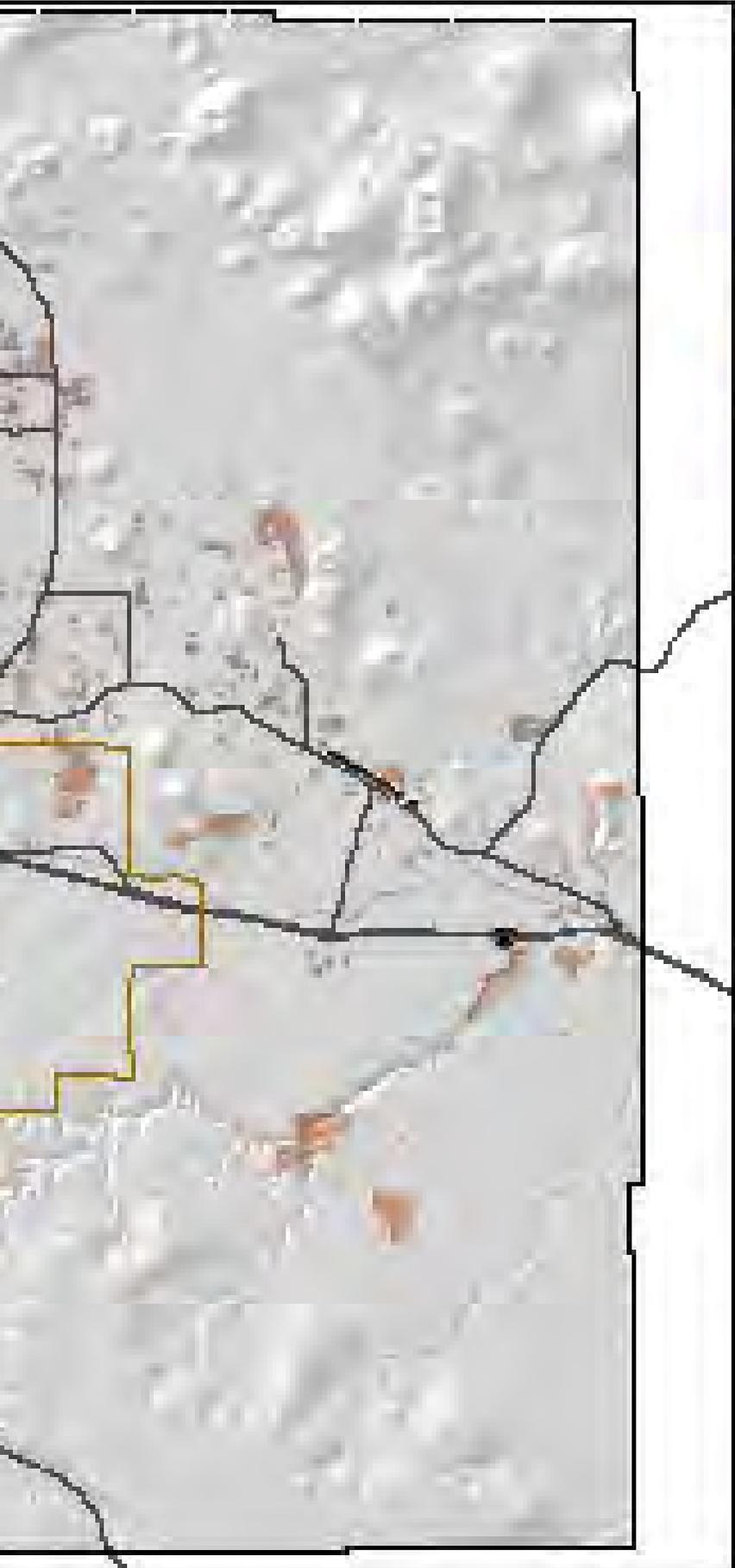
Vacant Land Available for Development Based on Current Zoning

	Demand in Acres						Land Supply			Surplus/Deficit			
	2010-2030		2030-2050		Totals		Demand Total	Supply Total	City Acres	County Acres	Total	City Acres	County Acres
	City	County area	City	County area	City	County area							
Residential													
Single Family	395	3,564	150	2,053	545	5,617	6,162	7,114	1,303	5,810	952	758	193
Single Family At- tached	182	(2)	156	-	338	(2)	336	638	638	-	302	300	2
Multifamily	128	1	97	(5)	225	(4)	221	193	179	14	(28)	(46)	18
Group-Quarters							-						
Non-residential													
Retail & Service	159		180		338	-	338	614	346	268	275	8	268
Industrial	215		84		299	-	299	839	337	503	541	38	503
Institutional (health, education, public administra- tion)	77		39		116	-	116				(116)	(116)	-
Parks													
Neighborhood	31		23		54	-	54				(54)	(54)	-
Community	100		75		176	-	176				(176)	(176)	-
Regional	154		116		270	-	270				(270)	(270)	-
Total	1,441	3,563	920	2,048	2,361	5,611	7,971	9,398	2,803	6,594	1,426	443	983

Notes:

- All property owners have the ability to re-zone and re-build underutilized parcels. Property owners have a “right” to apply for re-zoning, but not a “right” to receive zone change approval.
- For tools to increase reinvestment, refer to the Reinvestment section on page IX-57, the Activity Centers section on page IX-49, and the discussion of “Great Streets” in Chapter VIII - Community Character.
- This table is based upon vacant / greenfield land with existing zoning.
- This table uses an annual 1.1% population growth rate to base projected needs
- “Land Supply” Source: City GIS analysis from 2009, based on zoning classification
- Vacant lands in the first part of 2009, excluding flood plains, but including slopes 35% and less
- All lands designated planning reserve area within the City are placed in the Single-family category, none in commercial
- 50% of traditional neighborhood properties are placed in single-family attached and 50% in multi-family, none in commercial
- All lands in the County containing “Industrial” and “Mineral Resource” in the category text are industrial; all lands containing “Commercial” in the commercial category are commercial.
- The division of land planned for non-residential uses between the City and County is not known at this time, so the demand is placed entirely in the City category
- The land needed for schools and parks has not been vetted with respective departments or agencies.



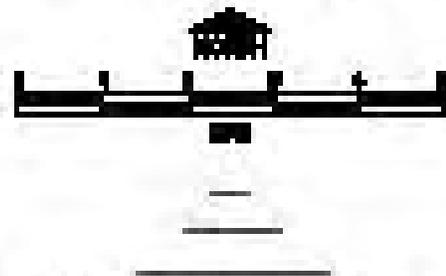


**Figure 70
DEVELOPMENT POTENTIAL OF VACANT PARCELS**

-  Vacant parcels less than 1000 square feet
-  Vacant parcels 1000 to 5000 square feet
-  Vacant parcels 5000 to 25000 square feet
-  Vacant parcels greater than 25000 square feet

Vacant with Address	# Parcels	Acres
Residential	1344	1,888.00
Commercial	133	548.07
Industrial	88	81.82
Institutional	13	128.83
Public Lands	4	54.82
Vacant 2000 to 10000 sq ft	# Parcels	Acres
Residential	47	383.78
Commercial	4	4.11
Industrial	4	85.73
Vacant greater than 25000 sq ft	# Parcels	Acres
Residential	137	863.34
Industrial	2	57.34
Public Lands	1	1.11
Vacant Outside Service Area	# Parcels	Acres
Residential	1944	6,278.34
Commercial	31	228.73
Industrial	81	345.88
Public Lands	14	197.73

Source: City of Flagstaff, July 2019



**FLAGSTAFF REGIONAL PLAN
VISION 2040: PLACE MATTERS**

The Future Growth Illustration defines the geographic locations of area types and place types, showing spatial relationship of existing and future development. This illustration is intended to be used in conjunction with the Natural Environment Maps and the Transportation Illustration. Areas on the Illustration shown as white will retain their existing entitlements. (For example, State Trust land would retain its 1 residential unit per acre density entitlement.)

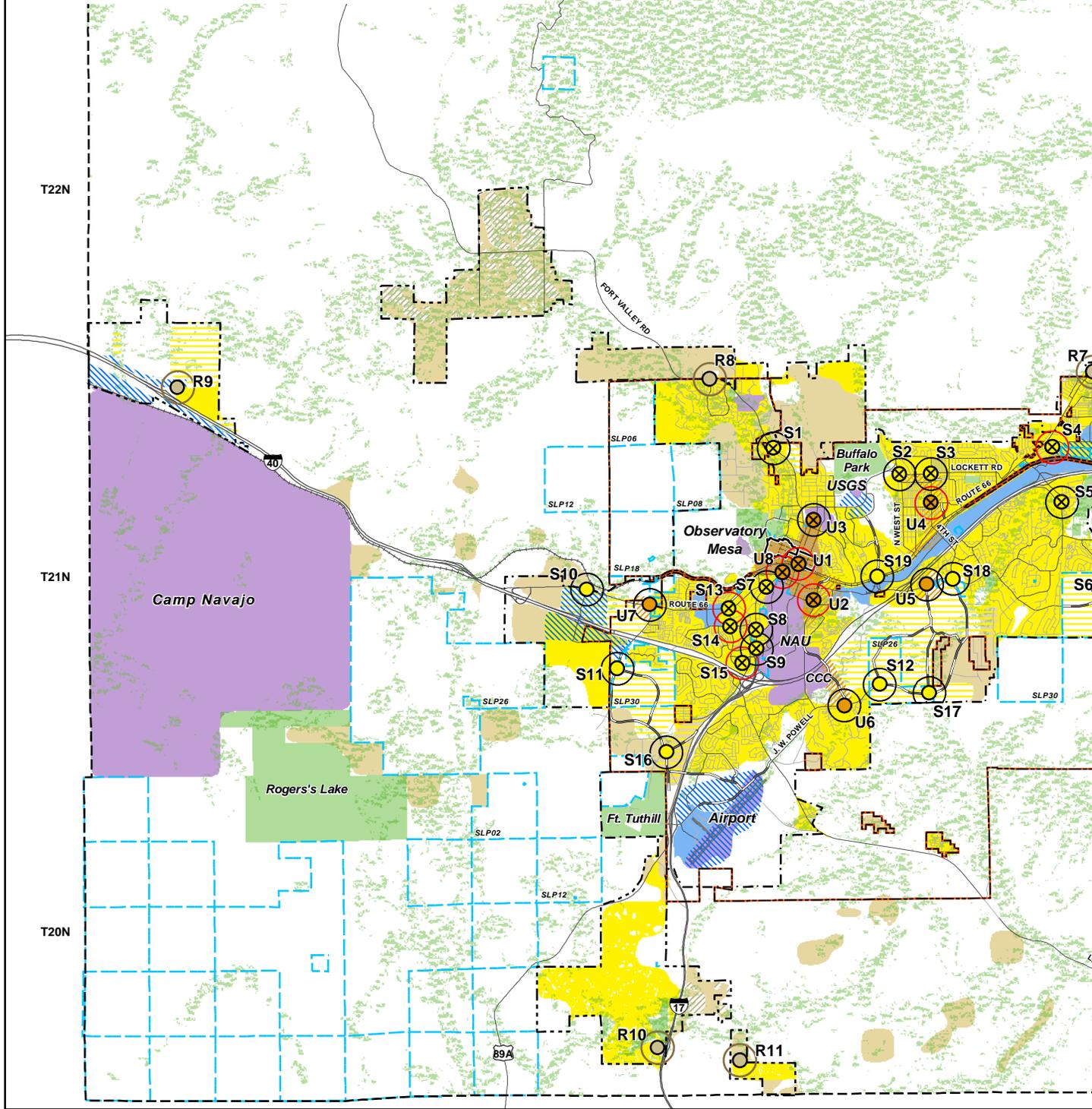
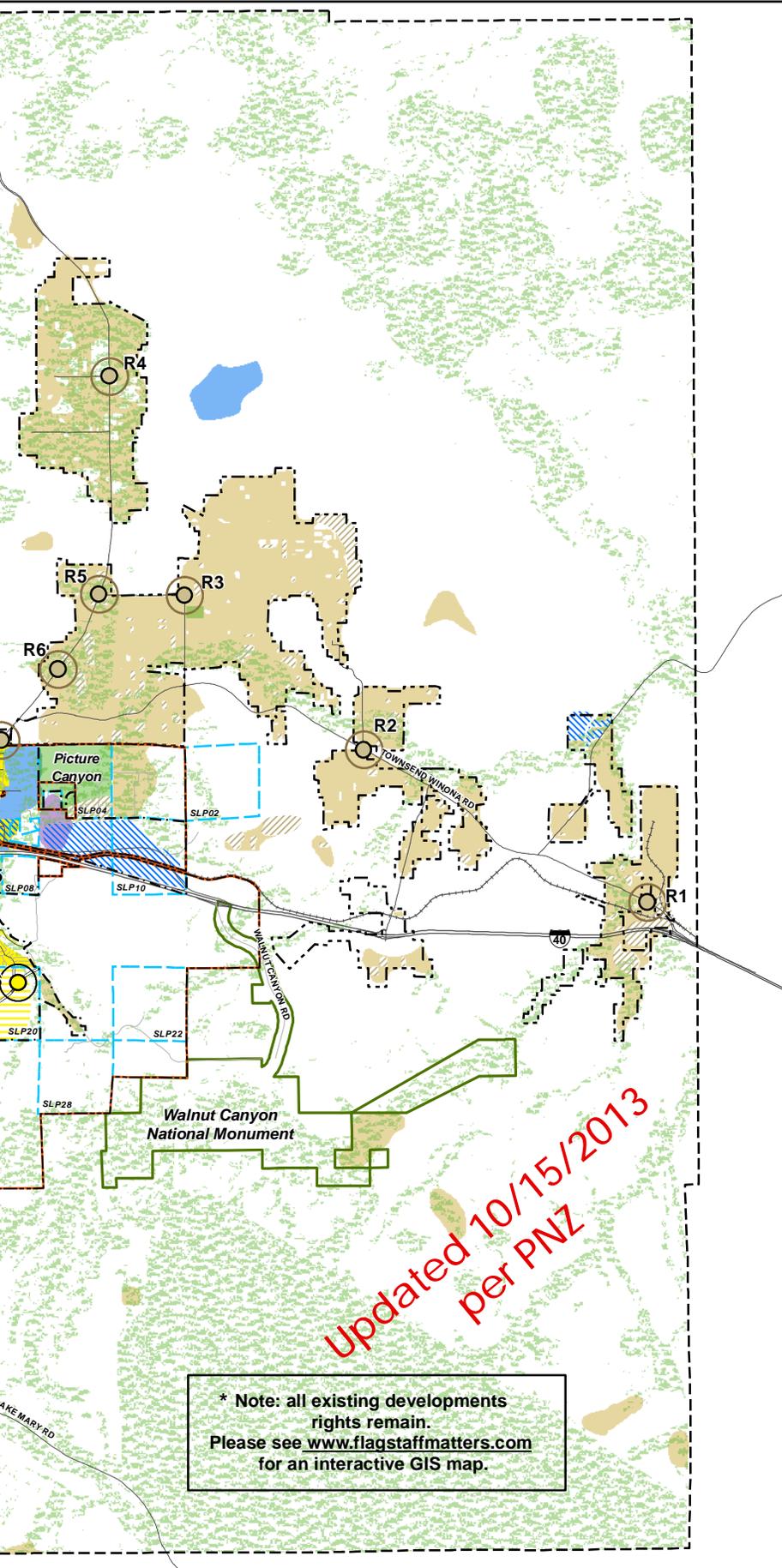


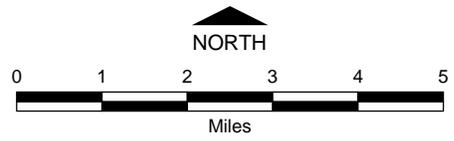
Figure 19:
FUTURE GROWTH ILLUSTRATION



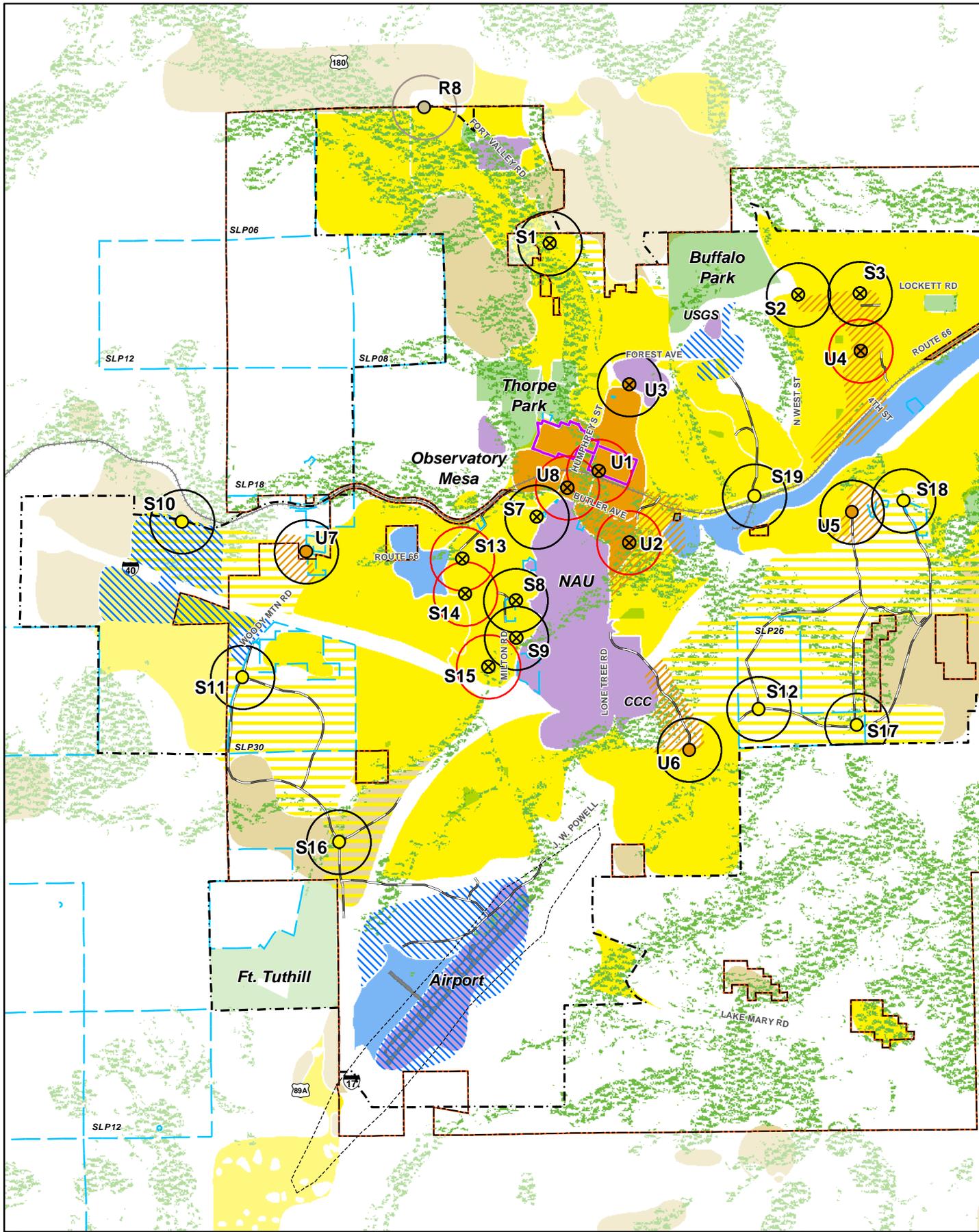
- FMPO Boundary
- Urban Growth Boundary
- Rural Growth Boundary
- City Limits
- Future Activity Center**
- Suburban Activity Center (S1)
'x' symbol identifies existing center
- Urban Activity Center (U1)
'x' symbol identifies existing center
- Rural Activity Center
- Neighborhood Activity Center
1/4 Mile Walking Radius
- Regional Activity Center
1/4 Mile Walking Radius
- Rural Activity Center
1/4 Mile Walking Radius
- Rural - Existing
- Rural - Future
- Suburban - Existing
- Suburban - Future
- Urban - Existing
- Urban - Future
- Special Planning Area
- Existing Employment/Light Ind.
- Future Employment
- Park/Open Space
- Concentration of Natural Resources
- Historic District
- State Land
- White designates "as is" - existing entitlements remain *

Updated 10/15/2013
per PNZ

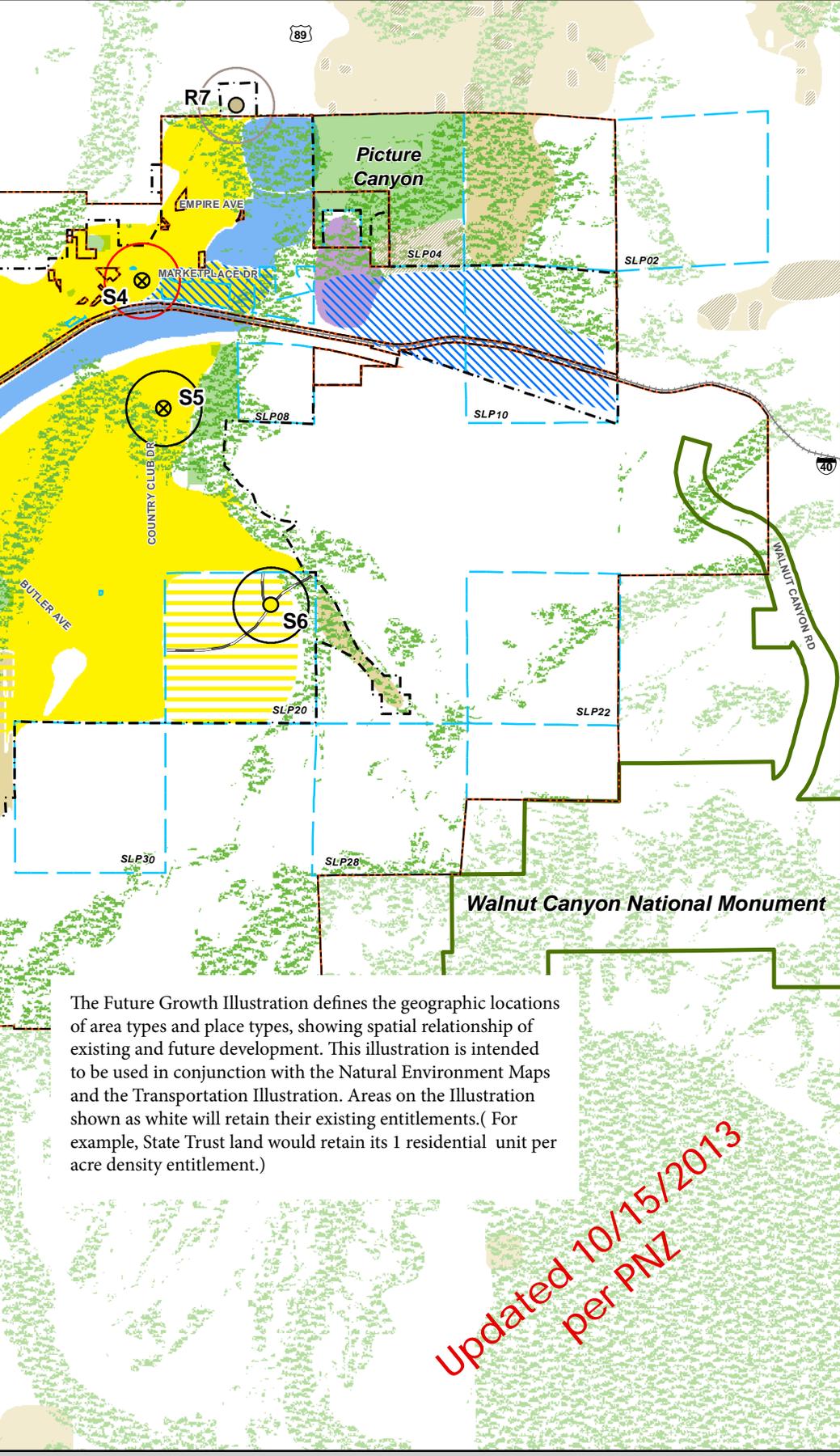
* Note: all existing developments rights remain.
Please see www.flagstaffmatters.com
for an interactive GIS map.



**FLAGSTAFF REGIONAL PLAN
VISION 2030: PLACE MATTERS**



**Figure 20:
FUTURE GROWTH ILLUSTRATION**

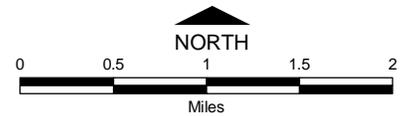


- Urban Growth Boundary
- City of Flagstaff
- Future Activity Center**
- Suburban Activity Center (S1)
'x' symbol identifies existing center
- Urban Activity Center (U1)
'x' symbol identifies existing center
- Rural Activity Center
- Neighborhood Activity Center
1/4 Mile Walking Radius
- Regional Activity Center
1/4 Mile Walking Radius
- Rural Activity Center
1/4 Mile Walking Radius
- Rural - Existing
- Rural - Future
- Suburban - Existing
- Suburban - Future
- Urban - Existing
- Urban - Future
- Special Planning Area
- Existing Employment/Light Ind.
- Future Employment
- Historic District
- Park/Open Space
- Concentration of Natural Resources
(see Figure 8)
- RTP Future Road Network
- White designates "as is" -
existing entitlements remain *
- Fly Zone

The Future Growth Illustration defines the geographic locations of area types and place types, showing spatial relationship of existing and future development. This illustration is intended to be used in conjunction with the Natural Environment Maps and the Transportation Illustration. Areas on the Illustration shown as white will retain their existing entitlements. (For example, State Trust land would retain its 1 residential unit per acre density entitlement.)

Updated 10/15/2013
per PNZ

* Note: all existing developments rights remain.
Please see www.flagstaffmatters.com for an interactive GIS map.



**FLAGSTAFF REGIONAL PLAN
VISION 2030: PLACE MATTERS**

What We Have VS. Where We Are Going

Whether new development occurs in the urban, suburban, rural, or employment context, the following set of goals and policies are applicable to all projects. In addition, the goals and policies for the specific *area type* (urban, suburban, or rural) must also be applied.

APPLICABLE TO ALL LAND USES - GOALS AND POLICIES



Goal LU.1. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.

Policy LU.1.1. Within the urban, suburban, and rural context, use neighborhoods, activity centers, corridors, public spaces, and connectivity as the structural framework for development.

Policy LU.1.2. Coordinate land use, master planning, and recreational uses, when feasible, with local, state, and federal land management agencies and tribal land owners.

Policy LU.1.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.

Policy LU.1.4. Promote transitions between urban, suburban, and rural areas with appropriate change in development intensity, connectivity, and open space.

Note: The Community Character and Economic Development chapters of this plan include further policies regarding Flagstaff's unique sense of place. Also refer to the Neighborhoods, Housing, and Urban Conservation chapter for existing neighborhoods policies.

Policy LU.1.5. Allow and encourage urban agriculture including home gardens, community gardens, urban farms, chickens, greenhouses, on-site sales of produce, and farmer's markets within urban, suburban, and rural contexts and in selected open space parcels.

Goal LU.2. Balance housing and employment land uses with the preservation and protection of our unique natural and cultural setting.

Policy LU.2.1. Develop neighborhood plans, specific plans, area plans, and master plans for all neighborhoods, activity centers, corridors, and gateways.

Policy LU.2.2. 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.

Goal LU.3. Apply compact development principles to achieve efficiencies and open space preservation.

Note: For more information, refer to "Tools for Conservation" in the Open Space chapter.

Policy LU.3.1. Confine development patterns to the designated growth boundaries to sustain efficient infrastructure projects and maintenance.

Policy LU.3.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.

Policy LU.3.3. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.

Policy LU.3.4. Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.

Policy LU.3.5. Encourage the distribution of density within neighborhoods to relate to the access of associated activity centers and corridors, infrastructure, transportation, and natural constraints like slopes and drainages.

Policy LU.3.6. Place institutional and public buildings centrally within a compact neighborhood to promote walkability and multi-use recreation spaces.

Policy LU.3.7. Require any Forest Service land trades within the planning area to be consistent with the Regional Plan.

Goal LU.4. Provide for a mix of land uses.

Policy LU.4.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.

Policy LU.4.2. Consider commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning areas, and industrial uses as appropriate place types and area types for employment opportunities.

Policy LU.4.3. Provide for new mixed-use neighborhoods in appropriate locations within the growth boundary.

Policy LU.4.4. Provide appropriate recreational and cultural amenities to meet the needs of residents.

Goal LU.5. Provide for public services and infrastructure.

Policy LU.5.1. Concentrate urban development in locations that use land efficiently, and are served by roads, water, sewer, and other public facilities and services; support transit, reduce vehicle trips, and conserve energy and water.

Policy LU.5.2. Require unincorporated properties to be annexed prior to the provision of city services, or that a pre-annexation agreement is executed when deemed appropriate.

Policy LU.5.3. Require development proposals to address availability of adequate public services.

Goal LU.6. Balance future growth with available water resources.

Note: Refer to Water Resources Goals & Policies.

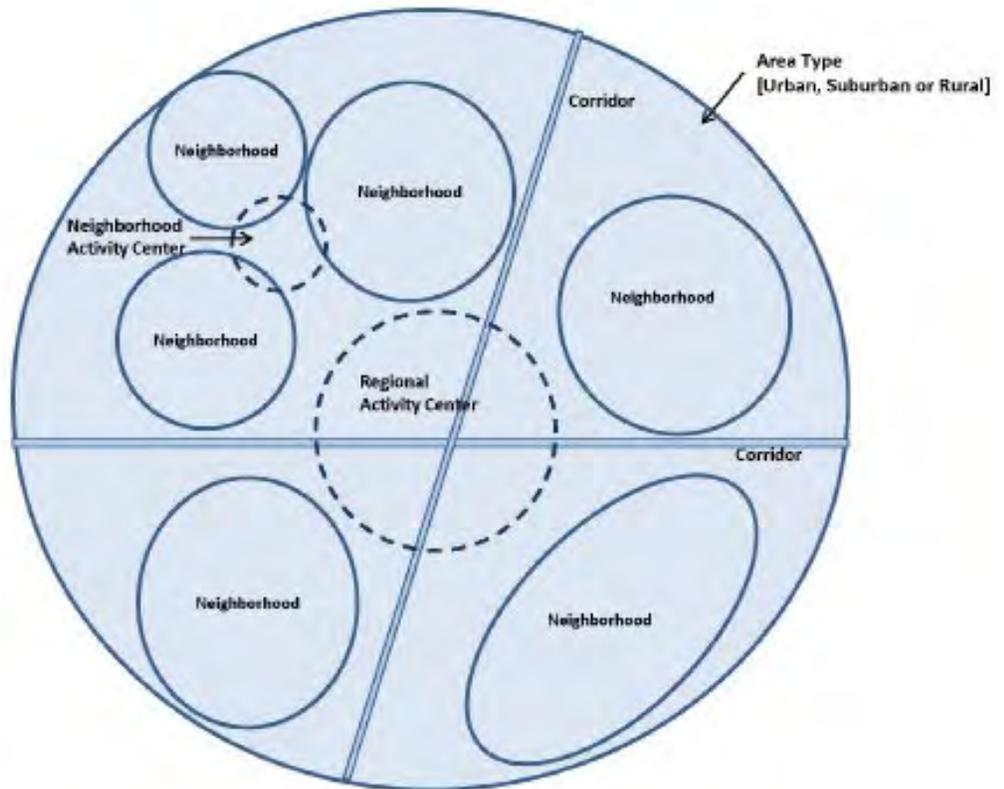
Policy LU.6.1. Available water resources should be a consideration for all major development and subdivision applications.

Policy LU.6.2. Impacts on the city's water delivery infrastructure should be a consideration for all residential and nonresidential development proposals.

AREA AND PLACE TYPES

The following pages contain a series of development standards for new projects. These standards are broken down according to *area type*: urban, suburban, and rural. The character within each area type is different, therefore development standards will vary depending where development is taking place. The three area types (urban, suburban, and rural) have several tables that describe the *place types* within each: neighborhoods, activity centers, and corridors. Activity centers occur in many parts of the city and county- they are not exclusive to the most urbanized places. Since activity centers are encouraged in any area type, they can take the role of a regional or neighborhood activity center, as the graphic shows.

The Regional Plan uses this hierarchy of area and place types to better categorize the eventual look of a place. Activity centers, corridors, and neighborhoods are encouraged in all area types, whether they are urban, suburban, or rural.



Definitions for all of these terms are included here, and will be referred to throughout the chapter.

Urban Area Type: Higher density of people, residences, jobs and activities; buildings are taller and close to the street; streets and sidewalks are in a grid pattern of relatively small blocks; the area is walkable and a variety of services and goods are available; served by public transportation.

Suburban Area Type: Medium to low densities of people, residences, jobs and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities such as FUTS trails; some services and goods are available to the residents; the area may have access to public transportation.

Rural Area Type: Low density of people, residences, jobs and activities; paved and unpaved two-lane roads with natural edges; minimal services and goods available to the residents; FUTS connectivity and public transit commuting opportunities may exist; abundant open spaces and agricultural uses.

Activity Centers: Mixed-use centers that vary by scale and activity mix depending on location. They include commercial, retail, offices, residential, shared parking, and public spaces. This plan identifies existing and potentially new activity centers throughout the planning area, including urban, suburban, and rural centers.

Corridors: Community and neighborhood connectors, transportation routes, and energetic places that are magnets for mixed-use development including residential uses. Corridors are defined by pedestrian-oriented streetscapes, and frequented as local gathering places (i.e. cafes, restaurants, plazas).

Neighborhoods: Includes both geographic (place-oriented) and social (people-oriented) components, and may be an area with similar housing types and market values, or an area surrounding a local institution patronized by residents, such as a church, school, or social agency.

AREA TYPES

Urban

Flagstaff’s historic urban neighborhoods were primarily developed prior to the 1920s in the heart of Flagstaff surrounding the Downtown, and include Southside, La Plaza Vieja, Flagstaff Townsite, and Northside. These neighborhoods developed in a traditional compact urban pattern where a person could live with limited reliance on the automobile. They were conducive to walking and cycling for daily needs such as groceries, retail shopping, and entertainment.

Many of these walkable characteristics are still evident today as these urban areas are still supported through a network of interconnected tree-lined streets laid out in a grid pattern with small block sizes, on-street parking, and a diversity of housing types. These areas also support public transit due to their compact nature. Unfortunately, neighborhood-serving commercial uses are now limited in many of these historic neighborhoods by larger grocery stores which developed later in the peripheral corridors that are not within walking distance. The historic neighborhoods average 3.6 units per acre.

Most of Flagstaff’s residents and visitors agree that Flagstaff’s unique historic urban areas contribute to defining the local character and identity, and are strong proponents of protecting and preserving this special urban form and character.

To develop a project in an urban area type, refer to the Urban Neighborhood Characteristics Table (pg. IX-23), the Urban Activity Center Characteristics Table (pg. IX-24), and the Urban Corridor Characteristics Table (pg IX-27). See also Illustration of Urban Character (pg IX-25) and Urban Goals and Policies (pg. IX-28).



Photo credit: City of Flagstaff

Flagstaff’s **urban areas** have a higher density of people, residences, jobs, and activities; buildings are taller and close to the street; streets and sidewalks are in a grid pattern of relatively small blocks; the area is walkable and a variety of services and goods are available; served by public transportation.

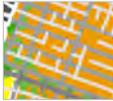
A Vision for Our Urban Areas

Flagstaff’s existing urban areas should be preserved, especially within designated historic districts. New development should be built to appropriate scale and design, perpetuating this unique sense of place. Moderate increases in density and intensity within the activity centers and respective pedestrian sheds of these neighborhoods is appropriate.

Walkable urban development can be integrated into older, less walkable neighborhoods to create new urban neighborhoods and centers. This walkability could be achieved through a variety of reinvestment activities, and establishment of densities supportive of alternative transportation modes and through greater connectivity.

URBAN NEIGHBORHOOD CHARACTERISTICS

Urban areas have a higher density of people, residences, jobs and activities; buildings are taller and close to the street; streets and sidewalks are in a grid pattern of relatively small blocks; the area is walkable and a variety of services and goods are available; served by public transportation and with various forms of shared parking (lots, garages, etc.) and street parking

	 <p>Existing Urban Area *Symbol from Future Growth Illustration #20</p>	 <p>Future Urban Area *Symbol from Future Growth Illustration #20</p>
Desired Pattern	Minimum 2 stories within commercial core, neighborhood corridors and regional corridors.	
Block Size	300 X 300 to 300 x 600	
Density Range	Minimum 8 units per acre. Increased density within the ¼ mile pedestrian shed; exception for established Historic Districts.	
Intensity	(FARs) of 0.5 +. Higher range of intensity within commercial core of activity centers and corridors; exception for established Historic Districts.	
Air Quality	Consider long-term impacts to air quality by proposed development. <i>Refer to Air Quality Goal E&C.1.</i>	
Solar Access	Consider solar access for all development, allowing passive/active solar collection.	
Corridors	Include regional and neighborhood corridors. <i>Refer to Urban Corridor Characteristics table, pg. IX-27</i>	
Mixed-Use	Urban mixed-use includes supporting land uses such as neighborhood shops and services, residential, business offices, urban parks and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required as well as high pedestrian, bicycle and transit connectivity.	
Residential	Residential uses in urban neighborhoods will be incorporated into mixed use projects. This includes apartments, condominium complexes, duplexes, townhomes, and other forms of attached housing, and single-family which is subdivided into smaller lots.	
Commercial	Commercial development is to be located within activity centers and along regional commercial and neighborhood commercial corridors.	
Public/ Institutional	As part of mixed-use development – vertical preferred. Make central to urban neighborhood and connected with transit and FUTS.	
Employment – Research and development Industrial	Industrial not appropriate for urban context. Research and Development offices, medical, services, professional offices, retail, hotel, and restaurants as part of urban form and within mixed-use development.	
Parks	Urban Parks can be publicly or privately owned and designated for recreation use, allowing for both active and passive activities, as well as special use functions. May include special facilities and swimming pools, and neighborhood and community parks. Future park development is contingent upon density and intensity of proposed development; and this plan's policies outline the need for recreational opportunities for all residents and visitors. <i>Refer to Chapter XV - Recreation</i>	
Open Space Public Space	Open Space in urban areas include greenways streetscapes, waterways, cemeteries, floodplains, riparian areas, corridors, boulevard viewsheds, and public plazas and squares and are used for passive activities. These spaces may be restored for their aesthetic value, vistas, and archaeological and historic significance. <i>Refer to Chapter IV - Environmental Planning and Chapter V - Open Space</i>	
Conservation	Refer to Natural Resources Maps 7 and 8, and 'Considerations for Development' in Chapter IV - Environmental Planning and Conservation.	
Agriculture	Urban food production – potted vegetables, greenhouses and conservatories, roof-top gardens, animal husbandry, community gardens.	
Special Planning Areas	Northern Arizona University to become more urban. Refer to NAU Master Plan.	
Master Plans	Presidio West; Juniper Point	

URBAN ACTIVITY CENTER CHARACTERISTICS

An area within a ¼ mile walking radius (the pedestrian shed) located on two main thoroughfares. Urban activity centers include mixed-use, mixe of housing type, mixed price range, walkable, transit-oriented-design; can include regional commercial or neighborhood commercial.



Regional Urban Activity Center - Larger, mixed-use centers at intersections of Regional Travel and Circulation Corridors; with direct access of multiple residential developments; with entertainment & cultural amenities; public spaces; serves regional residents and visitors.

Neighborhood Urban Activity Center – smaller, mixed-use centers at intersections of Circulation Corridors and Access Roads; with access to surrounding neighborhood; with local goods and services, public spaces; serves local residents; transit and FUTS access.

Characteristics	Each Activity Center is unique with contextual and distinctive identities, derived from environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality urban design. They are well-designed for the purpose of maintaining a unique sense of place and to attract the residents / clients desired. Refer to the Activity Centers table on pg. IX-53.	
Desired Pattern		
Density Range	Residential Only: 13+ units per acre Residential mixed-use: 8+ units per acre	
Intensity	Regional scale and design Floor area ratios (FARs) of 1.0+	Neighborhood scale and design Floor area ratios (FARs) of 0.5+
Mix of Uses	<p>Within commercial core: Government, services, education, offices, retail, restaurant, and tourism-related. Residential opportunities, residential mixed-use, public spaces, place-making.</p> <p>Within the pedestrian shed but not in commercial core: higher-density residential, live-work units, home-based businesses, educational, greater connectivity to commercial core.</p>	
Transportation	Easy-to-access parking available via garages, shared lots, and street parking. Transit stops and routes centrally located. Bicycle access and parking abundant. Pedestrian-oriented design.	

AREA TYPES

Illustration of Urban Character



Urban spaces formed by appropriate density.



Urban streetscapes are vibrant public spaces.

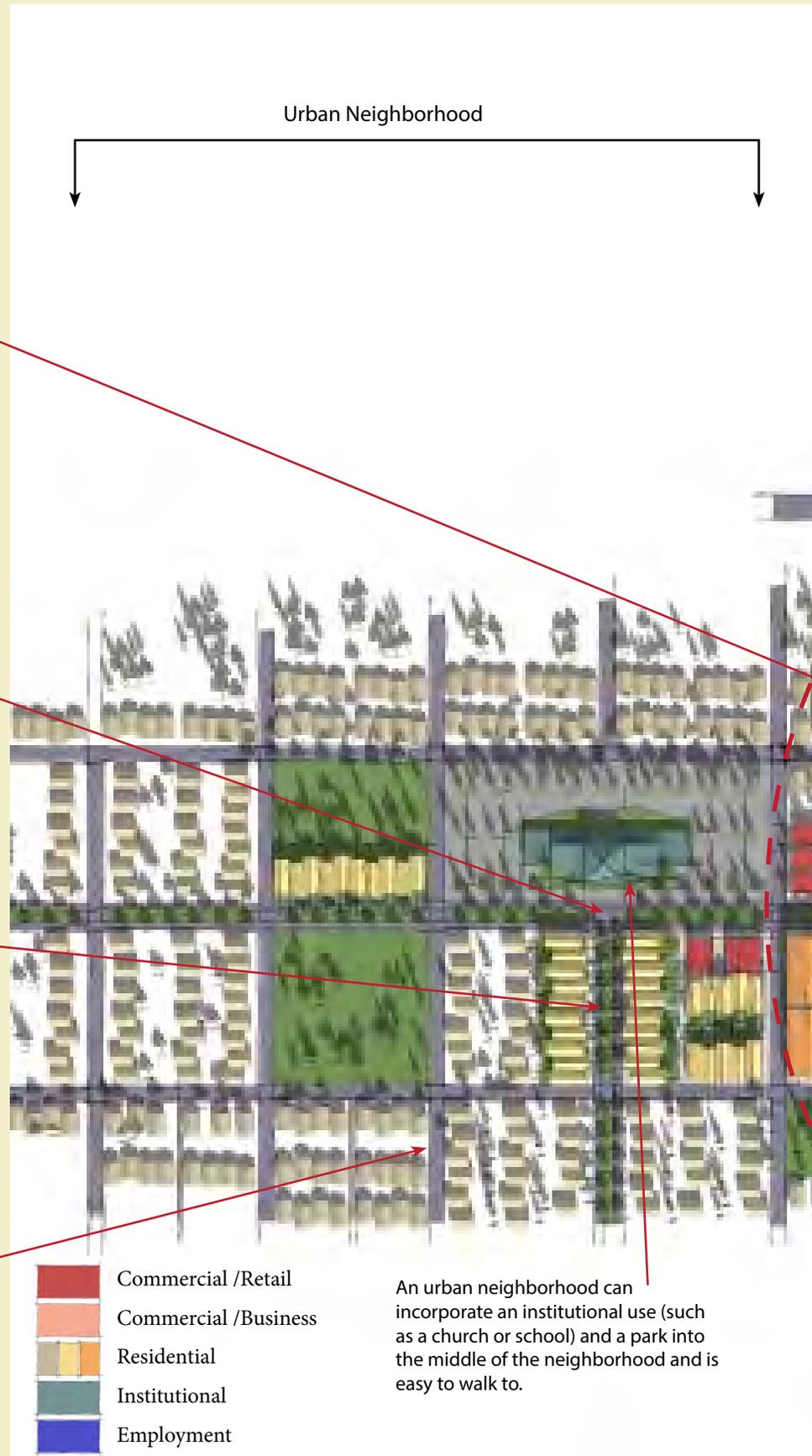


Urban housing comes in many forms.



Urban single-family homes in historic district.

Photos credit: City of Flagstaff



Urban Activity Center

Urban Corridors

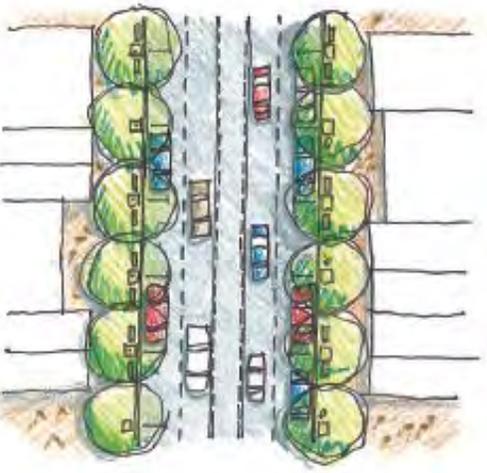
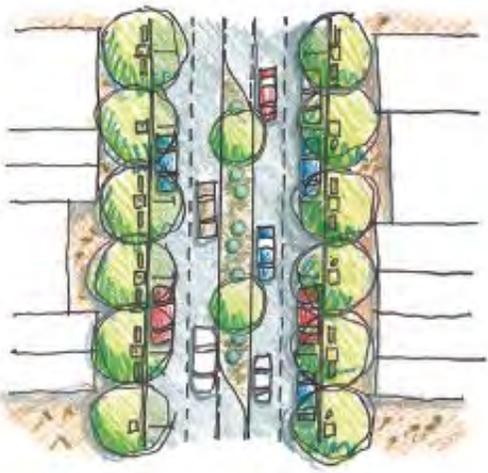
Single-family homes

Townhomes & Apartments

The pedestrian shed extends 1/4 mile from the center intersection of the activity center, a 5 minute walk. The densest and most active area is near the center intersection.

URBAN CORRIDOR CHARACTERISTICS

Corridors are where commercial development is encouraged; Urban corridors are not highways or neighborhood streets. Great Streets are corridors with the greatest potential for reinvestment, beautification, and appropriate land uses. Refer to *Activity and Corridors*, page 50, and *Great Streets Map #14*

Characteristics of an Urban Corridor		
		
Regional Corridor	<p>Serves larger capacities of vehicles and people, with more intense land uses. These corridors will be wider with faster speed limits, yet consideration must be made for pedestrian and bicycle safety, and will provide well designed signage, landscaping, and public spaces. Examples of urban regional corridors include: Milton Rd, Route 66, and 89N.</p>	
Neighborhood Corridor	<p>Serves the surrounding neighborhoods, with shops and services in buildings that front the street. Street parking is encouraged and pedestrian safety is a priority. Examples of urban neighborhood corridors include: Cedar Avenue and Humphreys Avenue, and Fort Valley Rd.</p>	



Character of an Urban Activity Center



Goal LU.7. Focus investments, partnerships, regulations, and incentives on developing or redeveloping central urban areas.

Policy LU.7.1. Invest in urban areas.

Goal LU.8. Increase the proportion of urban neighborhoods to achieve walkable, compact growth.

Policy LU.8.1. Prioritize connectivity within all urban neighborhoods and activity centers.

Policy LU.8.2. Support on-street parking, shared lots, and parking structures.

Policy LU.8.3. Value the traditional 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.8.4. Develop specific plans for each urban neighborhood and activity center to foster desired scale and form.

Policy LU.8.5. Consider vacant and underutilized parcels within the City's existing urban neighborhoods as excellent locations for contextual redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons.

Policy LU.8.6. Encourage residential spaces located above and behind commercial within urban centers as well as a variety of housing types in the urban context.

Policy LU.8.7. Commercial and office uses within mixed-use development will occupy the first floor of multistory buildings.

Policy LU.8.8. Invest in infrastructure and right-of-way enhancements as an incentive for private investment in urban neighborhoods and activity centers.

Policy LU.8.9. Include institutional uses, including schools, within the urban context.

Policy LU.8.10. Civic spaces must be well designed, accessible, and central to the urban fabric.



Heritage Square, Downtown Flagstaff

Photo credit: Ed Dunn

Urban Neighborhood: Downtown Flagstaff



Photo by: City of Flagstaff

The arrival of the railroad in the small community of Flagstaff in 1882 ensured the downtown area as the business center for northern Arizona. Within this region a wide variety of activity was pursued, including lumbering, transportation, education, cattle and sheep ranching, tourism, and later scientific research – all centered on this transportation hub. This strong economic base resulted in consistent growth throughout most of Flagstaff’s history. In response to this economic prosperity and frequent destructive fires, buildings were increasingly well constructed of substantial materials, such as stone and brick.

Planning for Suburban Areas in the Context of Form

Downtown Flagstaff is an acknowledged urban design treasure with a rich architectural and cultural heritage. Shared investment by property owners and the City resulted in the 1997 update to the downtown’s streetscape, creating appealing public and civic gathering spaces. This vibrant urban fabric supports an engaging mix of retail, restaurant, entertainment, civic, and office uses. Downtown Flagstaff is remarkably intact, with most of the historic buildings standing and the traditional street grid in place providing the highest quality pedestrian environment in the city.



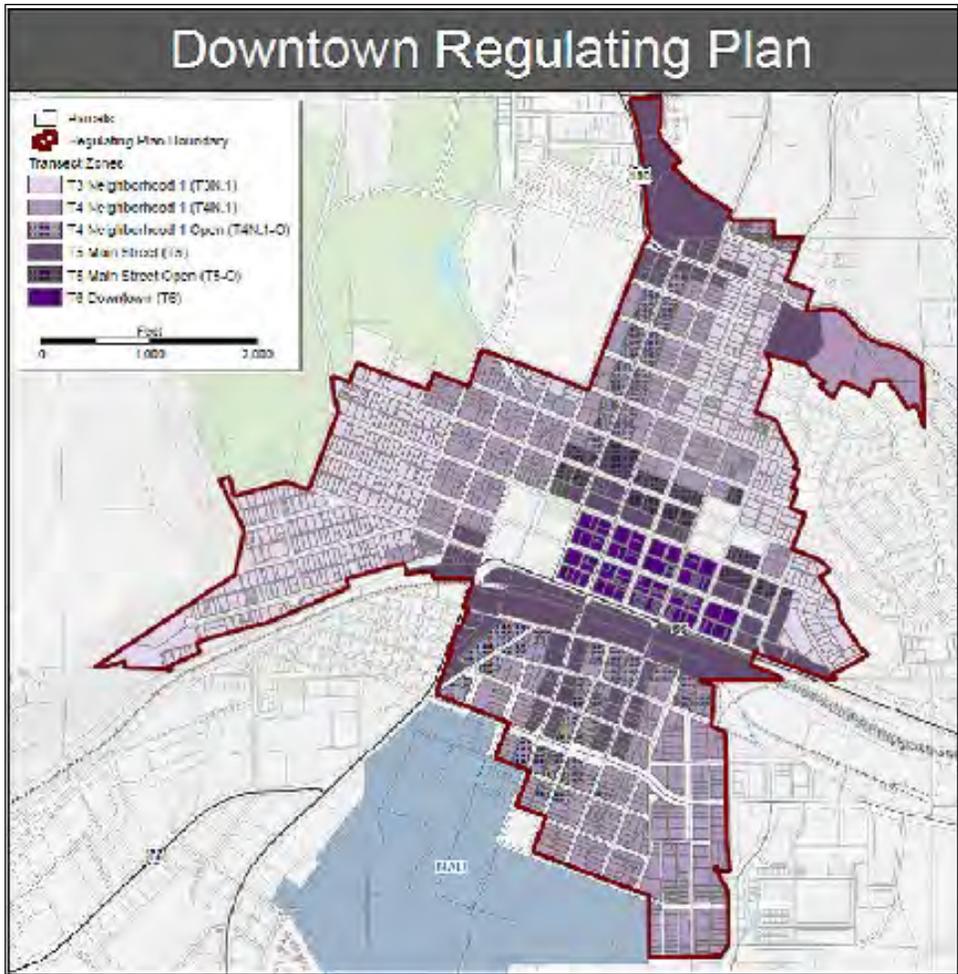
Photo by: City of Flagstaff

While downtown is unique, it functions as the focus point of a larger core area anchored by Northern Arizona University to the south and the Flagstaff Medical Center’s campus to the north. The downtown has long been a popular shopping destination for visitors and as an entertainment center for local residents, with parades, marathons, First Fridays, and New Years Eve celebrations. With a solid anchor of government offices, the downtown remains the main regional urban center of Northern Arizona and competes well for sales and interest with much newer auto-oriented development along the corridors and on the periphery of the city. Zoning within downtown is illustrated on the Downtown Regulating Plan, Map #21.

To develop a project in downtown, refer to the Urban Neighborhood Characteristics Table (pg. IX-23), the Urban Activity Center Characteristics Table (pg. IX-24), and the Urban Corridor Characteristics Table (pg IX-27). See also Illustration of Urban Character (pg IX-25) and both Urban and Downtown Goals and Policies (pgs. IX-28 & IX-30).

A Vision for Our Downtown Area

As the historic downtown is considered the heart of the city, it must remain healthy and attractive to locals, visitors, and business owners alike. Flagstaff needs to foster this valuable asset as a vibrant twenty-first century destination. Downtown revitalization, balanced with historic preservation efforts, will anchor and enhance the overall character of the city and contribute toward Flagstaff’s long-term sustainability. Parking solutions have been outlined in numerous plans and need to be implemented with careful attention to placement, design, and accessibility. Clean streets and sidewalks, accessible parking, public art, performances, and activities continue to make downtown Flagstaff one of America’s favorite places. Shifts in policy could increase livability and housing in downtown and create a strong base for transit expansion throughout the region.



Map #21: Downtown Regulating Plan

Source: Flagstaff Zoning Code

DOWNTOWN GOALS AND POLICIES



Goal LU.9. Prioritize the continual reinvigoration of downtown Flagstaff, whose strategic location, walkable blocks, and historic buildings will continue to be a vibrant destination of culture, civics, and the arts.

Policy LU.9.1. All businesses and community services on the ground floor should be pedestrian accessible directly from a public space, such as a street, alley, square, plaza, or interior corridor.

Policy LU.9.2. Encourage new multi-story mixed-use buildings to have windows and doors facing the sidewalks.

Policy LU.9.3. Design new downtown buildings to have a majority of the total linear frontages of mixed-use and nonresidential building facades built to the sidewalk.

Policy LU.9.4. Encourage various housing types that appeal to a diverse range of ages and income.

Policy LU.9.5. Encourage adaptive re-use of historic structures for a variety of commercial spaces and housing options.

Policy LU.9.6. Strive for a wide variety of activities in downtown to create a healthy mix of housing, employment, shopping, cultural, and civic uses.

Policy LU.9.7. Include new and improved civic buildings and civic spaces into downtown redevelopment strategies.

Policy LU.9.8. Maintain and enhance Heritage Square and Wheeler Park as critical civic space for social gathering and community well-being.

Goal LU.10. Accommodate pedestrians, bicyclists, transit riders, and private cars to supplement downtown's status as the best-served and most accessible location in the region.

Note: For more information, refer to the Transit section of the Transportation chapter as well as related transit plans listed in Appendix A.

Policy LU.10.1. Invest in downtown's streets and sidewalks so that they remain Flagstaff's premiere public spaces.

Policy LU.10.2. Create a downtown parking strategy plan that continues to utilize and improve upon on-street parking, public parking lots and garages, and shared private parking spaces, with clear signage for wayfinding and to inform the public of all parking options.

Policy LU.10.3. Locate public and private parking facilities, lots, and garages carefully, screening parking from streets, squares, and plazas.

Policy LU.10.4. Incorporate liner buildings and larger mixed-use projects into parking facilities.

Policy LU.10.5. Maintain rear alleys for access to mid-block parking spaces to provide an out-of-sight location for utility equipment, and to allow the fronts of buildings to be free of driveways and parking garage entrances.

Policy LU.10.6. Revise parking regulations to encourage shared parking between various uses within existing structures.

Policy LU.10.7. Provide multiple routes and pathways for vehicular and pedestrian movement.

Policy LU.10.8. Provide for strong connections from the Flagstaff Medical Campus to the Northern Arizona University campus via pedestrian paths, bicycle connections, and transit service.

Policy LU.10.9. As defined in the FUTS Master Plan, include downtown trail access points, bicycle parking, and bicycle facilities.

Policy LU.10.10. Seek opportunities to improve ADA accessibility in downtown.

Other related policies: Policy T.2.3 in the Transportation chapter.

AREA TYPES

Suburban

Many of Flagstaff’s developed areas are best described as suburban development, and were developed primarily during the 1950s and in the following decades toward the periphery of a growing Flagstaff.

Planning for Suburban Areas in the Context of Form

Characteristic of most suburban areas, land uses are segregated into isolated areas with varying degrees of density and intensity. Suburban uses include single-family and multi-family residential development, as well as commercial development such as strip centers and big box stores with large parking lots to a mixture of retail establishments, office buildings, automobile dealerships, gas stations, and motels.

Suburban development tends to be less compact than traditional urban development, and without a distinct center leaving large distances between uses. Suburban neighborhoods have a hierarchical street pattern rather than being interconnected. They are made up of local streets, cul-de-sacs, and collector streets that connect to arterial streets which carry most of the traffic.

Suburban streets are typically paved and may include sidewalk, curb, and gutter. Public water and sewer utilities are provided. Open space is accommodated by neighborhood parks, trails, and sometimes golf courses. Walking or riding a bike for recreational purposes is common.

To develop a project in an suburban area type, refer to the Suburban Neighborhood Characteristics Table (pg. IX-33), the Suburban Activity Center Characteristics Table (pg. IX-34), and the Suburban Corridor Characteristics Table (pg IX-37). See also Illustration of Suburban Character (pg IX-35) and Suburban Goals and Policies (pg. IX-38).

Suburban areas have medium to low densities of people, residences, jobs and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities such as FUTS trails; some services and goods are available to the residents; the area may have access to public transportation.

A Vision for Our Suburban Areas

Single- and multi-family residential subdivisions as well as apartments and commercial development will continue to be established in Flagstaff. However, because drivable suburban areas typically have a higher environmental impact per capita than walkable urban areas, this Plan envisions future suburban development that incorporates more sustainable elements such as greater connectivity for walking and biking, civic spaces such as parks, greens, or playgrounds, and opportunities for local neighborhood-serving commercial uses such as a corner store, coffee shop, daycare, etc. NAIPTA bus routes and rapid transit system (RTS) stops and transfer centers offer independence to those who live in drivable neighborhoods but do not have access to a car. The land near transfer centers and RTS stops offers major redevelopment opportunities to take special advantage of those facilities. Feasibility/ benefits of varying service levels need to be considered. The possibility of retrofitting an existing suburban neighborhood exists if the residents of that neighborhood assert such requests. Examples of suburban residential neighborhoods within the City include Continental Country Club, Ponderosa Trails, or Cheshire, while an example of commercial suburban development is located on Woodlands Village Boulevard and South Plaza Way. Suburban neighborhoods within the county include Kachina Village, Mountaire, and Bellemont. This developed in the 1960s and 70s as second home enclaves, and are now bedroom neighborhoods for Flagstaff.

As Flagstaff’s suburban areas comprise a significant portion of the existing development fabric of the City, they will continue to provide opportunities for homes, schools, shopping, employment, and recreation needs for a majority of Flagstaff’s residents. Suburbs are part of our greater community.

SUBURBAN NEIGHBORHOOD CHARACTERISTICS

Suburban areas have medium to low densities of people, residences, jobs and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities like the Flagstaff Urban Trail System (FUTS); some services and goods are available to the residents; the area may have access to public transportation.

<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Existing Suburban *Symbol from Future Growth Illustration #20</p> </div> <div style="text-align: center;">  <p>Future Suburban *Symbol from Future Growth Illustration #20</p> </div> </div>	
Desired Pattern	Well-connected neighborhoods, designed around an Activity Center.
Block Size	
Density Range	Residential lots 2 to 10 units/acre. Increased density is preferred within pedestrian shed of 6 units/acre +. For a change of density range, a specific plan or development master plan must be developed for the pedestrian shed. Residential Mixed-Use: 6 units/acre+
Intensity	Floor area ratios (FARs) of 0.2 and above. Suburban commercial, offices space, medical facilities, and institutional in commercial core of an activity center.
Air Quality	Consider long-term impacts to air quality by proposed development, see page IV-10.
Solar Access	Consider solar access for all development, allowing passive and active solar collection.
Residential	Quiet residential neighborhoods, consisting of single-family homes, located toward the periphery of developed areas of the city. In or near activity centers, a mix of single-family homes, duplexes, townhouses, and low-rise apartments would also be suitable. This classification may also include such supporting land uses as parks and recreation areas, religious institutions, and schools. A full range of services and infrastructure is required, including public transit and bike trails.
Commercial	Commercial development in suburban neighborhoods is minimal, such as home-based businesses and childcare. <i>Refer to Suburban Activity Centers table for more commercial development options</i>
Public/Institutional	Uses like schools and churches make a central and well-connected neighborhood. <i>Refer to Illustration of Suburban Character on pg. IX-35.</i>
Employment – Research and Development Industrial	See Suburban Activity Centers – Research and development parks, business parks, and associated services within suburban context and contextual with surrounding neighborhoods, campus settings, or within mixed-use development preferred within the pedestrian shed or “employment” locations. Light industrial within “employment” locations only.
Parks	Suburban parks and recreation facilities are either publicly or privately owned and allow both active and passive activities, as well as special use functions like recreation centers, golf courses, and swimming pools. This category is inclusive of neighborhood parks, community parks, conservation parks and special purpose facilities. Future park development is contingent upon the density and intensity of proposed development. <i>Refer to Chapter XV- Recreation and the City of Flagstaff and Coconino County Parks & Recreation Master Plans.</i>
Open Space Public Space	Suburban open space areas are for public or private use. Open spaces include natural areas, greenways, trails, streetscapes, waterways, cemeteries, drainage ways, floodplains, corridors, wildlife refuges, wetlands, riparian areas, and preserves. They are used for passive recreation such as hiking, picnicking, bicycling, horseback riding, and fishing. Open space areas also may be preserved or restored for their aesthetic value, scenic areas and vistas, ecological value, archeological and historical significance, and wildlife habitat. <i>Refer to Chapter IV - Environmental Planning and Chapter V - Open Space</i>
Conservation	Refer to the Natural Resources maps in Chapter IV - Environmental Planning and Conservation.
Agriculture	Food production – yard gardens, community gardens, fruit trees, greenhouses and conservatories, animal husbandry.
Special Districts	Airport Business Park – Specific Plan needed Flagstaff Cultural Center – Specific Plan needed Coconino Community College campus Innovation Mesa
Master Plans	Canyon del Rio

SUBURBAN ACTIVITY CENTERS CHARACTERISTICS

are areas within a ¼ mile walking radius (the pedestrian shed) located on two collectors / neighborhood streets, of mixed-use (mix of any: businesses, retail, residential, offices, medical, services, etc.) vertical or horizontal, serving the surrounding neighborhoods. can include REGIONAL COMMERCIAL or NEIGHBORHOOD COMMERCIAL.

<p>Map Symbol</p>	 <p>Regional Suburban Activity Center: Larger, mixed-use centers at intersections of Regional Travel and Circulation Corridors; with access of large residential developments; with entertainment & cultural amenities; public spaces; serves regional residents and visitors</p> <p>Neighborhood Suburban Activity Center: Smaller, mixed-use centers at intersections of Circulation Corridors and Access Roads; with access to surrounding neighborhood; with local goods and services, public spaces; serves local residents; transit and FUTS access.</p>
<p>Desired Pattern</p>	 <p>Photos credits: City of Flagstaff</p>
<p>Density Range</p>	<p>Residential Only: 6 - 10 units per acre. Residential mixed-use: 6+ units per acre</p>
<p>Intensity</p>	<p>Regional scale and design at Flagstaff Mall. Floor area ratios (FARs) of 0.5+</p> <p>Neighborhood scale centers at all others. Floor area ratios (FARs) of 0.35+</p>
<p>Mix of Uses</p>	<p>Within commercial core: Services, offices, retail, restaurant and tourism-related. Residential opportunities, residential mixed-use. Public spaces, place-making. Within Pedestrian Shed but not in commercial core: higher-density residential, live-work units, home-based businesses, educational, greater connectivity to commercial core.</p>
<p>Commercial</p>	<p>Regional Commercial is intended for all commercial and service uses that serve the needs of the entire region, those which attract a regional or community-wide market, as well as tourism and travel-related businesses. While uses located in this category typically tend to be auto-oriented, the regional commercial category emphasizes safe and convenient personal mobility in many forms, with planning and design for pedestrian, bicycle and transit access and safety as an activity center.</p> <p>Neighborhood Commercial is intended for all commercial retail and service uses that meet consumer demands for frequently needed goods and services, with an emphasis on serving the surrounding residential neighborhoods. These areas are typically anchored by a grocery store, with supporting retail and service establishments. Development in this category may also include other neighborhood-oriented uses such as schools, employment, day care, parks, and civic facilities, as well as residential uses as part of a mixed-use development activity center.</p>
<p>Transportation</p>	<p>Easy-to-access parking available via shared lots, shared parking structures, lots and street parking. Transit stops available. Bicycle access and parking. Pedestrian safety.</p>

AREA TYPES

Illustration of Suburban Character



Suburban neighborhoods

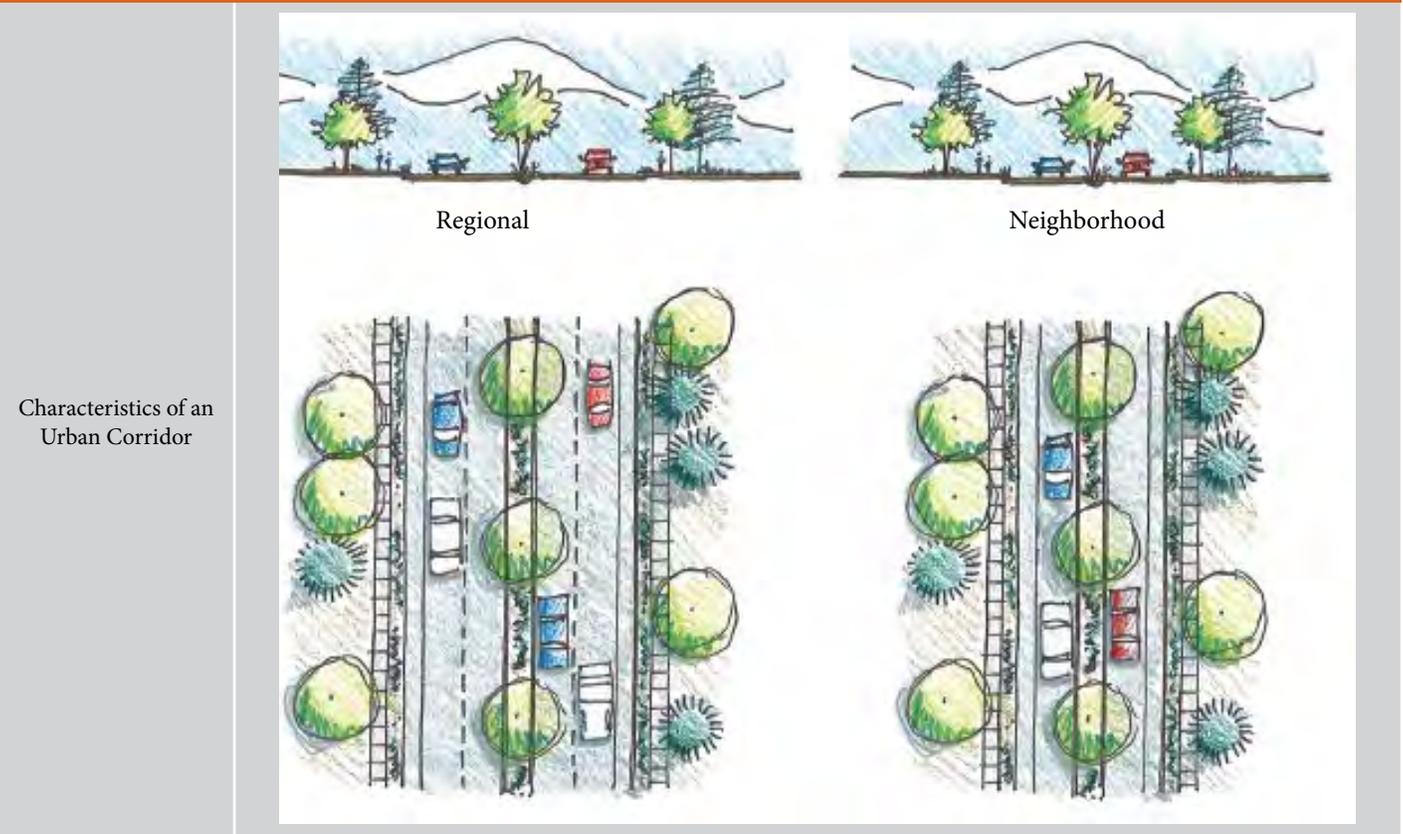
Photos by: City Staff





SUBURBAN CORRIDOR CHARACTERISTICS

Corridors are where commercial development is encouraged



Characteristics of an Urban Corridor

Regional Corridor

Serves larger capacities of vehicles and people, with more intense land uses. These corridors will be wider with faster speed limits, yet consideration must be made for pedestrian and bicycle safety, and will provide well designed signage, landscaping, and public spaces. Examples of suburban regional corridors include: Fort Valley Rd and parts of Butler.

Neighborhood Corridor

Serves the surrounding neighborhoods, with shops and services in buildings that front the street. Street parking is encouraged and pedestrian safety is a priority. Examples of suburban neighborhood corridors include: Country Club Dr.

Character of a Suburban Activity Center





Goal LU.11. Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods.

Policy LU.11.1. Prioritize connectivity for walking, biking, and driving within and between surrounding neighborhoods.

Policy LU.11.2. Consider public transit connections in suburban development.

Policy LU.11.3. Consider retro-fitting suburbs for walkability and mixed-use.

Policy LU.11.4. Plan suburban development to include a variety of housing options.

Policy LU.11.5. Encourage developers to consider at least one floor of apartments or offices over commercial development in commercial cores of mixed-use and activity centers and corridors.

Policy LU.11.6. Include a mix of uses and access to surrounding neighborhoods in new suburban commercial development.

Policy LU.11.7. Include employment opportunities in all suburban activity centers.

Policy LU.11.8. Locate civic spaces, parks, and institutional uses within neighborhood pedestrian sheds.

Policy LU.11.9. Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks, and neighborwoods.

Policy LU.11.10. Protect wildlife corridors where appropriate.

AREA TYPES

Rural

Historically, county areas were primarily developed as large ranches supporting the cattle and sheep industries, along with sizeable pinto bean and potato farming. These areas have subdivided since the 1950's, primarily by large lot land divisions, keeping the rural roads and individually provided water and sewer (well or hauled water and septic systems). The rural areas are a mix of lot splits and subdivisions leads to a fragmented infrastructure system.

Planning For Rural Areas In The Context Of Form

Rural communities within the region, such as Fort Valley, Doney Park, and areas east of Flagstaff such as Cosnino provide opportunities for traditional notions of rural living characterized by low density development on large lots (typically from 1 to 5 acres), animal keeping (horses, cattle, and goats are common), and a quiet rural independent lifestyle in conjunction with proximity to open space provided by the Coconino National Forest. The more outlying areas often have the greatest opportunity to balance growth with natural resource amenities – where it is more critical to do so given that resources such as wildlife corridors, springs, and other resources are still relatively intact. Coconino County's Comprehensive Plan supports integrated conservation design to meet this balance. The protection of natural and cultural areas is discussed in more detail in Chapter IV - Environmental Planning and Conservation, Chapter V - Open Space, and Chapter XV - Recreation as well as on the Natural Environment maps in Chapter IV.

Rural areas have a low density of people, residences, jobs, and activities; paved and unpaved two-lane roads with natural edges; minimal services and goods available to the residents; FUTS connectivity and public transit commuting opportunities may exist; abundant open spaces and agricultural uses.

While some rural neighborhoods may include public utilities such as water, electricity, and natural gas, in the more outlying areas of the region, wells and septic tanks are common, and propane is used instead of natural gas. Most roads are unpaved and privately maintained, and there is low street connectivity.

To develop a project in a rural area type, refer to the Rural Neighborhood Characteristics Table (pg. IX-40) , the Rural Activity Center Characteristics Table (pg. IX-41), and the Rural Corridor Characteristics Table (pg. IX-42). See also Illustration of Rural Character (pg. IX-43) and Rural Goals and Policies (pg. IX-45).

A Vision for Our Rural Areas

This plan envisions that future rural development will continue to play an important part of the Flagstaff economy and northern Arizona's characteristic lifestyle as there will always be residents who desire larger lots on the periphery of the city, greater privacy, or the ability to keep animals. Opportunities for local neighborhood serving commercial uses such as a convenience store, farm supply store, local gathering place (e.g., a coffee shop or restaurant), or post office, are contemplated as local activity centers at appropriate intersections. Industrial opportunities will exist with dependant infrastructure provisions. Schools can be central community centers, along with rural civic spaces of parks and national forest access points. In rural areas, FUTS trails, Forest Service Trails, and the Arizona Trail provide a comprehensive system for biking, hiking, and horse-back riding, and trails are incorporated into development proposals.

RURAL NEIGHBORHOOD CHARACTERISTICS

Rural areas have a low density of people, residences, jobs and activities; paved and unpaved two-lane roads with natural edges; minimal services and goods available to the residents; FUTS connectivity and public transit commuting opportunities may exist; abundant open spaces and agricultural uses. Rural Communities and rural rural.

<p>Existing Rural </p> <p>*Symbol from Future Growth Illustration, #20</p>		<p>Future Rural </p> <p>*Symbol from Future Growth Illustration, #20</p>	
Desired Pattern			
Block Size	N/A– Refer to Coconino County Subdivision Ordinance		
Density Range	Non-residential Commercial Uses are minimal and targeted for Rural Activity Centers. Cottage industry and home-based businesses, subject to regulations.		
Intensity	Residential lots typically 1 house per 1 to 10 acres - 0.2 to 1 DU per acre. Accessory dwelling units / guest houses and barns allowed.		
Air Quality	Consider long-term impacts to air quality by controlled burns and use of wood stoves.		
Solar Access	Consider solar access for all development, allowing passive and active solar collection.		
Residential	Low-density, large lot, single-family homes in a rural setting found primarily on the urban fringe, abutting national forest land. The character of development is rural, with retained natural features and agricultural uses. Where sanitary sewer and potable water services are available, zoning may permit development of one acre lots. Rural development may be clustered to maximize protection of natural resources and open space. Typically surrounded by public lands, served by non-maintained roads and have no or limited public services.		
Commercial	Commercial at intersections of major roads and rural activity centers. Home-based businesses – subject to regulations. Refer to Rural Activity Centers table on the next page		
Public/ Institutional	Public and quasi-public spaces are often open space, parks, schools, churches, and fire stations.		
Industrial/ Business Park	Limited infrastructure is a barrier to Industrial and Business park opportunities.		
Parks	Rural parks and recreation facilities are either publicly or privately owned and allow both active and passive activities, as well as special use functions like recreation centers, golf courses, and swimming pools. This category is inclusive of neighborhood parks, community parks, conservation parks and special purpose facilities. Future park development is contingent upon the density and intensity of proposed development. Refer to Coconino County Parks & Recreation Master Plan		
Open Space	Rural open space is public or private and primarily undeveloped landscape that provides scenic, ecological, or recreational opportunities, or are set aside for resource protection/conservation. Rural open Space includes areas of managed production such as forestland, rangeland, or agricultural land that is essentially free of visible obstruction.		
Conservation	See Natural Resources Maps 7 & 8 – wildlife corridors, habitat, riparian, forest, meadows, soils and views.		
Agriculture	Food production, farming and ranches, equestrian and animal husbandry		
Transportation	Mostly auto mobiles, some public transit/ bike ped opportunity but not a focus. Plenty of parking. Mix of public and private roads. Rural roads.		
Special District	Fort Tuthill Master Plan and Landfill		
Master Plans	County Area Plans: Doney Park, Timberline-Fernwood Area Plan, Kachina Village Area Plan, Fort Valley Area plan, Mountaineer Area Plan		

RURAL ACTIVITY CENTER CHARACTERISTICS

Designated locations in unincorporated areas that are appropriate for locally-serving retail and service businesses; serve as focal points for the community in which they are located. The uses that each activity center may contain will vary depending upon the characteristics, needs, and zoning of the location. The range of uses may include small-scale retail, offices, and other business and personal services designed to meet the needs of area residents. Other appropriate uses may include schools, transit stops, parks, or other civic uses. The objective is to provide opportunities to meet area resident needs locally, reducing the requirement to travel out of the area to meet day-to-day needs. Development in this category may be subject to special standards, including size limits and design standards, so as to maintain a scale and architectural character appropriate to the rural community.

Existing Rural
Symbol from Future Growth Illustration, #20



Characteristics Rural Centers are intended to meet the needs of rural communities and local residents. They are characterized as destinations that offer few amenities. Drivable Rural and local access designed to serve the local community.

Desired Pattern



Photo by Alan English

Density Range Non-residential Horizontal Mixed-Use. 1+ Stories with street frontage activities.

Mix of Uses

Is intended to be both residential and non-residential uses that are designed and developed with quality design standards. The primary objective is to provide a mix of housing types, including single-family detached and attached, and multi-family dwellings; shopping, restaurants, commercial and service uses, offices and employment centers are included as part of an activity center. Other supporting land uses, such as parks and recreation areas, religious institutions, and schools, feed stores, small groceries and supplies, gas station, etc. may be included. A full range of services and infrastructure is required.

Commercial

Regional Commercial is intended for all commercial and service uses that serve the needs of the entire region, those which attract a regional or community-wide market, as well as tourism and travel-related businesses. While uses located in this category typically tend to be auto-oriented, the regional commercial category emphasizes safe and convenient personal mobility in many forms, with planning and design for pedestrian, bicycle and transit access and safety as an activity center.

Neighborhood Commercial is intended for all commercial retail and service uses that meet consumer demands for frequently needed goods and services, with an emphasis on serving the surrounding residential neighborhoods. These areas are typically anchored by a grocery store, with supporting retail and service establishments. Development in this category may also include other neighborhood-oriented uses such as schools, employment, day care, parks, and civic facilities, as well as residential uses as part of a mixed-use development activity center.

Location

Located at intersections of major roads – arterials and collectors. Ease of access and parking available to minimize the impacts of traffic on neighborhoods.

Design Principles

Open space character, agricultural, well connected trail and access to National Forest lands

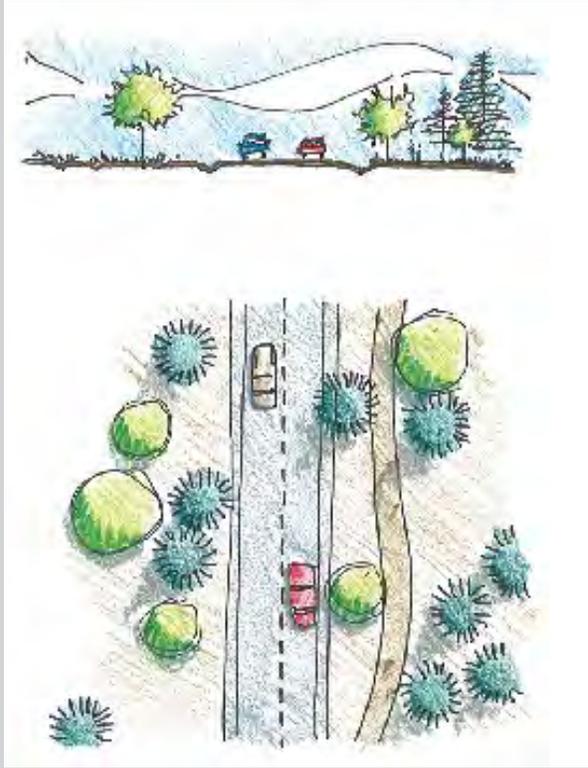
Transportation

Street design rural. Easy-to-access parking available via shared lots, lots and street parking. Park & ride potential. Bicycle access and parking available; equestrian accessibility; pedestrian safety.

RURAL CORRIDOR CHARACTERISTICS

Corridors are where commercial development is encouraged within a designated activity center.

Characteristics of a Rural Corridor



Regional Corridor

These corridors within rural areas tend to be highways and major arterials where access management is a significant issue to allow for the efficient use of these corridors. Commercial services are encouraged within designated activity centers.

Neighborhood Corridor

These corridors serve local residents and are a mixture of public and private roadways of varying standards. Commercial development is encouraged in designated activity centers that frequently intersect with regional corridors.

Character of a Rural Activity Center



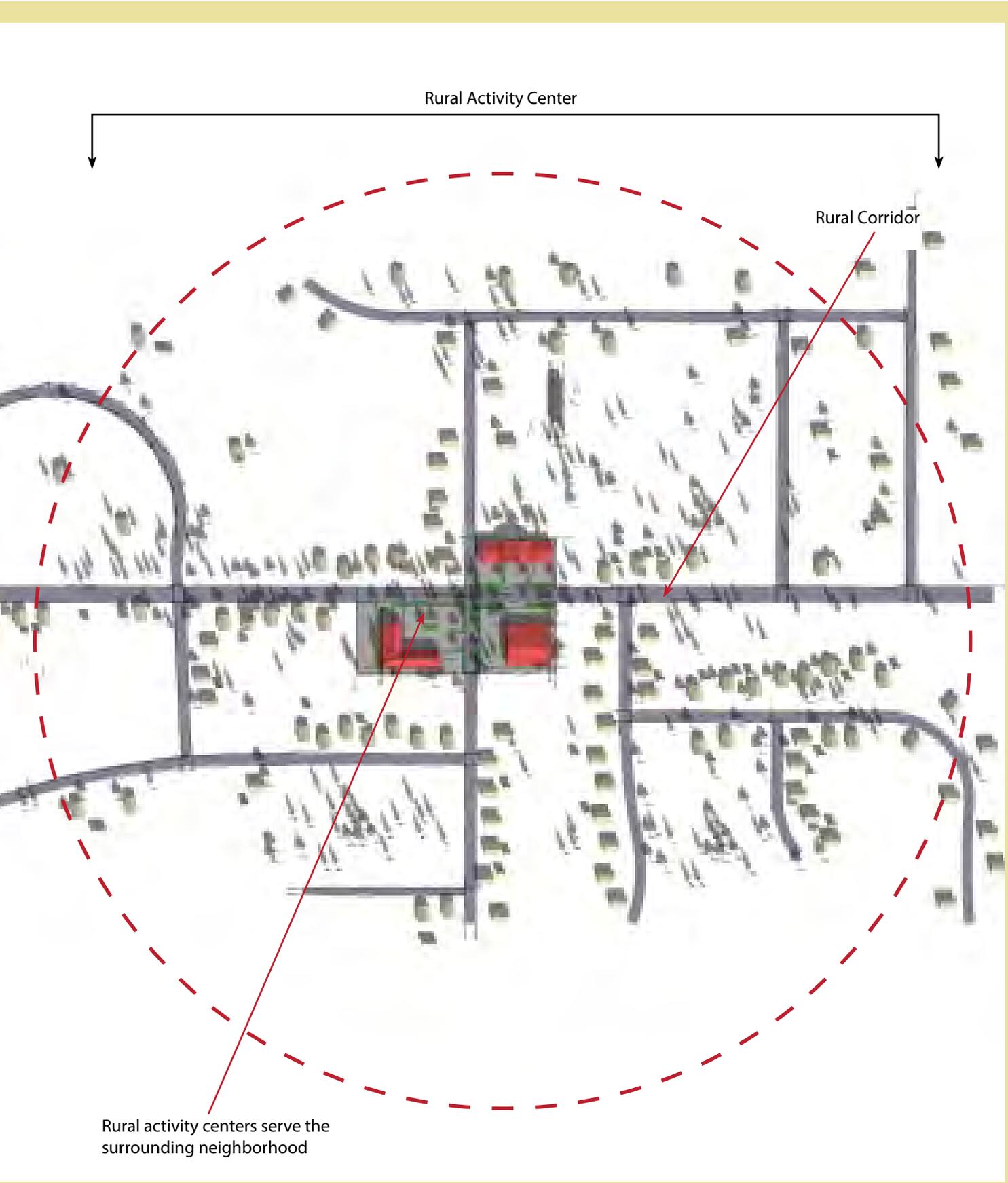
AREA TYPES

Illustration of Rural Character



Photos by: John Aber





Rural Activity Center

Rural Corridor

Rural activity centers serve the surrounding neighborhood

RURAL AREAS GOALS AND POLICIES



Goal LU.12. Maintain the character of existing rural communities.

Policy LU.12.1. Maintain rural growth boundaries to balance while preserving the integrity of open spaces identified in the Greater Flagstaff Open Spaces and Greenways Plan and updates.

Policy LU.12.2. Promote the coordination of the Flagstaff Regional Plan, Coconino County Comprehensive Plan, and area plans that takes into account local conditions and preferences of area residents.

Policy LU.12.3. Require future development in the unincorporated county areas to be consistent with the goals, policies, and conservation guidelines of the Coconino County Comprehensive Plan and any applicable local area plans.

Policy LU.12.4. Connect rural neighborhoods using roads, trails (equestrian, foot, and bicycle), and public access to the National Forest.

Policy LU.12.5. Promote cluster development as an alternative development pattern in appropriate locations as a means of preserving rural resources and to minimize service and utility costs.

Policy LU.12.6. Plan for development outside of the rural growth boundary to be very low density and to have integrated conservation design.

Policy LU.12.7. Establish opportunities for rural activity centers in specifically designated county areas with a range of uses, sizes, and designs appropriate to the communities they serve.

Policy LU.12.8. Locate commercial uses in the county in specifically designated activity centers intended to serve as focal points and meet local needs for the community, while avoiding a strip commercial pattern of development along the region's major roadways.

Policy LU.12.9. Preserve the rural character, open spaces, wildlife corridors, and neighborwoods at the periphery or just outside of the planning area as defined by the FMPO boundary.



Photo by: John Aber



Photo credit: Copeland Architects

AREA TYPES

Employment Centers, Business Parks, and Industrial Areas

Flagstaff is fortunate to be in close proximity to the interstate highway system, local arterial and collector roads, the BNSF railway line, and the Flagstaff Pulliam Airport. Policies in this section promote the region’s position as a major regional and interstate employment center through continuation of existing operations, promotion of new industries, and improvements in job accessibility. Providing for continued growth of the existing employment centers and encouraging the reuse of underutilized, vacant or obsolete commercial and industrial spaces, these policies provide for new manufacturing, research and development, flex space, industry incubators, professional office, and similar uses that range from high-intensity, mixed-use office centers, large business parks, warehouses, and distribution facilities to manufacturing and other heavy industrial areas. “Clean” industries, such as light manufacturing, research and development, and high technology, will take advantage of the education and skills of the city’s population.

An **Employment Center** is an activity center with mixed-use; research and development offices; medical offices; office space; business park; retail, restaurant, and tourism center; light-industrial; heavy-industrial; live-work spaces; and home-based businesses.

Office - Research and Development - Business Park - Light Industrial is intended to provide locations for a variety of workplaces that develop as a business park setting or integrated into a commercial mixed-use project as part of an activity center. These projects are to be designed and developed as buildings with attractively landscaped outdoor spaces and continue the vitality and quality of life in adjacent residential neighborhoods. Other supporting uses can be included which complement the primary workplace uses, such as restaurants, hotels, child care, and convenience shopping, if included as part of an overall planned development. Sites designated for this category should have good access to existing or planned transportation facilities and be compatible with adjacent land uses.

Light-Medium Industrial is intended to provide a location for a variety of work processes and work places such as light industrial uses; manufacturing, warehousing, and distributing; indoor and outdoor storage; and a wide variety of heavy commercial and industrial operations. Uses in this category are typically involved in the secondary processing of materials into components; the assembly of components into finished products, transportation, communication and utilities, wholesaling, and warehousing. Transportation requirements are usually met by truck, although rail and air transportation may be utilized as well. These facilities need to be developed with viewsheds in mind.



Character of potential employment center

AREA TYPES

Heavy Industrial is often characterized by uses that can be hazardous, offensive, or unsightly. The uses are typically involved in the primary processing of raw materials into refined materials. Often requiring large energy supplies and large volumes of raw materials. Processing may generate liquid or solid wastes, air pollutants, and other emissions, such as noise, glare, light, vibration, or heat. Examples of such uses include lumber and wood products; paper, chemicals, and primary metal manufacturing; storage of hazardous materials; cinder pits; and concrete and asphalt plants.

EMPLOYMENT AREAS GOALS AND POLICIES



Goal LU.13. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.

Policy LU.13.1. Encourage the grouping of medical and professional offices, light industrial, research, and skill training with other necessary workforce services and transportation options.

Policy LU.13.2. Consider the compatible integration of residential uses and proposed employment centers to reduce vehicle trips and commute times.

Policy LU.13.3. Incorporate neighborhood/support retail and other commercial uses, including childcare facilities, within new and renovated employment centers..

Policy LU.13.4. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.

Policy LU.13.5. Provide an attractive, high-quality employee environment in new and renovated employment center design.

Goal LU.14. Establish heavy industrial areas that provide for the manufacturing of goods, flexible space, and intermodal facilities that are well maintained, attractive and compatible with adjoining nonindustrial uses.

Other related policies: Policy ED.3.9 in the Economic Development chapter.

Policy LU.14.1. Encourage the continued intensification, expansion, and protection of existing industrial, warehousing, and distribution uses from encroachment.

Policy LU.14.2. Ensure new industrial areas are compatible with surrounding areas.

Policy LU.14.3. Locate new industrial areas near the rail line or interstate, and ensure they are designed to be compatible with surrounding uses and gateway features.

Policy LU.14.4. Limit the impacts of truck traffic on residential areas.

Policy LU.14.5. Consider all health impacts on the community in the design of new industrial uses, such as wastewater treatment, traffic safety, noise, and other impacts.

AREA TYPES

Special Planning Areas

Not all existing or proposed facilities and uses fall within the area types of urban, suburban or rural; and thus special planning areas may be described within the Flagstaff region. These include specific districts unique to the area:

- Flagstaff Pulliam Airport
- Northern Arizona University
- Flagstaff Medical Center
- Museum of Northern Arizona
- U.S. Geological Survey and Innovation Mesa
- Public and quasi-public uses requiring campus-like setting

Many of these districts, such as Northern Arizona University, City Hall, public schools, etc., have many of the characteristics of employment uses. An institutional use is intended to accommodate public and semi-public land uses, such as governmental facilities, schools, utilities, and institutions.



Photo credit: Northern Arizona University, Master Plan

SPECIAL PLANNING AREAS GOALS AND POLICIES

Goal LU.15. Protect, manage, and enhance the region's Special Planning Areas to benefit the whole community.

Policy LU.15.1. Enhance connectivity and coordinated planning efforts with neighborhoods contiguous to special planning areas.



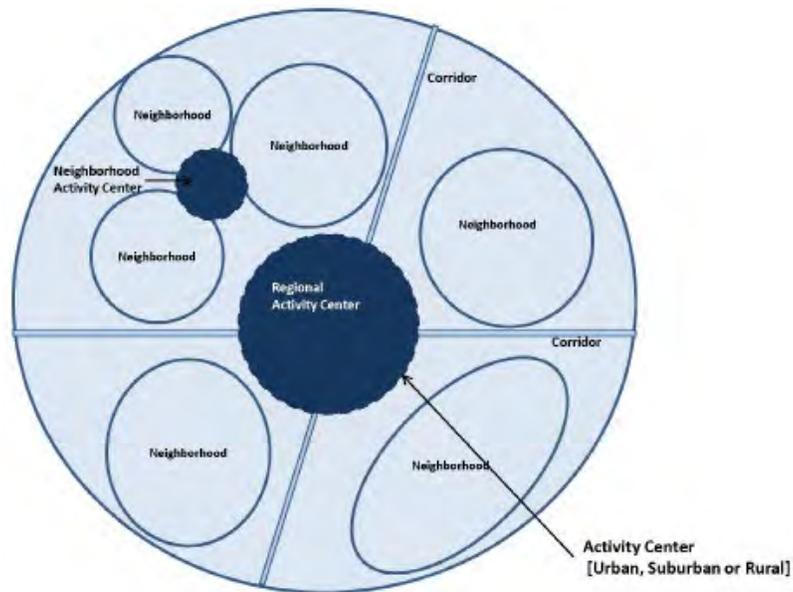
PLACE TYPES

Activity Centers

Flagstaff has many existing activity centers (Map #22), which this plan identifies, along with a number of potential future activity centers. With a focus of investments and development to the urban core as a growth management strategy, activity centers are vital in producing the compact urban nodes necessary for efficient infrastructure, transit, walkability, job creation, and protection of our natural resources.

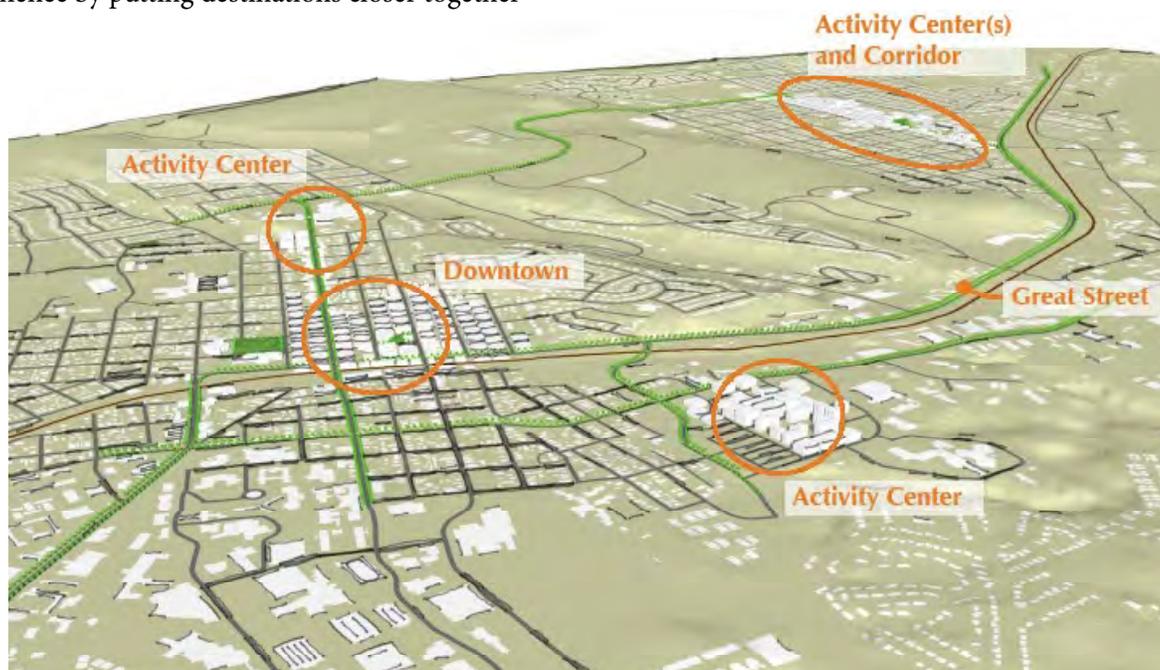
By promoting activity centers and mixed-use development in the Flagstaff region, the community will benefit from:

- Places for people to shop, eat, and entertain
- Sites for community events, activities, and celebrations
- A range of housing types and configurations
- New destinations within a short distance of existing neighborhoods
- Opportunities to increase walking, biking, and transit use
- More efficient use of existing public infrastructure
- Opportunity to foster vibrant, walkable communities
- Incubators for art, community, or non-profit enterprises
- Activity centers with anchors that appeal to locals, not just visitors
- Active, healthier lifestyles
- Conservation of land by accommodating more people in less space
- A range of transportation alternatives
- Reduced congestion
- Lower infrastructure costs for communities, families, and individuals
- Reduced household expenses related to transportation and energy
- Added convenience by putting destinations closer together



Activity Centers and Corridors: Mixed-use centers that vary by scale and activity mix depending on location. They include commercial, retail, offices, residential, shared parking, and public spaces. This plan identifies existing and potentially new activity centers throughout the planning area, including urban, suburban, and rural centers.

Neighborhoods: Includes both geographic (place-oriented) and social (people-oriented) components, and may be an area with similar housing types and market values, or an area surrounding a local institution patronized by residents, such as a church, school, or social agency.



PLACE TYPES

A Vision for Our Activity Centers

Existing activity centers have great potential for increased activities, densities and mixed-use with focused reinvestment by both the public and private sectors. These are ideal locations for optimal transit connectivity, increased pedestrian and bicycle use, and infrastructure improvements. For example, activity centers around Northern Arizona University could also meet the demand for more multi-family housing units, and student-oriented services and goods.

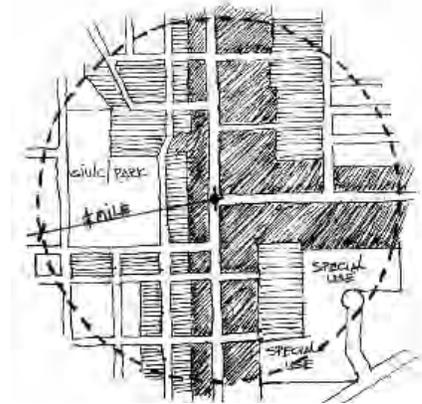
Potential new activity centers have been located where the future road network intersects, and future development has been proposed. This plan is encouraging that future development focus on, and plan around activity centers.

Every activity center works at its own scale, serving the needs of the surrounding community. That scale is directly related to the road types serving the center and surrounding development. Regional centers – the biggest centers – are located at the intersection of major roads and have multiple large residential developments with direct access to it. Neighborhood centers are established at circulation and access roads, but not all of these intersection types establish centers.

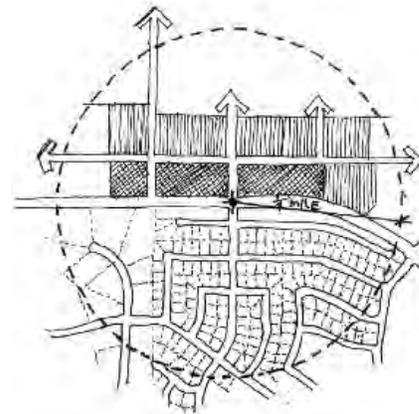
An **urban activity center** holds the greatest densities of housing and intensities of commercial and retail space, yet it is still appropriately designed for the region, contextual in scale and form, and architecturally compliments the environment and views. Even the most urban areas of Flagstaff host the most amazing views of the mountains, and respecting the views will maintain our unique sense of place. Higher densities and maintaining views may seem like a contradiction, but it is a matter of thoughtful and sensitive design. Urban activity centers create the densities that make transit work and provide the intense creative places and social interactions desired by today’s and tomorrow’s workforce.

Suburban activity centers provide the node for a neighborhood’s schools, parks, local restaurants, and grocery stores and are located next to higher-density residential development easily accessible by walking or biking. They may provide an opportunity for medium-density mixed-use.

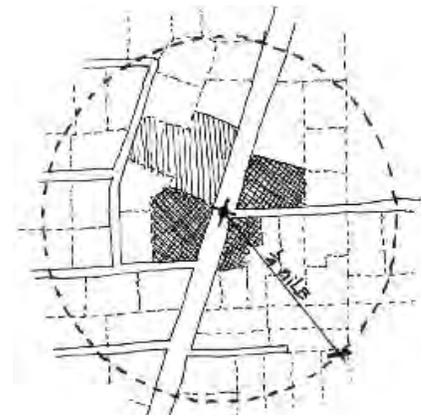
Rural activity centers are appropriate in scale to the rural community and may be two or three stories in height, in which one additional activity is considered “growth.” These are strategically located to provide convenience for those living in the rural areas.



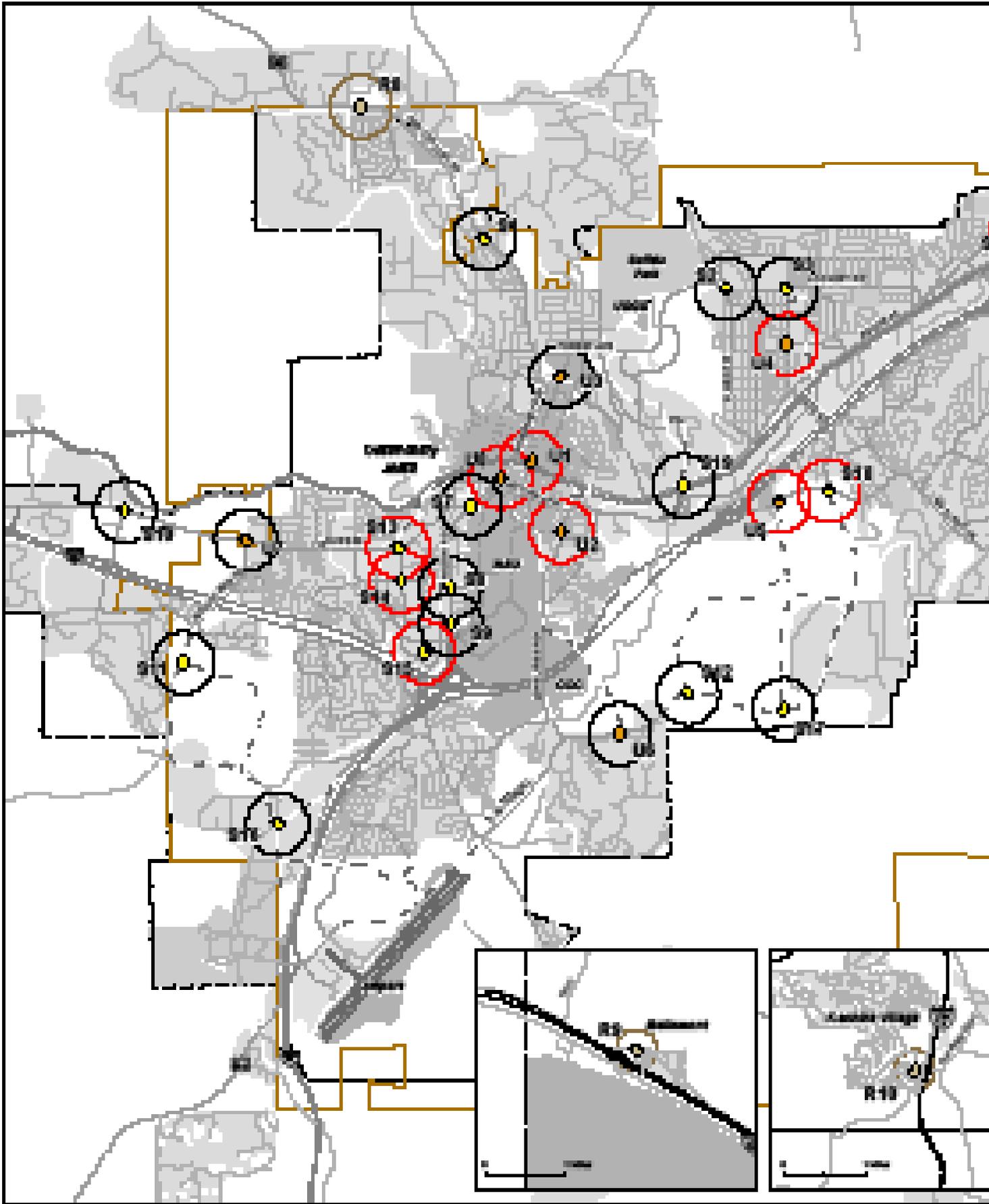
Urban Activity Center

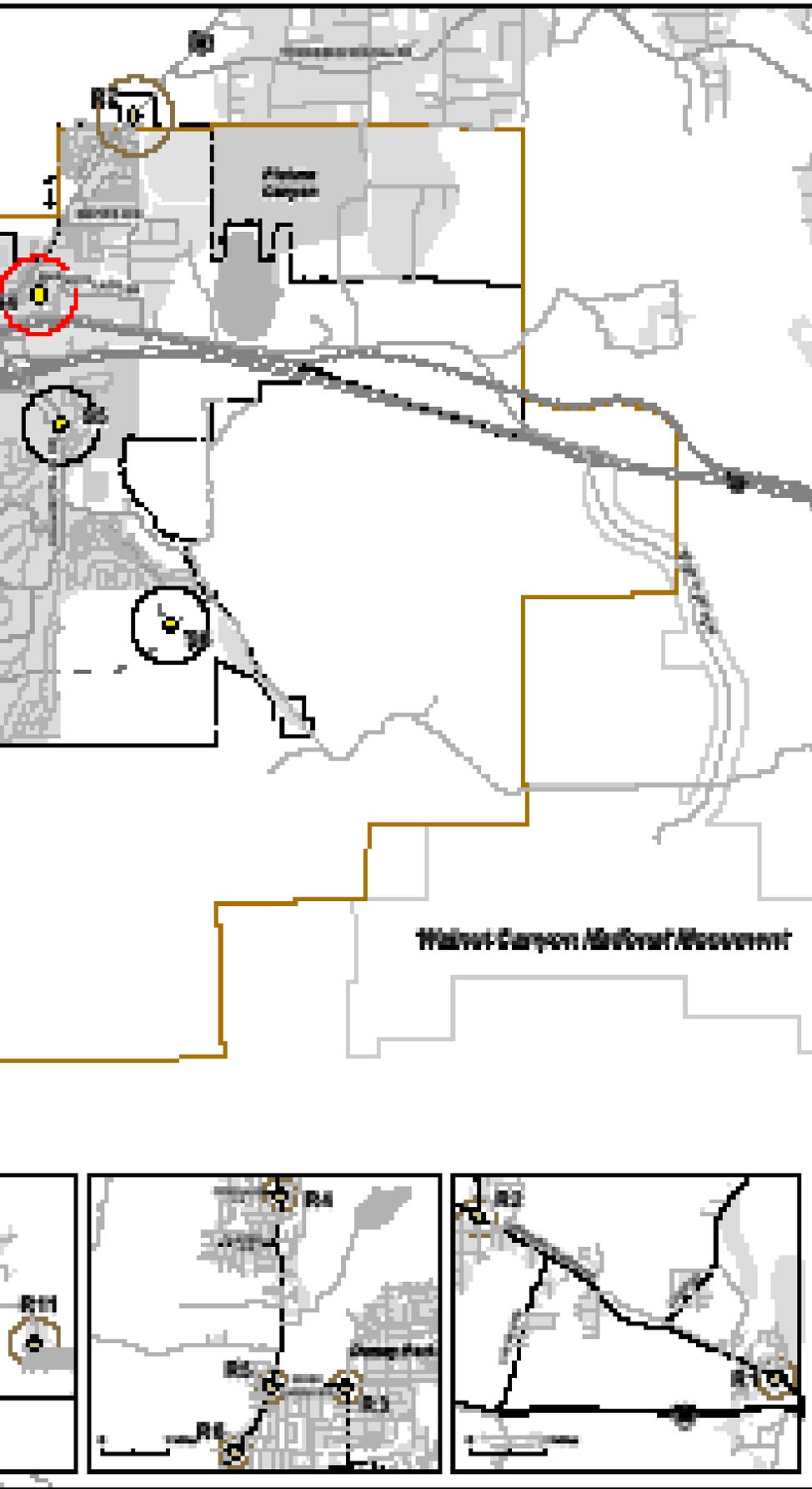


Suburban Activity Center



Rural Activity Center

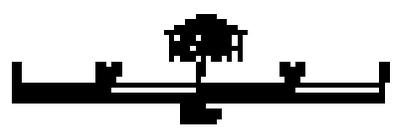




**Figure 28
ACTIVITY CENTERS**

- R100 Overlay
- Urban Growth Boundary
- Rural Parcel
- Activity Center Overlay 100
- Urban Activity Center 100
- Rural Activity Center 100
- Rural Activity Center 200
- Rural Activity Center 300
- Rural Activity Center 400
- Rural Activity Center 500
- Rural Activity Center 600
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- Rural Activity Center 9900
- Rural Activity Center 10000

**Plan of Development
of Walnut Canyon**



**PLANNING DEPARTMENT
CITY OF DENVER**

LOCATION OF ACTIVITY CENTERS

Refer to Activity Centers Map #22, pages 49-50

URBAN		SUBURBAN		RURAL
Regional Scale				
Downtown	U1	Flagstaff Mall	S4	
Invest in appearance, cleanliness, etc. Business Improvement District		Work towards East Gateway Plan – Field Paoli (2001)		
Sawmill – Butler Ave / Lone Tree Rd	U2	Woodlands Village Blvd / Rt 66	S13	
Fourth Street - Fourth St / 6th Ave / 7th Ave	U4	Specific Plan or Development Masterplan Woodlands Village Blvd / Forest Meadows St	S14	
Assess zoning needs; develop overlay district; address urban form and parking issues. Utilize Capital Improvement Program to upgrade infrastructure to desired density needs. Land assemblage for redevelopment.		Specific Plan or Development Masterplan		
		Woodlands Village Blvd / Beulah	S15	
		Specific Plan or Development Masterplan		
Neighborhood Scale				
Plaza Shopping Center – Humphrey’s St & Beaver St.	U3	Ft Valley Cultural Corridor – Ft Valley Road	S1	Townsend Winona Rd / I-40
Specific Plan or Development Masterplan		Specific Plan or Development Masterplan		
**Little America – Butler Ave / Harold Ranch Rd	U5	Cedar Shopping Center – Cedar Ave / West St	S2	Townsend Winona Rd/ Slayton Ranch Rd (Doney Park)
Specific Plan or Development Masterplan		Specific Plan or Development Masterplan		
**Juniper Point – JW Powell Blvd / Lone Tree Rd (new)	U6	East Flagstaff Civic Center – Cedar Ave / Fourth St	S3	Silver Saddle Rd / Kock Field Rd
Specific Plan or Development Masterplan		Specific Plan or Development Masterplan		
**Presidio – Route 66 and Woody Mountain Rd	U7	Country Club Center - Country Club Dr / Solier Ave	S5	89 N / Campbell Rd
Specific Plan or Development Masterplan		Specific Plan or Development Masterplan		
Milton Rd / Butler Ave	U8	**Butler Ave / Walnut Hills Dr	S6	89 N / Silver Saddle Rd
Milton Road Corridor Plan		Specific Plan or Development Masterplan		
		Milton Rd / Route 66	S7	89 N / Burris Lane (Doney Park / Timberline)
		Milton Road Corridor Plan		
		Milton Rd / University Dr (new alignment)	S8	89 N / South of Townsend-Winona Road
		Milton Road Corridor Plan		

LOCATION OF ACTIVITY CENTERS

Refer to Activity Centers Map #22, pages 49-50

URBAN		SUBURBAN		RURAL
		Milton Rd / Forest Meadows St - potential GATEWAY	S9	Ft Valley Rd / Peakview (Cheshire)
		Milton Road Corridor Plan		
		*W Route 66 / Flagstaff Ranch Rd	S10	Bellemont
		Specific Plan or Development Masterplan		
		**Woody Mtn Rd / FS 532 (South of Kiltie Lane)	S11	Kachina Village
		Specific Plan or Development Masterplan		
		**JW Powell Blvd / future road	S12	Mountaineire
		Specific Plan or Development Masterplan		
		**Purple Sage Trail / FS 532 (Vil-lagio Montano)	S17	
		Specific Plan or Development Masterplan		
		**Butler Ave / Fourth St (Canyon del Rio)	S18	
		Specific Plan or Development Masterplan		
		Switzer Mesa / Route 66	S19	
		Specific Plan or Development Masterplan		



Photo credit: City of Flagstaff



Goal LU.16. Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices.

Policy LU.16.1. Design activity centers and corridors appropriate to and within the context of each area type: urban, suburban, or rural.

Policy LU.16.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.

Policy LU.16.3. Redevelop underutilized properties, upgrade aging infrastructure, and enhance rights-of-way and public spaces so that existing activity centers and corridors can realize their full potential.

Note: Refer to Cost of Development Chapter XI, especially for the potential of public-private partnerships.

Policy LU.16.4. Encourage activity centers and corridors to provide housing of various types and price points, especially attached and multi-family housing.

Policy LU.16.5. Plan for and support pedestrian and transit-friendly activity centers and corridors.

Policy LU 16.6. Support increased densities within activity centers and corridors.

Policy LU.16.7. Concentrate commercial, retail, services, and mixed use within the activity center commercial core.

Policy LU.16.8. Increase residential densities, live-work units, and home occupations within the activity center’s pedestrian shed.

Policy LU.16.9. Adopt traffic regulations to prioritize pedestrian-oriented design for all activity centers.

Policy LU.16.10. Plan activity centers and corridors appropriate to their respective regional or neighborhood scale.

Policy LU.16.11. Corridors should increase their variety and intensity of uses as they approach activity centers.

Policy LU.16.12. Land use policies pertaining to a designated corridor generally apply to a depth of one parcel or one and one-half blocks, whichever is greater.

Policy LU.16.13. Corridors should focus commercial development to the corridor frontage and residential to the back.

Policy LU.16.14. Promote higher density development in targeted areas where economically viable and desired by the public.

Policy LU.16.15. Endorse efficiency of infrastructure with compact development within targeted activity centers.

Policy LU.16.16. Actual pedestrian-shed boundaries will be established considering opportunities and constraints posed by natural and man-made barriers like terrain or the interstate, road networks, and existing development patterns.

Goal LU.17. Develop a manageable evolution of the main corridors into contextual place makers.

Policy LU.17.1. Develop a specific plan for each “Great Street” corridor.

Policy LU.17.2. Establish the context and regional or neighborhood scale of each corridor prior to design with special consideration for those intended to remain residential or natural in character.

Policy LU.17.3. Enhance the viewsheds and frame the view along the corridors through design.

Policy LU.17.5. Balance automobile use, parking, bicycle access, while prioritizing pedestrian safety along all corridors.

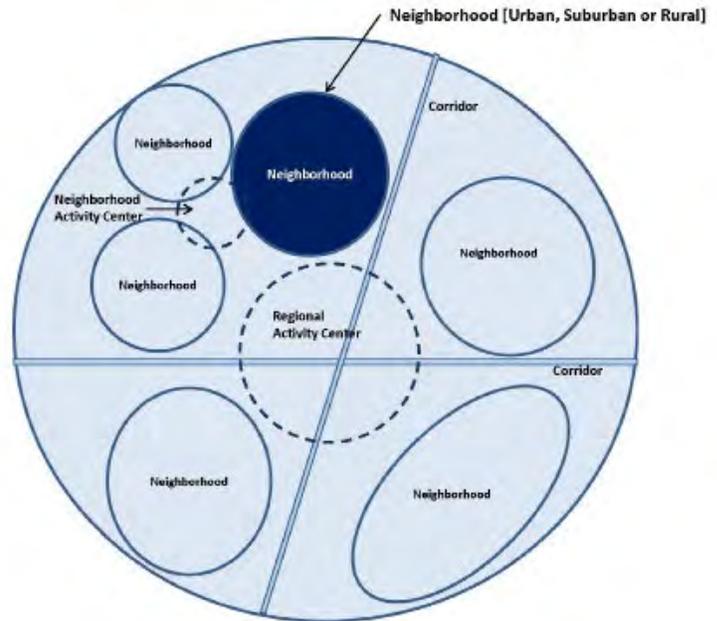
Note: Refer to the discussion of “Great Streets” in the Community Character chapter.

PLACE TYPES

Neighborhoods

Neighborhoods are defined by mostly residential areas that are knitted together with connections of roads, trails, and sidewalks. Each neighborhood defines itself differently in the way of age, development patterns, architectural style, and other elements. For more information about neighborhoods in the Flagstaff region, refer to Chapter VIII - Community Character and Chapter XIII - Neighborhoods, Housing, and Urban Conservation.

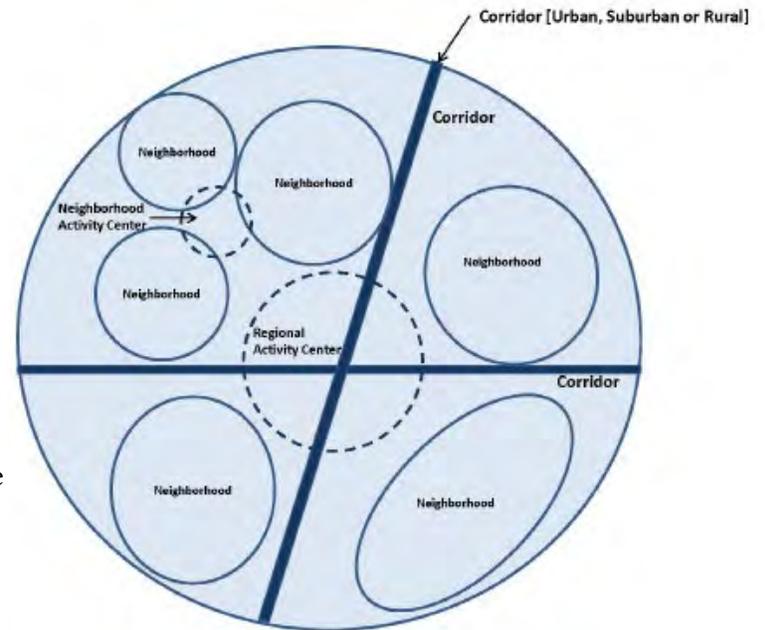
Neighborhood: Includes both geographic (place-oriented) and social (people-oriented) components, and may be an area with similar housing types and market values, or an area surrounding a local institution patronized by residents, such as a church, school, or social agency.



Corridors

The “Great Streets” discussion in Chapter VIII - Community Character identifies a number of corridors in the Flagstaff region that could benefit from reinvestment, revitalization, and retrofit efforts. Refer to *Great Streets Map #14*

Policies promote corridors as community and neighborhood connectors, transportation routes, and energetic places that are a magnet for mixed-use development and residential uses. Corridors are defined by pedestrian-oriented streetscapes, and frequented as local gathering places (i.e. cafes, restaurants, plazas). These areas support surrounding neighborhoods and contribute to a more compact and consistent pattern of development. Development adjacent to established neighborhoods will transition from higher to lower intensities to mitigate impacts on residential areas.



GROWTH

Historically, growth areas in the Flagstaff region have clustered around jobs, from the earliest railroad stop and lumberyards, to the University and downtown Flagstaff. The future will focus investments and development potential to urban areas and compact growth as growth management strategies. The discussion of growth areas is paramount in reducing sprawl, protecting open space, and promoting efficiencies in infrastructure and services.

Where Should Growth Occur?

The Flagstaff region will accommodate residential, commercial, institutional, and public space growth needs by focusing infrastructure and incentives for:

1. Revitalization of the urban core, particularly existing and under-utilized activity centers
2. Infill of the vacant lots in urban, suburban, and rural neighborhoods

Reinvestment Areas

A community reinvests in an area through revitalization, redevelopment, infill, brownfield redevelopment, and historic preservation, all of which play a vital role in improving the quality of life for those living in and traveling to the City of Flagstaff and the region. Reinvestment promotes the resurgence of existing activity centers and walkable neighborhoods in areas suffering from lack of maintenance, and within activity centers and corridors and their respective pedestrian shed. More detailed planning, such as specific plans or corridor plans will be required as these areas resume or begin more active roles within the community. Activity centers and corridors as “Great Streets” are the biggest reinvestment potential, as these are located in areas of greatest return on investment. *Refer to Chapter VIII - Community Character for a full discussion.*

Many of the region’s existing areas need utility upgrades and improvements as incentives to attract reinvestment and development. As the private and public sectors continue to work together, parcel assemblage and infrastructure needs must be met to assist in enhanced revitalization projects. Map 24 shows public utilities in the Flagstaff region over 50 years old that could benefit from upgrades. *Refer to Public Utilities & Activity Centers Map #24, pg. IX-61.*

Reinvestment, redevelopment, and infill at the neighborhood scale relates to aesthetic treatment of the existing developed area. Examples of this include repairing what is already in place, remodeling, fixing-up and adding-on; addressing the need for neighborhood retail, bus stops, social spaces, green spaces, sidewalks, crosswalks, and public art, while preserving community integrity, character, safety, and livability. *Refer to Transitions Map #23.*

Helpful Terms:

Reinvestment Areas - Infill, redevelopment, brownfield redevelopment, preservation, and adaptive re-use are all ways to revitalize areas of our community.

Greenfield Development - Areas that exist mostly on the periphery of the city, within or contiguous with the urban service boundary, can be considered for greenfield development.

Revitalization Toolbox

There are many tools available for revitalization and redevelopment efforts, including but not limited to:

- Brownfield redevelopment projects
- Economic Development Strategic Plan (in conjunction with all regional economic development partners)
- Government Property Lease Excise Tax (GPLET)
- Industrial incentives (Industrial Development Authority)
- Infill Incentive Districts (Arizona Revised Statutes Section 9-499.10)
- Infrastructure investment and construction - upgrades/replacement program (Capital Improvement Program)
- Land acquisition/land bank/preparation
- Neighborhood economic development strategies
- Public/private partnerships
- Special districts (taxing or assessment)
- Transfer of development rights/transfer of obligation

GROWTH



Example of Revitalization Areas

Note: Revitalization is both insertion of new or rebuilt buildings as well as public space investments

Reinvestment at the regional scale inspires new development while keeping the character of the surrounding community; employs modern technology in context; maintains and promotes a sense of place; promotes walkability over auto-oriented design. Reinvestment is an important tool communities can use to encourage a portion of the area's growth into established yet underutilized areas with existing infrastructure.

Example of Reinvestment in Stages:



Existing street



Same street with buried power lines



Same street with public street improvements



Same street with private development improvements

Source: www.urbanadvantage.com for NAIPTA

Helpful Terms:

Revitalization - Is to repair what is already in place, adding new vigor by remodeling and preserving.

Redevelopment - Is when new development replaces outdated and underutilized development.

Infill - Occurs when new buildings are built on vacant parcels within city service boundaries and surrounded by existing development.

Preservation - Is an endeavor that seeks to preserve, conserve, and protect buildings, objects, landscapes, or other artifacts of historical significance.

Adaptive Re-use - Is fixing up and remodeling a building or space, adapting the building or space to fit a new use.

Planning Document Terms:

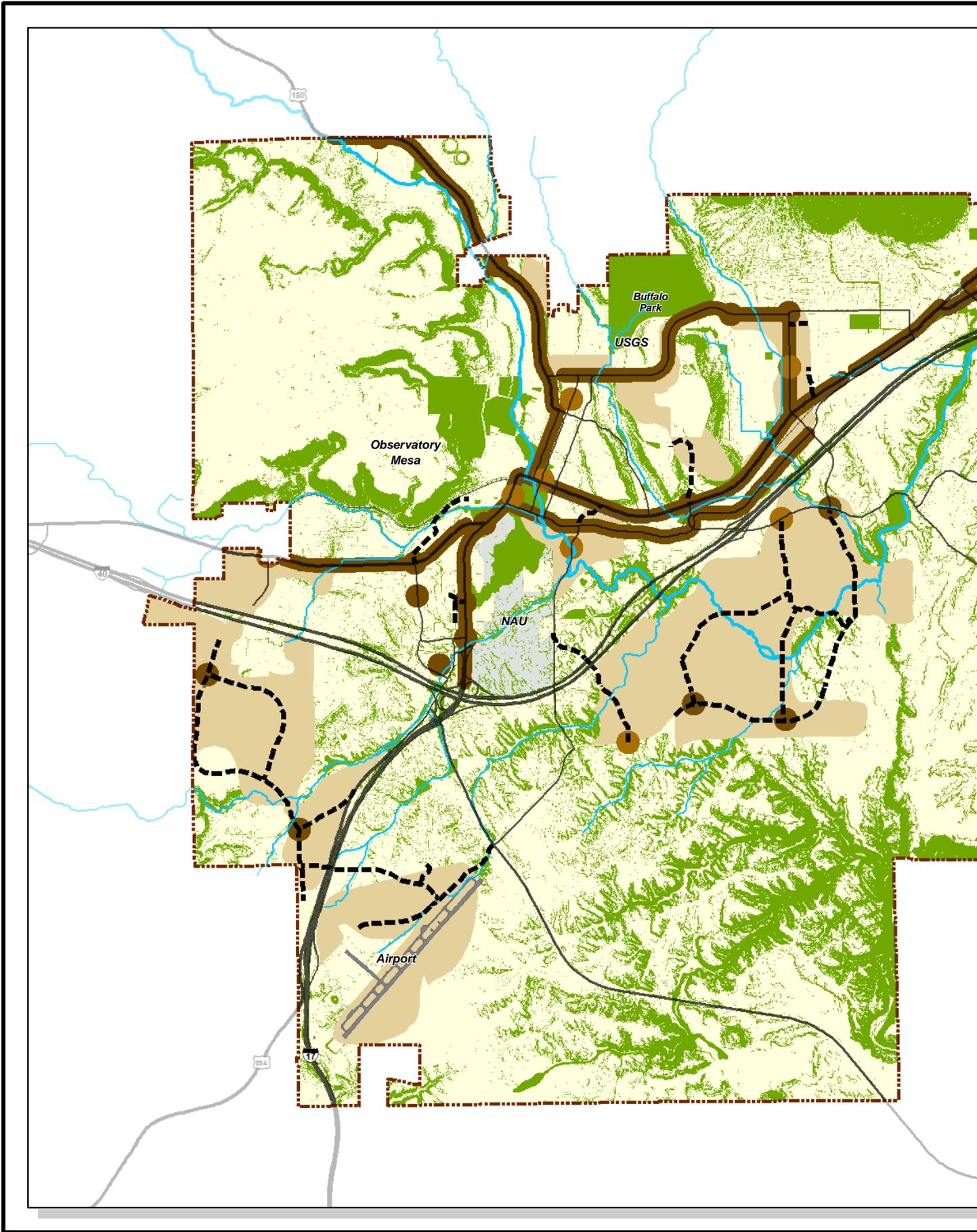
General Plan - A policy document that is used to guide land use decisions

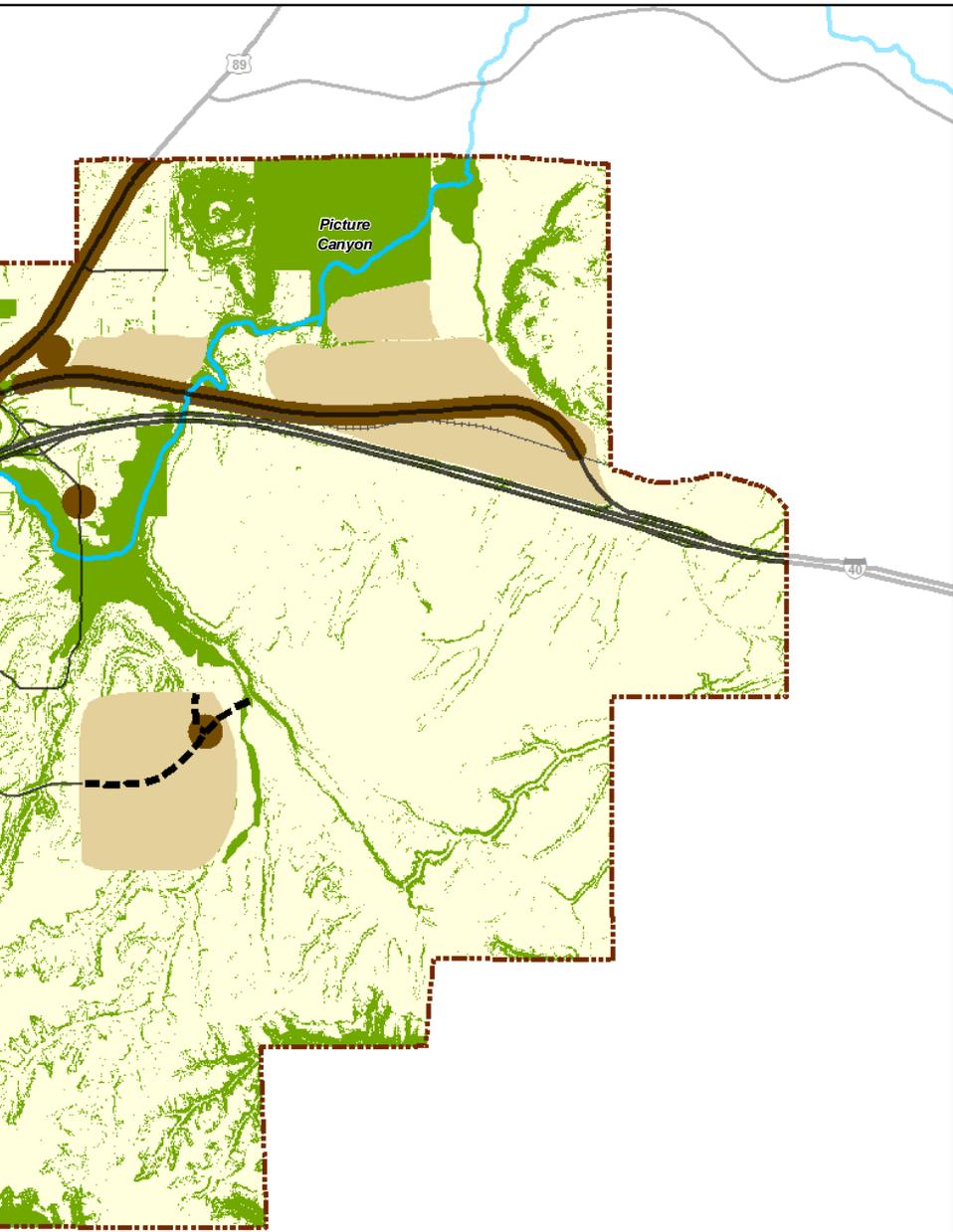
Specific Plan - Detailed element of the General Plan enacted under the provisions of ARS 9-461.08 that provides a greater level of detail for a specific geographic area or element of the General Plan, and that provides specific regulations and standards for the systematic implementation of the General Plan. When applied to a highway corridor, a specific plan includes the highway right-of-way (ROW) as well as property outside of the ROW included with the planning area boundary.

Illustrative Plan - A plan or map that depicts (illustrates, but does not regulate) the streets, lots, buildings, and general landscaping of a proposed development

Development Master Plan - A comprehensive conceptual plan for the development of a large or complicated land area, the platting of which is expected in progressive steps as required by Title 11 (Subdivisions)

Corridor Plan - Can be developed by the public or private sector and can be an Illustrative or a Specific Plan.

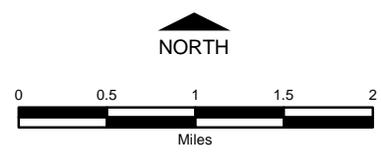




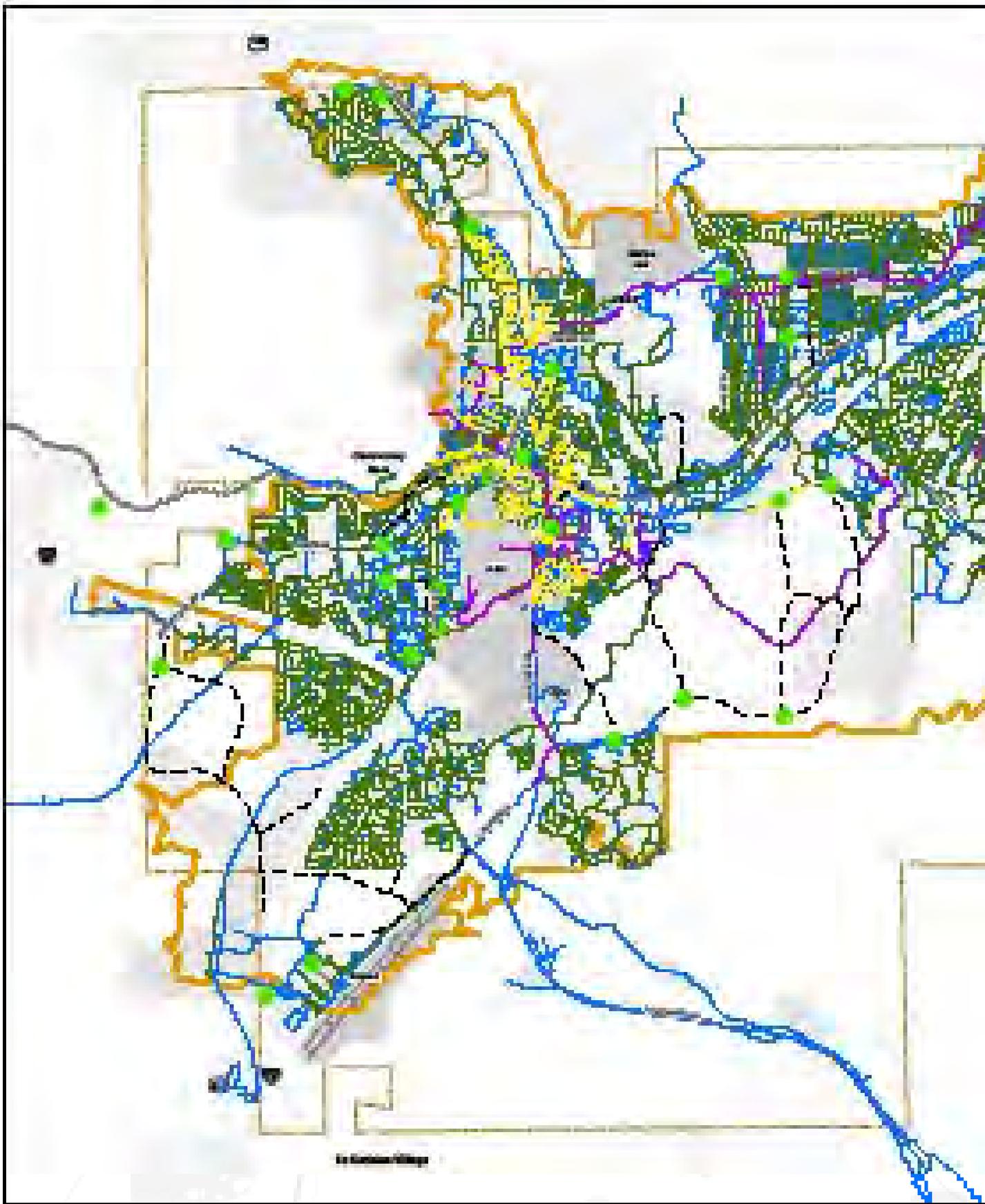
Updated 10/15/2013

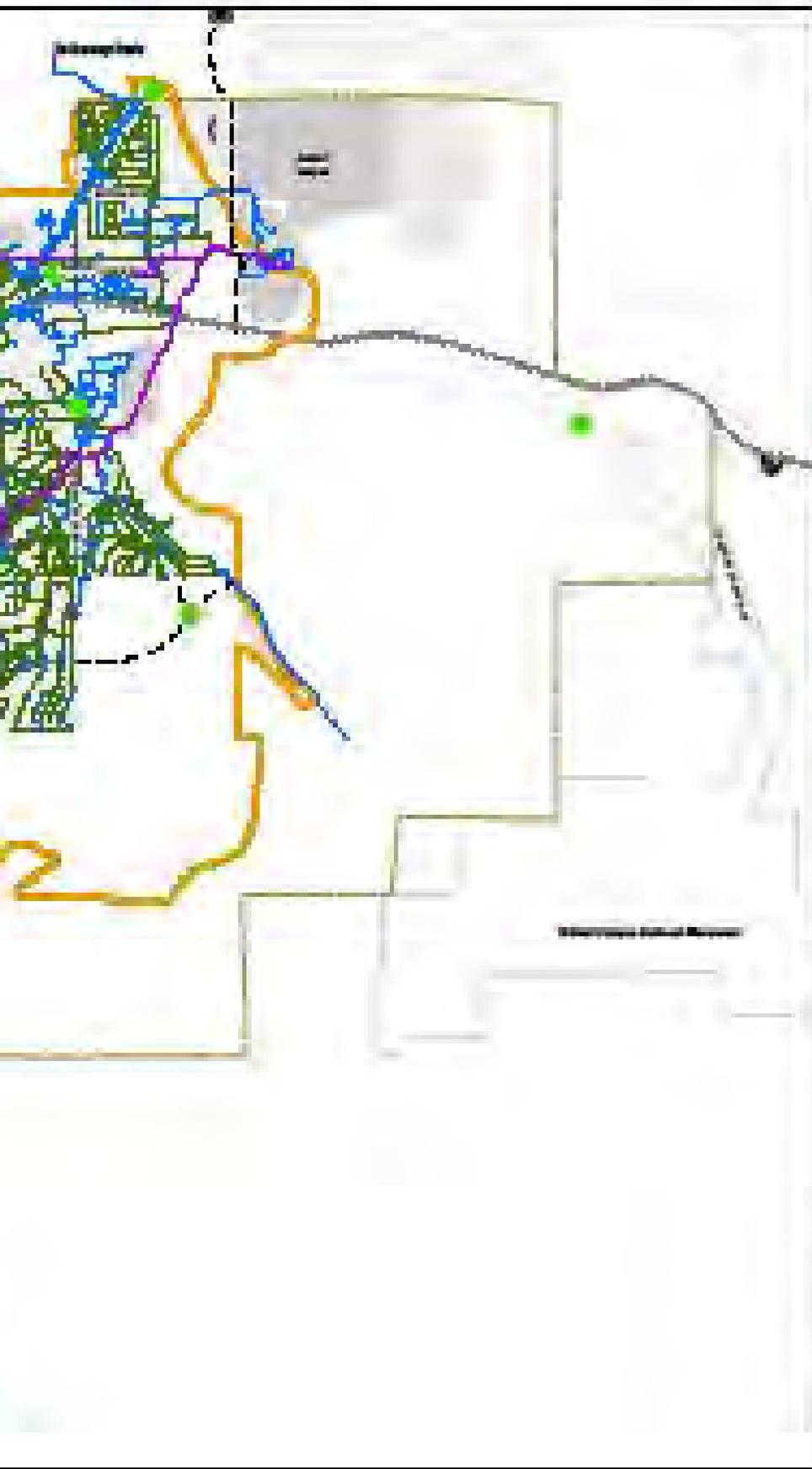
**Figure 23:
TRANSITIONS MAP**

-  **Concentration of Natural Resources**
- Parks, Floodplains, Steep Slopes
-  **Preserve and Enhance**
-  **Improve and Evolve**
- Great Streets
- Suburban and Rural Activity Centers
-  **Transform- Urban**
- Urban Activity Centers
-  **Transform- New Growth**
- New Urban and Suburban Areas as need arises
-  **RTP Future Rd Network**
-  **City Limits**



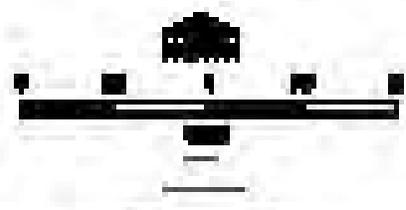
**FLAGSTAFF REGIONAL PLAN
VISION 2030: PLACE MATTERS**





**Figure 34:
PUBLIC UTILITIES - 2020
(PAGE 34 OF 70-100)**

- Public Utility
- Clark County Fire-100
- Clark County Water Line
- Clark County



**CLARK COUNTY GENERAL PLAN
THROUGH 2020 PUBLIC UTILITIES**

GROWTH

Sawmill at Aspen Place Photos by: City of Flagstaff



before



after

Lumberyard Brewery Photos by: Winnie Hanseth



before



after

Barnet Dulaney Perkins Eye Surgical Center Photos by: City of Flagstaff



before



after

Some revitalization projects in the urban and suburban content to learn from are: Sawmill at Aspen Place, a 40-acre commercial infill and Brownfield Redevelopment Project; the Lumberyard Brewery adaptive re-use and historic preservation; and the Barnet Dulaney Perkins Eye Surgical Center Redevelopment on Switzer Canyon Drive.

REINVESTMENT GOALS AND POLICIES



Goal LU.18. Invest in existing neighborhoods and activity centers for the purpose of developing complete, and connected places.

Policy LU.18.1. Plan for and support reinvestment within the existing city centers and neighborhoods for increased employment and quality of life.

Policy LU.18.2. Develop reinvestment plans with neighborhood input, identifying the center, mix of uses, connectivity patterns, public spaces, and appropriate spaces for people to live, work, and play.

Policy LU.18.3. Promote reinvestment at the neighborhood scale to include infill of vacant parcels, redevelopment of underutilized properties, aesthetic improvements to public spaces, remodeling of existing buildings and streetscapes, maintaining selected appropriate open space, and programs for the benefit and improvement of the local residents.

Policy LU.18.4. Attract private investment by reinvesting in transportation infrastructure improvements as well as public utilities infrastructure for desired development size.

Policy LU.18.5. Maintain and upgrade existing infrastructure and invest in infrastructure to make redevelopment and infill an attractive and more financially viable development option.

Policy LU.18.6. Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.

Policy LU.18.7. Consider creative policy and planning tools (such as transfer of develop rights or transfer of development obligations) as a means to incentivize redevelopment and infill.

Policy LU.18.8. Encourage and invest in voluntary land assemblage in an effort to create better utilization and opportunities for development.

Policy LU.18.9. Provide public education regarding the sustainability and beneficial economics of redevelopment and infill.

Policy LU.18.10. Consider adaptive reuse possibilities when new big box developments are proposed.

GROWTH

Greenfield Development

While suburban retrofits, urban infill and activity center redevelopment projects take precedence, greenfield development is still an option. The relevant goal and policies apply to state land parcels identified for development in the Growth Illustration Map as well as larger, vacant tracts of private land, much of it south of I-40 between Woody Mountain Road and Fourth Street. Important opportunities for greenfield development may exist in the Bellemont area.

Flagstaff patterns of growth have been primarily subdivisions of single family houses. This form of development forces residents to travel by automobile for daily needs, and makes it difficult to stay within the same neighborhood when they need a different type or size of housing. This plan discourages development of this type and promotes a preferred pattern of development for new neighborhoods.

Outward expansion may be a demonstrated growth need in balance with infill redevelopment. State land parcels and privately owned tracts within the growth boundaries are excellent locations for such expansion.



Photo credit: City of Flagstaff

GREENFIELD DEVELOPMENT GOALS AND POLICIES



Goal LU.19. Develop Flagstaff's greenfields in accordance with the Regional Plan and within the growth boundary.

Policy LU.19.1. Design new neighborhoods to embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.

Policy LU.19.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.

Policy LU.19.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.

Policy LU.19.4. Utilize Low Impact Development strategies and stormwater best practices as part of the overall design for new development.

Policy LU.19.5. Plan greenfield development within the rural context to encourage formal subdivisions with shared infrastructure instead of wildcat development, and to protect open spaces, and access to public lands.