



Canyon del Rio Meeting Certification Exhibit "J" will be completed and forwarded to the City of Flagstaff following the Neighborhood Meetings.

NEIGHBORHOOD MEETING CERTIFICATION

I, CHARLES L. STRICKLAND, the authorized representative of CANYON del RIO PARTNERS do hereby attest that the neighborhood meeting for Project No. PZ-16-00239 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code, including the following:

- A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 7/5/18 and accepted by the City of Flagstaff on 7/7/18.
- A list of property owners within 1000 feet of the subject properties boundaries was prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan.
- Notices of the neighborhood meeting were sent via first class mail on 7/9/2018 to all property owners within 1000 feet of the subject properties boundaries, to all tenants residing on the subject property, to all Home Owners Associations (HOAs) within 1,000 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- A total of 2 neighborhood meeting notification sign(s) were installed on 7/11/2018 at the following location(s):
 - o SOUTHWEST CORNER OF BUTLER & 4th
- A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 9/7/2018.
- Copies of the Citizen Participation Report were sent via first class mail on 10/5/2018 to all person who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant

Signature: Charles L. Strickland 10/15/2018
Date

CANYON del RIO

MEMORANDUM

To: Neighbors Who Attended the Neighborhood Meetings for the Proposed Canyon del Rio Community
From: Charles L. Stricklan
Lions Gate Companies, LLC/Canyon del Rio Representative
Date: 8 October, 2018
RE: Public/Neighborhood Meetings Report
Canyon del Rio Zoning Revision Request

Dear Neighbors:

We wanted to thank you for taking the time to attend and to add your input to our proposed Canyon del Rio Community on the 26th and/or 28th of July, 2018.

We want you to know that we take and took every comment seriously and appreciate everyone's input.

As you know, we held these meetings within the scope of the "Neighborhood Meetings Requirements" as set forth by the City of Flagstaff City Code - Title 10-"Section 10-20.30.060 Neighborhood Meeting" through "Section 10-20.30.120 Administrative Procedures." With respect to the procedures outlined therein, your comments and input were recorded as much as possible and submitted to the City of Flagstaff for their consideration with respect to our request for zoning changes for this property.

While the meeting have concluded, please understand that we encourage your input and you are welcome to add your comments on our website at: www.CanyondelRio.com. Or, you can submit your input directly to the City of Flagstaff.

Thank you again for your time and participation in our neighborhood meetings. Following are the meeting notes from those meetings for your review.

Sincerely,



Charles L. Stricklan
President
Lions Gate Companies, LLC/Representative Canyon del Rio
cstricklan@lionsgatecompanies.com
C: 602.418.9669

Canyon del Rio

Marketing Office: 3605 S Flagstaff Ranch Rd. Flagstaff, AZ 86001
brhoton@capstonehomesaz.com Information: 855.928.1100

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Dear Neighbors:

The purpose of this meeting is to allow and encourage the neighbors of the proposed Canyon del Rio community at the Southwest corner of Butler Ave. and N 4th Street to provide input into the proposed zoning change to allow a zoning map amendment to 83+/- acres including the re-zoning of parcels E, F, G, H, J, K, N, O and P currently zoned Research & Development ("R&D"). Parcels E, F, H and K to proposed Highway Commercial (HC) 25.5+/- Acres; Parcels G, N, O and P to proposed Medium Density Residential (MR) 27.6+/- Acres; and, Parcels J-1 & J-2 to proposed High Density Residential (HR) 30.0+/- Acres.

The agenda for the meetings shall be as follows:

Dates: Thursday, July 26 and Saturday July 28, 2018. Sinagua Middle School.

- ACTUAL MEETING AGENDA -

Thurs., July 26	Sat. July 28	
▲ 5:45 PM	▲ 12:10 AM*	Doors Open *Sat Late Start, School Not Open
▲ 5:45-6:05	▲ Noon-12:10	Refreshments and Developer/Attendee informal meetings and introductions
▲ 6:05-6:10	▲ 12:15-12:20	Formal Introduction of Canyon del Rio Developers and Developer Team Members
▲ 6:10-6:15	▲ 12:20-12:25	Presentation of Canyon del Rio Proposed Community and Presentation of the Request for Zoning Change for 83+/- Acres from R&D Zoning to HC, MR and HR Zoning (see above)
▲ 6:00-8:10	▲ 12:25-3:05	Floor Open to Attendee Input and Discussion. (All comments and input will be recorded in writing to be provided to the City of Flagstaff staff after the event)
▲ 8:10-8:11	▲ 3:05-3:06	Closing Comments from Canyon del Rio Management and Representatives. Providing information to Attendees to ensure they have multiple contact information sources so that they can communicate with future input *Saturday extended an hour for questions.

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CANYON del RIO

COMMUNITY MANAGEMENT

Canyon del Rio (CDR)
Neighborhood Meeting
July 26, 2018; 6:00pm – 8:00pm
Sinagua Middle School
3950 E. Butler Ave, Flagstaff, AZ 86004

Developer Representatives present: Ownership Brian Rhoton & Robert (Bob) Semple. Guillermo Cortez & Stephan Irwin of Shepard Wesnitzer, Inc, SWI Civil Engineering. Charles L. Stricklan, Lions Gate Companies, Developer Services & Marketing

Presentation made by: Charles Stricklan and Brian Rhoton
55 Residents in attendance at meeting, held in a round-table discussion format.

1. Charlie made introductions, began presentation. Referred those present to website www.canyondelrio.com for adding comments and to review all information presented. In addition we also provided forms at the sign-in table for attendees to leave comments in writing if desired.

2. The attendees consisted of those residents within 1,000' proximity of the proposed community who had received packets sent by first class mail two weeks prior to the meetings. Additional attendees were those that lived outside the 1,000' proximity but had seen the meeting notification on the sign posted on the southwest corner of 4th and Butler. Presentation information included details such as the original masterplan was drawn in 1983 for Canyon del Rio property; Canyon del Rio Investors, the developer group, is currently seeking site plan amendment of multiple indicated sections totaling 83+/- acres from its current zoning designation of R&D (Research & Development) to (HC) Highway Commercial, allowing for retail, office and high density residential. This meeting was held to allow a forum for neighbors and residents of surrounding communities to provide their comments and input regarding the overall community and proposed site plan amendments.

3. Based upon attendee questions, Brian explained that a portion of the community will be deeded to the City of Flagstaff's affordable housing program which is planned for 66+/- units. Other developers of the individual parcels could further participate with their 5% to city affordable housing program as well. Canyon del Rio will consist of single family detached product with expected pricing between \$300,000 to \$600,000. Apartments will not be student housing or rent by bed; they will be similar to the existing apartments at 4th/Butler and will be limited to 3 story in height. There are two apartment parcels and two duplex parcels.

Butler & 4th Street is the core center/geo center of the city of Flagstaff. City wants this

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corridor to be developed correctly. At full completion, there are 8,000 housing units slated for that corridor. CDR is first development of this corridor. CDR is responsible for road improvements which will be 4 lanes/2 each direction on 4th; Butler will be improved west of 4th St. out to I-40, like past Sinagua Heights. The Butler/4th St area is 6' into the flood plain and will be raised with large box culverts for drainage. Construction there is expected to last 12-18 mos. and is a requirement for CDR to move forward. CDR, COF and other property owners are paying into this reconstruction. 4th St. builds out to CDR and will widen 4th street north of Butler and city is looking to widen 4th St. further north. CDR property goes 200-300' south of access road to Humane Society and there will be improvements to Herold Ranch Road as it crosses CDR.

4. Question regarding traffic even after 4 lane widening as additional residents at CDR will cause additional traffic. Brian replied that traffic studies have been done and that further funding may come from the sales tax increase to be voted on, but building will proceed. Another issue CDR will be involved in is for water supply by building a 12" main under I-40 to Soliere to the area. COF has all the water in the supply system for CDR, but wells will be drilled. Question re traffic mitigation – ADOT and city are reviewing potential for bridge widening.

5. Charles referred people to website for contact info for city contacts and for comments on CDR.

6. Brian explained that the first developments within CDR will be the attached product, detached product, apartments, church and charter school. It is expected that commercial would be last in the development until the community has the numbers to support it and until JW Powell Blvd. and 4th St. are connected (with bridge over wetland area).

7. Question regarding evacuations. Brian reported improvements being done will help the evacuation situations which are studied by fire dept., city, and engineers.

8. Butler Ave. gets improved to full street with sidewalks and bike lane – by city with CDR contribution, but project is done by city. Rio de Flag is left open space which will be dedicated to Grand Canyon Trust or Nature Conservancy supported by the HOA's. Before JWP gets done, there are 5 exits. JWP/4th street is part of the city's 20-year plan and a lot has been done lately.

9. Noise abatement questions from several residents. They report this is an already noisy area due to the valley-like topography and that these new commercial proposed areas will only increase that. Brian explained that the restrictions offered is actually a reduction in commercial - .2 FAR (floor area of parcel – 20%) meaning less commercial space. No adult entertainment and other restrictions will be made. #1 request is for a grocery store, but it would be neighborhood stores. there are not the demographics for a large grocery store. Residents are concerned about noise and asking

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for less commercial, or to have the commercial moved to the west side of the community instead of along Butler and 4th. Brian explained that this is a planned business corridor as part of the COF Regional Plan and the other corners of that intersection will include commercial.

10. Question regarding on how many trees will be removed. 50% residential and 30% in the commercial areas must be left; also, steep slopes will be left. Open space map on block plat discussed – shows areas between parcels, but there is also open space required in each parcel. Tree removal is determined by fire safety. Example was given Miramonte at 4th St.: sometimes a cluster of trees are reserved depending on developability and enjoyment factor is better with large swaths of trees remaining.

11. Urban trail/FUTS get improved and others added within the community. There will be connectivity to Little America and inner connectivity within the community. FUTs is developed by CDR, but maintained by city.

12. Question re view from Sinagua Heights. Some of the development will be visible – apartments, school, church will likely be visible. Some will be hidden by trees that are in open areas as well as trees within the parcels.

13. Locations for commercial areas discussed again. Residents requests for alternative location within the community for the commercial. Response from Brian is that commercial needs accessibility off 4th, but the commercial has been re-oriented within and the largest store area will be backed up against a hill.

14. Area east of 4th (Southeast corner of 4th/Butler) is zoned for commercial as part of city regional plan. This area is not part of CDR. Concerned residents advised to contact the City of Flagstaff with regard to that commercial area.

15. Proposed light or roundabout at Peak and Butler discussed. A roundabout at Peaks is in city plans; guess of 5 yrs. from construction.

16. Resident gave example of the Town of Pine for trees saved in development.

17. Question on how long will the road improvements take. Response is approximately 8 mos. to 1 yr. to improve Butler – it will affect daily traffic. A construction traffic study will need to be done.

18. Will the culverts go in before development or when it starts? It will be part of the Butler & 4th St.

19. Estimated development will take 10 years. First phase will include apartments due to demand, attached homes, the large 7k lots, the church. Sidewalks would be included in the first phase.

20. Question regarding developers going belly-up and guarantee. Brian replied that other builders buying in will have to abide by masterplan/zoning; although they could request rezoning within their parcel. This is block plat approval, other approvals come back to community as each is developed.

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21. Light pollution question. City has their dark sky standards – there will be more light pollution, but it still must meet city's light regulations that are the most restrictive in the country.

22. Additional tree canopy question. Some open spaces are elevated, and the only thing allowed in those area can be trails.

23. Process explained: there are these two community meetings, a report is completed, go back to city as they review the block plat. 60 days to hear back from city.

24. Resident summarized the main take away from this meeting is the concern regarding the commercial due to noise.

25. Guillermo explained that the city has its goals of making this a center for the city to create urban centers that spread traffic and shopping across the city. Back in 2012, the general city plan was created by the city planners for such urban centers. This plat, as is, goes to two planning and zoning rounds, two city councils. Further development within goes through the same process. Concern is this (Butler/4th) the most chocked and heavy trafficked intersection in the city. There are 1,100 housing units in the CDR development. Traffic studies are done to warrant that there are enough traffic improvements to support the development. Sales tax proposal is not contingent on this intersection being improved.

26. Ann Vonesh of 3885 Kokopelli and Winnie Ennenga of 3870 Kokopelli are Sinagua Heights residents. Residents reported that Sinagua Heights residents are most concerned and potentially affected about property values, peace, and the commercial development. A similar meeting was done 5 yrs. ago with same concerns. They are also concerned about the area east of 4th St. that is zoned commercial, although unrelated to CDR. Brian reported that parcel has been that way since 1983; has been in the market for 12 yrs. and is expected to go to auction, but it doesn't change the zoning.

-end-

Minutes transcribed by Mary Norton of Capstone Homes.

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CANYON del RIO

Canyon del Rio
Neighborhood Meeting
July 28, 2018; 12:00pm – 2:00pm
(extended to 3pm for additional neighbor input)
Sinagua Middle School
3950 E. Butler Ave, Flagstaff, AZ 86004

Developer Representatives present:

Ownership - Brian Rhoton, CDR Land Investor Group/Capstone Homes &
Robert (Bob) Semple, Canyon del Rio Investors/Semple,
Marchal & Cooper LLP

Engineering - Guillermo Cortez & Stephan Irwin of Shepard Wesnitzer, Inc,
SWI Civil Engineering.

Consultant - Charles L. Stricklan, President Lions Gate Companies,
Developer Services & Marketing

Assistant - Mary Norton, Marketing Director, Capstone Homes

30 residents in attendance at meeting, held in a Q&A format.

1. Introductions by Charles.

2. Brian provides summary of community:

Canyon del Rio was originally entitled in 1983-1984. The requested rezoning area intended was for Gore. In 2002, CDR was acquired by developers through a state land auction; some parcels were sold off and CDR is now 270 acres. This meeting is intended to get neighborhood thoughts, comments, input; mostly specific to the rezoning of 83 acres which, through various changes in zoning definition, was light industrial, then R&D. There is also alternative zoning for high density residential, so 22-23 acres of commercial would go from R&D to commercial. The areas in question are mostly accessible from 4th Street with only two small parcels on Butler.

This community complies to city's intentions for a hub of the city. It has not been developed over these 20 years due to expensive infrastructure needs. City has funds from sales tax plus contribution from RDC to improve Butler/4th.

At core of CDR is 600 apartments (not student housing, not bed for rent; intended for family living use). A church and charter school are interested in some parcels. There will be attached homes and detached single family homes. 5% of density is going to the City of Flagstaff's land trust program; and each builder will have the ability to have 5% of their project go to the city land trust program as well.

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4th Street will be improved to a 4-lane road with a bike lane; it will eventually connect to JW Powell Blvd. Street circulation will remain the same per the plan. There will be about a 7' raising of the intersection due to floodplain and Butler gets improved. Herold Ranch Rd gets realigned (off property) but it will be part of the Butler improvement. Preferred alternative is a roundabout, but not final as city traffic engineers make those decisions on roundabout vs. signaled intersections. CDR will install a 12" water main. Water for the community is included in the city's water system – new efficiencies have accommodated any new water demands.

Resident Val Bryant – concerned about water usage and conservation; new water demand uses up what has been conserved.

Commercial development is limited to .2 FMR. Other limits such as no adult entertainment; intended for neighborhood friendly usages. There will be internal trails for walk/bike including throughout the commercial area. Apartments are limited to 3 stories in height. Resident comment that it will be visible from Sinagua Heights.

All traffic, sewer, drainage analysis has been done by the city.

FUTS will be upgraded and provided throughout the property. All landscaping will be approved through city as well. This area is intended as a jewel; it is the core geographically for Flagstaff. There are 8,000 units planned for this corridor from 4th/Butler to and including the extension of JW Powell Blvd. when complete.

3. Resident Joe Farnsworth – how much forest will be cut down? Block plat is shown and there is dedicated preserved open space. Within the parcels, there will also be trees with requirement that 50% are left per open space requirements. In a commercial area, 30% of the trees remain. In many parcels, the topography demands that is not developable, so nature space and trees remain.

4. Mike Jaffrin – city incentives in question, example of the Hub and it's negative parking issues that were pushed through/allowed to be approved. Brian explained that those incentives he alluded to are to participate in city's affordable housing criteria.

5. Janet Kittery – Sinagua Heights – noise regarding lane expansion. The area already has a lot of noise. She asks for noise reduction that would come from commercial deliveries, traffic. Brian explained that CDR sits lower than Sinagua Heights and there aren't a lot of physical barriers that are effective, so orientation of the buildings is important. City wanted commercial on the street fronts. CDR oriented the building within the community so it will dampen what noise comes out and up from the community. Orien-

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tation is best way to mitigate the noise. Whoever develops the commercial parcels must conform to these plans as they are and must go through community development process again with planning and zoning council and city council. Janet wants to know what public participation would they have to inquire about the actual commercial development after this rezoning is approved? Her concerns to be passed to the city and she is encouraged to contact the city's contacts.

6. Joe – Is there any development like this around Flag Ranch and Pine Canyon in the future? Why is this area getting the development? Brian answers yes, development is happening now, including large scale developments. Capstone Homes is currently developing a parcel just adjacent to Flagstaff Ranch. Guillermo Cortez reports that city plans for future growth from airport east, as well as the far west near Flag Ranch and Woody Mtn Rd. Joe reports he's been here 40 yrs. and although growth is inevitable, all this puts pressure on the resources and it will inevitably cost the citizens and developers don't care. Brian says they do care and has built here for 20 years, lives here with his family and his intention is for good, smart, sustainable growth. He wants to see job growth, so his kids can stay here. He is committed to DOE (Department of Energy), smart energy building for affordable homes, as Capstone is currently building. Joe doesn't like the word "affordable" and gives his 40-yr. resident perspective of "affordable" and housing increases. Concern about second home owners taking over.

7. Tim Tarski – would like to see the community leave a buffer of trees along the development, along the roadways particularly Butler Ave as it currently provides a visual respite. He wants his kids and grandkids to be able to stay here and he wants the housing for them. He agrees that the noise buffers should be strongly considered for the truck traffic/delivery. Agrees that a properly planned receiving area can accommodate this. He & his wife walk this the open land in the area where CDR will be and it's full of trash, homeless, drug addicts; it's not safe and not pretty – he welcomes the development. He thinks there should be a child recreation area within, like what they enjoy for the Country Club area with Foxglen Park. He wants to see it a strong community area. He moved here 11 years ago, and smart development can be done; must avoid what happened to the Hub. He and his family love the outdoors, hiking, love the view from Butler and the tree-lined road – wants to see that preserved.

Bob Semple replied that 80% of those trees won't be touched because of topography. He bought this(CDR) in 2002 and is very concerned about the property including the squatters and safety of the current land. He was part of Flag Ranch and the preservation of the caldera. He's environmentally sensitive and works with the city that this (CDR) remain a beautiful area. He's been in it & working on CDR for 16 yrs. and he'll be in it at least 12 yrs.

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HEALTHY COMMUNITY PROGRAM

Resident Joe Farnsworth adds in that he's concerned about the pressure on the environment, of resources and animals in the area.

8. Richard Grose – archeological problems? Raising the intersection and effects? Guillermo explains water drainage/flooring, inadequacies of the current culverts and how it will be corrected. 1/2" of rain retention is required. Traffic analysis is part of the contribution. 2% grade rise for intersection.

9. Val Bryant – concern about snow/ice where it doesn't melt and accidents. Guillermo replies that the new grade will help the situation.

10. Pat Benson – lives where there is a 12% grade and trucks that can't go down, so they must turn around. Asks if there has been any thought to limiting truck weight which would take care of truck noise traffic too. Guillermo says city has looked at that and a roundabout near Little America which is also why they are considering one at Herold Ranch Road.

Pat suggests no right turn from Butler onto 4th at that light for trucks.

11. Richard Grose - How much local labor will be used for this development? Brian replies 100%.

12. Joni Gore – comments about development so it's not just a row of gas stations.

13. Betsy McKellar re housing units at lower southeast of block plat. Brian replied that it's city conceptual for parking lots.

14. Dave McKellar – traffic question regarding Herold Ranch Rd and effect. Guillermo replied that construction traffic will affect the area, but street widening on Butler will help. Brian added that commercial development would be after housing development; south residential area is last. Improvements to Herold Ranch Rd will be improved, and he expects Little America will also be under development with more improvements. Other south areas won't be developed until 4th St goes thru. With 1,100 residential units/3,000 people at build-out, will all those people will use Butler/4th? How will it handle it? How will the roundabout and intersection be able to handle this? Traffic studies have been done. Guillermo replied city will lead on the street improvements with support from the development. He talked to city, ADOT has approved a grant for the widening of 4th St. bridges.

15. Question on storm drainage and tanks filling. Guillermo explained that has been

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looked at. Resident not impressed with city's previous studies with regard to water and traffic. Brian reported that these reports were ran at higher levels – on a “as is” basis. Guillermo explained about water capacity fees and each house is billed \$12,000 for future wells, sewer, etc.

16. Joe Farnsworth reports concern about impact on Butler and traffic; seems that 4 lanes isn't enough plus accidents, wait to turn time, speed too fast. Guillermo explained numbers that a 2-lane vs 4-lane can carry/capacity.

17. Michelle Ryan – impact on drainage, utilities, etc. for Humane Society. Guillermo explained road to Humane Society will go from gravel to paved. She asked about closer fire hydrants. They will be approx. every 300-500 ft which is mandated by code. Drainage issues will slightly improve because of retaining first ½” of water runoff.

18. Sinagua Heights resident concerned 4th/Butler becomes a very urban corner, particularly due to the southeast corner. Guillermo explained that it could be leased for commercial usage or bought for commercial development. Leases on commercial parcels are usually 50 yrs. She is concerned about her quality of life from Sinagua Heights.

19. Tyler Linear - question on FUTS trail impact at intersection. Guillermo says FUTS will be maintained and lifted along with the intersection. There are plans for the FUTS to continue across Butler to the north side. They are working with city to continue FUTS.

20. Steve McKellar – question regarding open space preservation. Brian explains these areas are deeded to Grand Canyon Trust or Nature Conservancy, so they won't be owned by the development. They become a conservation easement which prevents it from ever being developed. They will be maintained by the HOA.

21. Carol Covington – question on roadway regarding 4th St. going south. Brian explains that the proposal is for a 5 lane. It gets expanded as demand increases, particularly when the southeast commercial area of 4th gets developed.

22. Richard Grose – re Butler and school traffic and relief for school traffic/accessibility. Guillermo explains the problem is when schools are next to major arteries, such as seen with Sinagua Middle School and Knoles Elementary. CDR will have a community school, so perhaps take some of the pressure off Knoles. Brian also drops his own kids off at these schools and is very aware of the problems; the city is aware and is working to solve these issues with crosswalks, light timing, sidewalks, etc.

23. Carol Covington – wants to understand the process. Brian explained block plat

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COMMUNITY DEVELOPMENT

process, and then plats after the rezoning approval. Goes through planning/zoning and then city council. How closely do the people that implement these plans follow this? Could there be other community meetings for questions and suggestions for the way individual parcel(s) when they are developed? Brian says it goes through DA (Development Agreement) and zoning stipulations that will list concerns and recommendations and what can be done or not. Every comment is given to planning/zoning committee and city council who could put these concerns into the DA and zoning stipulations.

24. Joe Farnsworth – wants to know the cost and profit from these developers. Brian replies this is not a number that can be given; they don't know what their profit and costs estimates will be in the end. Can report that it will cost \$15-20 million to build the collector roads alone.

25. Rob Aaron - suggestion for closed space for trash area and making it large enough with straight-in access. This lessens trucks having to reverse too much with backup noises, spend less time on the site which all reduces noise.

26. Carol Covington – asked for clarification on Nature Conservancy and Grand Canyon Trust. Explained by Bob Semple.

27. Tyler Linear – has there been a bus stop looked into and what is the access for people walking to the stores? Brian – Yes there will be a bus stop. There will be trails within the community and neighborhoods to allow for access to stores/etc.

28. Reiterated that the City conducts water/sewer; developer does traffic studies. Studies can and will be available on website, www.canyondelrio.com.

29. Richard Grose – can the developers “require” that there be a Trader Joes and In & Out Burger, please?

30. Janet Setter (?) summaries concern she's hearing for all present:

- A) noise abatement
- B) angles and directions of commercial buildings and delivery areas to prevent added noise
- C) no public process after this zoning is complete so public cannot be a part of the site plan. Would like that to be added so the public/residents have a voice as tis moves forward.
- D) exclusions added that there be no smoke or vape stores, no bars allowed.
- E) delivery time 4 am – 10 am restrictions
- F) view shed restrictions such as lowering apartment height levels;

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would like view assessment.

31. Citizen requests ample parking for these shopping areas.
32. Question regarding dark sky – Brian says it's the highest requirements/restrictions in the country and those will be followed.
33. Carol Covington – suggestion that compilation of comments be on website. Charles replied that Yes, that will happen (without names).
34. Brian summarizes that no other meetings are planned, but individual concerns can be addressed by contacting the website with email and phone numbers available; email preferred for him.
35. Carol wants to know about concept of community/look/parks as illustrations are displayed at meeting. Bob Semple explained city didn't want parks, but they will keep a lot of open areas and retain the natural beauty. Pocket parks and playgrounds will be within the parcels. Artist concepts on display for commercial buildings, drawings for residential units, street lights/benches. Brian explained he builds Flagstaff style, Craftsmanship style, some modern mountain. At Crestview, the architecture is very front porch oriented. Not much stucco.
36. Jim Stratton – on Parks & Rec commission and is surprised to hear they were told no parks. Ask re pocket parks. Brian says passive use with ramadas, grass area, etc. within the parcels which will be responsibility of HOA's. These are public parks.
37. Diana Mercer asks re community park. Brian explains there will be none due to lack of flat space. Homes will be on hills and tops of ridges.

How much will developer increase to schools? There will be space for a charter school; school district has no need for another school.
38. Community member asks about why there needs to be an HOA to maintain these amenities as they are a pain. Brian reports that it can't be part of the city to maintain all the amenities that a community wants, so it becomes the direct community's responsibility, hence an HOA.

-end-

Minutes transcribed by Mary Norton of Capstone Homes.

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818.711.6111 FAX 818.711.6126

- Neighborhood Meetings Attendee Registration -

Date: 7/26/18 Meeting # 1

Attendee Information

Attendee Information

Name: Sharon Alexander/Scott Rexinger
Street: 1169 Flowering Springs Trail
City: F
State: AZ Zip: 86004
E-Mail: srexinger@gmail.com

Name: Bill Johnson
Street: 950 N. Sinagua Heights Dr
City: Flagstaff
State: AZ Zip: 86004
E-Mail: wj86@me.com

Name: Tom Brehm
Street: 925 N Sinagua Hts. DR
City: FL
State: AZ Zip: 86004
E-Mail: tomrock@live.com

Name: STEVE & DIANE JARVIS
Street: 1600 N SLIPPERY ROCK
City: FLG
State: AZ Zip: 86004
E-Mail: sjarvis1224@aol.com

Name: Mandell
Street: 1104 N Flowering Springs
City: Flag
State: _____ Zip: 86004
E-Mail: _____

Name: Wilma G. Ennenga
Street: 3870 E Kokopelli Ln
City: Flag
State: _____ Zip: 86004
E-Mail: winne.ennenga@gmail.com

Canyon del Rio

Marketing Office 3605 S Flagstaff Ranch Rd Flagstaff AZ 86001

CANYON del RIO

COMMUNITY DEVELOPMENT

- Neighborhood Meetings Attendee Registration -

Date: 7/26/18 Meeting # 1

Attendee Information

Name: Deborah Campbell
Street: 1789 N Wood Hollow
City: Flagstaff way
State: AZ Zip: 86004
E-Mail: chuckden@co.wy.com

Attendee Information

Name: Tom & Cathy Uno
Street: 3915 E Kokopelli Lane
City: Flagstaff
State: AZ Zip: 86007
E-Mail: Cathyuno@aol.com

Name: Curtis Johnston
Street: 4148 E. Beekmantop Dr.
City: Flagstaff
State: AZ Zip: 86004
E-Mail: CurtisJohnston86@gmail.com

Name: Martha Bringard
Street: 945 N. Saguaro Heights Dr.
City: Flagstaff
State: AZ Zip: 86004
E-Mail: mbringard@gmail.com

Name: Erik Bitsui
Street: 1001 N 4th St
City: Flagstaff
State: AZ Zip: 86004
E-Mail: ebitsui@lutma.com

Name: Anne Vonesh
Street: 3885 Kokopelli
City: Flagstaff
State: AZ Zip: 86004
E-Mail: azvonesh@gmail.com

Canyon del Rio

Marketing Office 3605 S Flagstaff Ranch Rd, Flagstaff, AZ 86001

CANYON del RIO

- Neighborhood Meetings Attendee Registration -

Date: 7/26/18 Meeting #/

Attendee Information

Name: RICHARD JACKSON
Street: 1680 N. WOOD HOLLOW WAY
City: FLAGSTAFF
State: AZ Zip: 86004
E-Mail: RICHARD@HANCEDIRECTORSINC.COM

Name: JEFF JOHNSON
Street: 536 E HAWTHORNE DR
City: FLAGSTAFF
State: AZ Zip: 86004
E-Mail: JJOHNSONRLA@gmail.com

Name: JIM NEWBERRY
Street: 1850 S RIVER VALLEY
City: FLAGSTAFF
State: AZ Zip: 86004
E-Mail: _____

Attendee Information

Name: Jana Kettering
Street: 955 N. Sinagua Heights
City: Flag
State: AZ Zip: 86004
E-Mail: JanaKettering@gmail.com

Name: Carol gamble
Street: 900 N. Sinagua Heights Dr
City: Flagstaff
State: AZ Zip: 86004
E-Mail: Carolcgdvm92@gmail.com

Name: Ruth Maliborski
Street: 101 S Ash Lane
City: Flagstaff, AZ
State: AZ Zip: 86004
E-Mail: wrski6040@gmail.com

Canyon del Rio

Marketing Office: 3605 S Flagstaff Ranch Rd, Flagstaff, AZ 86001

Letter from Impacted Homeowners Concerning the Canyon del Rio Development

Date: August 5, 2018

TO: Neil Gullickson, Planning and Development Manager, City of Flagstaff Planning and Zoning and the Flagstaff City Council

FROM: Duane and Jana Kettering, 955 Sinagua Heights Drive, Flagstaff, AZ 86004

RE: Registering of concerns about proposed Canyon del Rio development at 4th street / Butler

REQUEST: Please...

- Reply to these questions in writing prior to the next planning and zoning meeting.
- Add this letter and your responses to the public record.
- Notify us of any additional public meetings on this matter at janakettering@gmail.com.

As a resident of the Sinagua Heights neighborhood (SHD), we have the most to lose with the development of the Canyon del Rio (CDR) development and any rezoning. We have attended both developer meetings and taken many notes about the proposal but there are so many unanswered questions or considerations. **So, we ask that you consider these concerns for any official decisions and follow up with the answers to the questions below.**

1. **Zoning Concerns** – As a home owner in the SHD neighborhood, we do not endorse the changing of the zoning from Research and Development to Highway Commercial on the North and North East parcels including K-1, K-2, E-2 and E-1. We have many concerns that are outlined below. We wholeheartedly DO NOT SUPPORT STORES with large loading docks that face our homes on SHD. We also DO NOT support making 4th Street a 4 lane highway as noted in the documents these commercial plats face “highways” without some traffic noise abatement. We do not support High Rise apartments or parking garages. We do not support the high rise apartments that will rise about the canopy --but are comfortable with duplexes and single family homes. This property is zoned for an office complex and making inroads to high paying jobs. In addition, since the commercial builder has not yet been selected as part of this process, how can we be sure any agreements are kept? During the CDR meetings, I heard clearly that once the zoning passes, there is no requirement to reach out to the neighbors to discuss any plans. The Developer stated that they have no requirement to do this – this does not seem right to us. If we get and stipulations agreed to, they should be set and not up for later review.
 - We have been told that the commercial development will not begin for 5-10 years. Is this the case? **This is a question for the developer. Five-years does not sound improbable.**
 - We have been told that the first roof top will not be sold for 2-2.5 years. Is this the case? **Again, a question for the developer, neither of these timelines seem undoable.**
 - Will we proactively be invited to public sessions discussing this development? **Notification for required public hearings will be sent to all property owners within 1,000**

feet, as were invited to the neighborhood meetings. Signs advertising the public hearings will also be posted on site and a newspaper ad will run all at least 15 days before the first public hearing. If the current rezoning application is approved, new development is anticipated to be processed using the review appropriate for each new land use, meaning that development review, in most cases, would be through either the site plan review application or through a subdivision plat, neither require additional public hearings. Subdivision plats do require City Council approval.

- What are the controls for ensuring the development is as it is approved and not changed along the way once CDR gets the zoning? The current rezoning application is a “concept zoning application” which does not specifically identify what the ultimate land uses will be. The rezoning will define a zoning district and allowed uses of that district. The rezoning does identify bulk and mass of building, and general locations. If land uses that are not allowed in the district are proposed or if the development pattern substantially change from the approved plan, a modification to the approved zoning ordinance will be processed, using the same format of the original zoning map amendment.
- We have been told that the size of the grocery store is not a Walmart or Target size – it’s a smaller, neighborhood grocer – what size will the grocery store be? Best to ask the developer, we will limit the size based on the standards of the zoning district or through the impact analysis (traffic generation or water usage).

2. **Noise Concerns** – We moved here in June of 2017 and checked on the zoning before buying. It is unfortunate that it this was not on the public record when the project has been in consideration for many years. You might think it’s peaceful. Not really, as we hear sirens throughout the night from the fire station on Butler with no regard to time of day or night. We hear the truck traffic engines along I-40 and shifting to exit and rest at Little America and shifting to accelerate to get on I-40 along with the idling. We hear general I-40 car noise as there are no highway sound barriers like many communities have. We hear the train horns and wheels all day but they are particularly troubling at night when we are trying to sleep. We hear the traffic noise from Butler. We hear the dogs barking from the Human Society. We hear the engines of people riding their 4-wheelers around this area which is supposed to be non-motorized. We are in the flight path of Flagstaff flights. All this together makes for a less than peaceful area to live. We came here looking for no air pollution but found noise pollution to be just as disturbing. We are respectfully requesting noise barriers on the 4th street road went that goes through and along butter meeting up with our SHD fence line. For stores that may be part of the master plan, there needs to be restrictions on placing those toward I-40 and away from our neighborhood as we cannot absorb the sound of the constant truck delivery back up beeping that begins before sun up throughout the morning. Deliveries should be restricted to week days. I have family who lives about this close to Safeway and it damages their quality of life hearing these constant deliveries. We advocate to keep the low 35 MPH Speed Limit when Butler is widened.
- What are your plans to manage the noise coming for many thousands more cars, car alarms and traffic? **Traffic noise mitigation has not been required or provided.**
- What are your plans to put up concrete noise partitions along the 4th street road behind us that will support the new development at even current zoning? **None are proposed. Noise barriers**

along the east side of 4th Street would potentially preclude development along the east side of 4th Street.

- Do you have a plan to eliminate the requirements for train horns during sleeping hours? **Not as part of this development proposal.**
- Will you restrict delivery times in the Village Center during sleeping and normal waking times (after 8 a.m.) and restrict the loading docks to be toward the empty land between Canyon del Rio and Little America? **We live here all year round. We deserve more peace than temporary travelers in hotels and camp grounds. Current development standards work to locate buildings and building entrances toward public streets, we can expect that most of the commercial buildings will face either 4th Street or Butler Avenue at CDR. Conversely, loading areas will be placed away from those streets, delivery trucks will use public roads, so their presence will not be completely eliminated. Keep in mind there is developable land between 4th Street and Sinagua Heights that is not under the control of CDR and we expect that land will develop in the future, with the rear of those buildings facing Sinagua Heights.**
- Will the speed limit change when the road is widened and prompt more traffic noise at high speeds? **We anticipate the speed limit on Butler Avenue to be either 35 or 40 mph.**
- Will you compensate property owners for this noise as it requires us to keep our windows and doors closed and run expensive and climate change-impacting air conditioners? **We do not anticipate any such compensation.**
- We have been told that the loading docs for the grocery store will be pointed away from SHD but given that the master plan is only conceptual, how can we count on this? **See my comments above.**
- Please swap parcel plans - Can you have the K-1 and K-2 Village Center parcels be swapped with the Duplex Residential Village so the commercial traffic is farther away from homes and closer to H to create more of a sound and view shed barrier for the existing homes? **The developer should be presented with this concept, so he can address. From a consistency with the current regional plan point-of-view, the intersection of Butler and 4th Street has been identified as a suburban activity center. As proposed, the location of the commercial uses supports the uses and development intensity of the activity center.**
- A citizen who was at the second public meeting, and who is in garbage college, indicated that the dumpster pick up angles should offer easy access so the trucks so they do not have to back up two and three times before they access the container. Another citizen also indicated that limited truck traffic to this area would help. Please consider this as requirement in the design. **Current Engineering standards require direct access for a garbage truck, meaning no jockeying for position.**
- Please can you ensure proper truck way-finding signs so they know not to continue down Butler and also include no idling restrictions? **Signage can be provided if a consistent problem is identified.**

We invite you to come by and sit on our back deck one evening and listen to the noise we face every day now and without additional development. Will you please help reduce the noise? **You/we live in suburban neighborhoods where the residents generally expect conveniences and improvements, not limited to paved roads (increases speeds) Water and sewer, emergency services (fire stations, ambulances), and transportation infrastructure (interstate 40 and trains, both existed before**

Sinagua Heights was created). Living in a city anticipates some noise, which should be expected and is appropriate.

- 3. Storm Runoff and Flooding Concerns** – Switzer Wash has recently, and for the last several years, been overwhelmed with the amount of monsoon run off. In 2018 during the mid-July 2018 storm runoff, the typically dry channel was overwhelmed creating moving water that reached our property line. I have video of how the wash was overwhelmed. When the additional development and the related black top and cement causes more rain to run down into the Switzer Wash, the flooding could be much wider and higher and negatively impact our property, its insurance and its value – as well as the Flagstaff Urban Trail System (FUTS). The CDR is only required to capture the first inch of storm water.
- What is the storm water management plan for the new development and nearby areas? **The city has plans to elevate the Butler/4th street intersection to allow the wash to flow underneath. Internal to the development, the developer is required to meet the City’s stormwater ordinance requirements. These require stormwater to be captured and metered so that the discharge does not exceed pre-development flow rates. That means that pre-development flows and post development flows are required to stay the same.**
 - Given that the CDR plan is required to capture only the first inch of rain water, how will you know if the storm water system is sufficient to not negatively impact our property? **CDR is required to meet a minimum ½ inch LID requirement, and to meet Stormwater Ordinance requirements to limit off-site flow rates and volumes of water. CDR will be required to address and design mitigation measures for the 100-year storm event.**
 - Federal funding is being sought to repair the intersection of 4th & Butler but should that funding not be awarded, will the City of Flagstaff and the Developer pay to correct this issue before development? **The City has funded in its 2019 budget 3.7 m and anticipates 1.2m from the developer of CDR for improvements to Butler Avenue and the intersection. The transportation tax renewal includes additional funding that can be dedicated to any shortfalls in the Butler Avenue corridor development.**
 - Will construction proceed if you don’t have the funds to fix 4th and Butler? **We have budgeted the funds for this improvement. The development will not move forward without the required contribution from CDR.**
 - Will trail signs and trail grading be improved after these flash floods? **Not sure if you mean the FUTS trail but these trails are maintained by our Public Works Department if you have questions regarding maintenance of an existing trail you can contact them for additional information.**
 - I learned that there is a drainage report. I am requesting a copy for further review. **Contact Susan Alden at salden@flagstaffaz.gov, regarding this request.**
- 4. Trash Concerns** – FUTS needs improvements behind SHD from the recent flood as the trail has been compromised. But perhaps the largest lingering effect is the trash that flash flood brought and left. We continually try to keep the area clean but we cannot keep up with the trash created from the flash floods, trailer users and the homeless camps in the area. With many more residents nearby using the FUTS, there will be more trash to contend with and more use of the

trails. We have people building camp fires right across the wash and partying all night. When we call in our concerns we are told that the fire restrictions have been lifted so they cannot ticket. This is not campground property and puts our homes at risk. We fear that more people will do this when the CDR land is no longer available for this type of activity.

- How will the City and/or Developer be involved with regular trash clean ups in the Switzer Wash and nearby trails? The developer has not submitted plans for trash clean up days within the proposed CDR development. **The residential neighborhoods will be regulated by an HOA which should include such maintenance. State law does not allow for us to review private CC&R documents. This would be an issue best presented to the developer. We have an adopt the FUTS trail program where different community groups of people maintain different portions of the trail system. The trails within CDR are part of this program.**
- How often can we expect the city to clean and monitor the area? How can we expect that is will continue if originally put in place? **If trash dumping were to become an issue within the CDR development we would expect to receive complaints through our Code Compliance division and we would work with the property owners to resolve the issue.**
- See homeless section below.

5. View shed and Light Pollution Concerns – As you can imagine, the price of our homes has a lot to do with our view shed not having visible development in our back yard. We paid for this view. We wholeheartedly do not want high rise or well-lit buildings placed near 4th street due to blocking or disturbing our view shed, creating light pollution and noise pollution as explained in this section and other sections. We do not want the haze of light pollution coming from this development.

- When development begins how high will the buildings be? Is three floors for the apartments already a done deal? Can they be two floors? **The HC Highway Commercial zone allows buildings up to 60-feet in height which can accommodate up to five stories, the HR High-density Residential zone allows buildings up to 60-feet and the MR Medium-Density Residential zone allows buildings 35-feet, is anywhere between two to three stories.**
- Will you be able to see the buildings from our neighborhood? **Not sure. A visual analysis was not required.**
- Will you be able to see a church steeple from our neighborhood and if so can you restrict that from impacting our view shed and require it to be smaller? Don't know, church steeples are not typically extremely tall or bulky. **Any such feature would be subject to building height allowances in that zoning district.**
- Will construction and landscaping be required to ensure that businesses be required to comply with Dark Skies Coalition requirements? **Yes, the City's Outdoor Lighting Standards, section 10-50.70 of the Zoning Code will be applicable to all development in CDR.**

6. Traffic/Road and Trail Concerns – There is no doubt going to be much more traffic from new residents that the current road structure will not be able to handle. It looks like the development has the potential to add 3,000 people – it's too tightly packed. We are also quite concerned about and interruption to the trail system that goes through that property – We ride

- it almost daily. We are concerned about Butler being widened by our homes as our children cross that street to go to Sinagua Middle School and catch the bus for the high schools.
- If the road is widened, what plans are in place to not just handle more cars but to beautify the area so it doesn't just look like another strip mall? **Butler Avenue across the frontage of Sinagua Heights is currently built to its final size. Butler Avenue across CDR frontage will be expanded to 4 traffic lanes with median/center turn lanes, curb, gutter parkway and sidewalk on either side. Medians and parkways typically include additional landscaping which helps to beautify the travel corridor and buffer sound.**
 - Will you add sidewalks along Butler connecting to the top of Butler? **Yes**
 - Will you add sidewalks to 4th street? **Yes, sidewalk and FUTS from Huntington south to Butler Avenue.**
 - What traffic calming strategies are being put in place? **Median and new intersections at Peak Point and Herald Ranch roads.**
 - Will there be crossing signals at the upgraded intersection? **Yes**
 - Will there be bike lanes on all improved roads (Butler and 4th)? **Yes**
 - Will a crosswalk be put in for safe crossing between 4th and Foxglen? **This is not a requirement for CDR.**
 - Will there be a better solution for the massive truck traffic on Butler? **This is not an issue identified for resolution by the CDR development.**
 - Will a crosswalk go on Butler from the RV campground across to the truck stop so we can stop playing Frogger as we drive down Butler? (Why not improve that stretch at the same time?) **A pedestrian crossing is anticipated with realigned intersection of Herald Ranch Road and Butler Avenue.**
 - As noted in the noise section, can you provide sound barriers to prevent road noise from impacting the SHD neighborhood? **None anticipated see response above.**
 - Can you have the K1 – K2 Village Center parcels be swapped with the Duplex Residential Village so the commercial traffic is farther away from homes and closer to H to create more of a sound and view shed barrier for the existing homes and full-time residents. **See earlier response.**
 - What is the intended plan for the turn off to the Humane Society when it closes and 4th goes through? **No anticipated change, the Humane Society will continue to need access.**
 - Will trails go through the development or be rerouted? **The trails are anticipated to be rerouted within the development, the current trails crossing CDR are not located within easement or right-of-way.**
 - We understand there will be an urban trail extension from the apartments currently on 4th. That will bring more use to the area of concern. **Not sure which apartment are being referenced. Review the regional plan, all planned FUTS are mapped, existing and future trails are identified.**

7. Homeless Camps Concerns – It should come as no surprise that many homeless people camp in these woods at all times of the year. Little America regularly monitors its land for homeless camps which pushes the camps to the Canyon del Rio Land. Once that is developed, we are concerned that the homeless will camp in the remaining FUTS/Switzer Wash land right in our back yard as many do already. With the proposed development, they will have closer access to stores, alcohol and corners to beg -- which will make camping in our back yard that much more

appealing. This brings fire danger, trash and security issues. We already have some camping so close we can hear their conversations and we find syringes, human waste, alcohol bottles, trash, discarded clothes, evidence of camp fires and are uncomfortable with being on some of the trails alone due to this activity.

- How will you control the homeless population camping in the public FUTS and Switzer Wash areas? **Homeless issues will continue to be monitored through the Police Department.**
- Is the city committed to prevent this from happening? **The community's policy regarding its homeless population is set by the City Council not this development proposal.**
- Will tickets and removal rather than warning be the approach to eliminate this practice? **See previous response.**
- Is the homeless shelter prepared for the increase in residents whose current camp sites will be restricted? **See the previous response.**

8. Natural Beauty and Wildlife Concerns – I have been in the commercial and residential development industry. I know that a development can be done right. We know we need more affordable housing here in Flagstaff. We want landscaping that provides a natural barrier to the streets and that soaks up rain water. We want benches and community art that makes this not a typical strip mall. We want sustainable practices with respect the LONG-TERM viability of this area. We want tall grasses, flowers and trees. Right now when we have visitors (and we have many) they get to see a highway truck stop and RV campground before they get to our house. It would be nice if what is planned makes us proud to live here. We expect that the wildlife that lives on that land will move down near us and there could be additional impacts on the wildlife and us.

- What is the landscaping plan in the community and Village Center? **The Landscaping Standards are in division 10-50.60 of the Zoning Code and will be applied through specific development proposals.**
- What is the landscaping plan for egresses and ingresses of the development and near sidewalks and along the edges of the businesses facing Butler? **Street/ROW landscaping requirements are in division 13-18-002 of the Engineering Standards and will be applied as road sections are developed.**
- How will you consider the wildlife impacts? **The open spaces proposed by the developer coordinate with the significant drainage features across the site. The Rio de Flag corridor is the most prevalent. The corridor from rim to rim, has been requested to be granted to the city for long term maintenance.**

9. Affordable Housing – Please so kindly point out the area that will be deeded to the city and is that considered the affordable housing? We have also been told that this project will be 100% local labor – how will this be controlled? Who is the builder for the affordable units? **Parcel Q3, located in the south west corner of the property, is to be dedicated to the city for use by the housing division. The city has no control of the labor force. Recently the local labor availability has not been capable of meeting construction labor demand. There are no current**

development proposals for parcel Q3.

10. Property Value Concerns – With a diminishing tree canopy view, buildings above the remaining canopy, more light and noise pollution, more traffic, trash and homeless activity and potentially more flood issues, we are concerned that our property values will be diminished for the reasons stated in the material above.

As you can see from our concerns and questions above, we need answers. We hope that our efforts and concerns are being seriously considered and will go through a formal process with timely responses. We respectfully request stipulations be put in place to:

- Build sound barrier walls and restrict construction and delivery activity during normal sleeping and resting hours.
- Reduce the height of apartments and steeples and enforce a height restriction.
- Ensure a public process after zoning to comply with the master plan
- Ensure no vaping or smoke shops, and adult entertainment in the family oriented development.

We look forward to your replies and working with us on our concerns and to be proactively notified of any public meeting where the CDR is being discussed.

Thank you,

Jana and Duane Kettering

Submitted August 5, 2018 to Neil Gullickson with CC to the Flagstaff City Council.

July 26, 2018

Mayor and Council Members
Flagstaff City Hall
211 W Aspen Avenue
Flagstaff, AZ 86001

Mayor Coral Evans
Vice-Mayor Jamie Whelan
Councilmember Celia Barotz
Councilmember Charlie Odegaard
Councilmember Eva Putzova
Councilmember Jim McCarthy
Councilmember Scott Overton

Dear Mayor, Vice-Mayor, and Council Members:

Tonight, I attended a community meeting at Sinagua Middle School regarding the planned development of Canyon del Rio community, roughly the SW area of 4th and Butler. As you might be aware CDR Land Investors and Lions Gate Companies have requested a re-zoning for specific parcels of land within their sector of development.

What I anticipated would be an opportunity for the community to bring forth questions, concerns, and a possible re-evaluation regarding a few re-zoning proposals to the City of Flagstaff was nothing of the sort. To put it simply, the voice of your community members—your citizens—was not heard. It was troubling that CDR and Lions Gate would summarily dismiss the concerned voices of a community along with those who requested meaningful dialogue for modifications to the plan. In naval history, Admiral David Farragut is remembered for his immortal order at the Battle of Mobile Bay, "Damn the torpedoes, full speed ahead!" Well, tonight I felt like it was "Damn the citizens, full speed ahead."

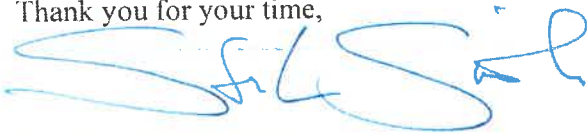
I recognize development must come to the area and I know the City of Flagstaff has long anticipated its development. However, I never recall an opportunity to have a voice in the process or even being notified by CDR or Lions Gate of an opportunity to have a voice in land development phases. Yes, they might have placed those 6 foot notices in the paper, which citizens rarely read but that does not absolve them of an ethical component to the community. I often wonder if negating significant community notification and input throughout the process is becoming the *modus operandi* of the City of Flagstaff and private developers.

As for me, I oppose the project for one primary reason—4th street is not ready nor is it capable of handling the significant influx of traffic at its two major choke points—the Butler bridges across I-40. Until the new bridges are completed all development must be abated or the City will be confronted with a serious problem of traffic congestion, transportation delays, public safety issues dealing with emergency response—not to

mention pedestrian well-being and school children safety. Yes, the bridges might be a few years away but to have their completion before the area is developed serves the community and City in the long run.

Please know, during the 2016 election cycle I voted for a new Mayor and new Council members because I felt previous members were not listening to the voices of its citizens regarding Flagstaff growth, development, and a concerted effort to maintain Flagstaff's uniqueness. Therefore, I am hopeful you will hear the voices of your citizens at this time and request the Petitioners to go back and work with the larger part of the community vice just those within a thousand feet for a better master plan to develop the area.

Thank you for your time,

A handwritten signature in blue ink, appearing to read "S. L. Smith". The signature is stylized with large, sweeping loops and a final flourish that extends to the right.

Steven L. Smith, Ed.D.


CANYON del RIO
FLAGSTAFF, ARIZONA

- Neighborhood Meetings -

Date: _____ Meeting # _____

Neighbor Comment Form

Name: Stuart & Sara Marks
Street: 915 Sinagua Hts. Dr.
City: Flagstaff State: Az. Zip: 86004
EMail: morethanacarpenter@gmail.com

Please print your comments below, thank you:

- 1) We bought property being told land N. of 4th St. (dog pound) was State Forest, never to be developed.
- 2) High density housing was not in the plan in 2013. Only med-density, single family homes.
- 3) Why do you expect commercial units to flourish when stores are empty all around town & at the mall??
Butler Ave & 4th St. is NOT central Flagstaff!

Canyon del Rio

Marketing Office: 3605 S Flagstaff Ranch Rd, Flagstaff, AZ 86001

brhofon@capstonecos.com

over

1) 100 much traffic input on to
Butler.

2) bottle neck created over freeway.

When will that overpass be widened?

3) We oppose re-zoning.


CANYON del RIO
FLAGSTAFF, ARIZONA

- Neighborhood Meetings -

Date: _____ Meeting # _____

Neighbor Comment Form

Name: Stuart & Sara Marks
Street: 915 Sinagua Hts. Dr.
City: Flagstaff State: Az. Zip: 86004
Email: morethanaacarpenter@gmail.com.

Please print your comments below, thank you:

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Butler Ave & 4th St. is NOT central Flagstaff!

Canyon del Rio
Marketing Office: 3605 S Flagstaff Ranch Rd, Flagstaff, AZ 86001
brh@tdr@capstonecos.com

over

1) TCO much traffic input (5) +
Butler.

2) Bottle neck created over freeway.
When will that overpass be widened?

3) We oppose re-zoning.

Canyon del Rio
Neighborhood Meeting
July 28, 2018; 12:00pm – 2:00pm
(extended to 3pm for additional neighbor input)
Sinagua Middle School
3950 E. Butler Ave, Flagstaff, AZ 86004

Developer Representatives present:

Ownership - Brian Rhoton, CDR Land Investor Group/Capstone Homes &

Robert (Bob) Semple, Canyon del Rio Investors/Semple, Marchal & Cooper LLP

Engineering - Guillermo Cortez & Stephan Irwin of Shepard Wesnitzer, Inc, SWI Civil Engineering.

Consultant - Charles L. Stricklan, President Lions Gate Companies, Developer Services & Marketing

Assistant - Mary Norton, Marketing Director, Capstone Homes

30 residents in attendance at meeting, held in a Q&A format.

1. Introductions by Charles.

2. Brian provides summary of community:

Canyon del Rio was originally entitled in 1983-1984. The requested rezoning area intended was for Gore. In 2002, CDR was acquired by developers through a state land auction; some parcels were sold off and CDR is now 270 acres. This meeting is intended to get neighborhood thoughts, comments, input; mostly specific to the rezoning of 83 acres which, through various changes in zoning definition, was light industrial, then R&D. There is also alternative zoning for high density residential, so 22-23 acres of commercial would go from R&D to commercial. The areas in question are mostly accessible from 4th Street with only two small parcels on Butler.

This community complies to city's intentions for a hub of the city. It has not been developed over these 20 years due to expensive infrastructure needs. City has funds from sales tax plus contribution from RDC to improve Butler/4th.

At core of CDR is 600 apartments (not student housing, not bed for rent; intended for family living use). A church and charter school are interested in some parcels. There will be attached homes and detached single family homes. 5% of density is going to the City of Flagstaff's land trust program; and each builder will have the ability to have 5% of their project go to the city land trust program as well.

4th Street will be improved to a 4-lane road with a bike lane; it will eventually connect to JW Powell Blvd. Street circulation will remain the same per the plan. There will be about a 7' raising of the intersection due to floodplain and Butler gets improved. Herold Ranch Rd gets realigned (off property) but it will be part of the Butler improvement. Preferred alternative is a roundabout, but not final as city traffic engineers make those decisions on roundabout vs. signaled intersections. CDR will install a 12" water main. Water for the community is included in the city's water system – new efficiencies have accommodated any new water demands. Resident Val Bryant – concerned about water usage and conservation; new water demand uses up what has been conserved.

Commercial development is limited to .2 FMR. Other limits such as no adult entertainment; intended for neighborhood friendly usages. There will be internal trails for walk/bike including

throughout the commercial area. Apartments are limited to 3 stories in height. Resident comment that it will be visible from Sinagua Heights.

All traffic, sewer, drainage analysis has been done by the city.

FUTS will be upgraded and provided throughout the property. All landscaping will be approved through city as well. This area is intended as a jewel; it is the core geographically for Flagstaff. There are 8,000 units planned for this corridor from 4th/Butler to and including the extension of JW Powell Blvd. when complete.

3. Resident Joe Farnsworth – how much forest will be cut down? Block plat is shown and there is dedicated preserved open space. Within the parcels, there will also be trees with requirement that 50% are left per open space requirements. In a commercial area, 30% of the trees remain. In many parcels, the topography demands that is not developable, so nature space and trees remain.
4. Mike Jaffrin – city incentives in question, example of the Hub and it's negative parking issues that were pushed through/allowed to be approved. Brian explained that those incentives he alluded to are to participate in city's affordable housing criteria.
5. Janet Kittery – Sinagua Heights – noise regarding lane expansion. The area already has a lot of noise. She asks for noise reduction that would come from commercial deliveries, traffic. Brian explained that CDR sits lower than Sinagua Heights and there aren't a lot of physical barriers that are effective, so orientation of the buildings is important. City wanted commercial on the street fronts. CDR oriented the building within the community so it will dampen what noise comes out and up from the community. Orientation is best way to mitigate the noise. Whoever develops the commercial parcels must conform to these plans as they are and must go through community development process again with planning and zoning council and city council. Janet wants to know what public participation would they have to inquire about the actual commercial development after this rezoning is approved? Her concerns to be passed to the city and she is encouraged to contact the city's contacts.
6. Joe – Is there any development like this around Flag Ranch and Pine Canyon in the future? Why is this area getting the development? Brian answers yes, development is happening now, including large scale developments. Capstone Homes is currently developing a parcel just adjacent to Flagstaff Ranch. Guillermo Cortez reports that city plans for future growth from airport east, as well as the far west near Flag Ranch and Woody Mtn Rd. Joe reports he's been here 40 yrs. and although growth is inevitable, all this puts pressure on the resources and it will inevitably cost the citizens and developers don't care. Brian says they do care and has built here for 20 years, lives here with his family and his intention is for good, smart, sustainable growth. He wants to see job growth, so his kids can stay here. He is committed to DOE (Department of Energy), smart energy building for affordable homes, as Capstone is currently building. Joe doesn't like the word "affordable" and gives his 40-yr. resident perspective of "affordable" and housing increases. Concern about second home owners taking over.
7. Tim Tarski – would like to see the community leave a buffer of trees along the development, along the roadways particularly Butler Ave as it currently provides a visual respite. He wants his kids and grandkids to be able to stay here and he wants the housing for them. He agrees that the noise buffers should be strongly considered for the truck traffic/delivery. Agrees that a properly planned receiving area can accommodate this. He & his wife walk this the open land in the area where CDR will be and it's full of trash, homeless, drug addicts; it's not safe and not

pretty – he welcomes the development. He thinks there should be a child recreation area within, like what they enjoy for the Country Club area with Foxglen Park. He wants to see it a strong community area. He moved here 11 years ago, and smart development can be done; must avoid what happened to the Hub. He and his family love the outdoors, hiking, love the view from Butler and the tree-lined road – wants to see that preserved.

Bob Semple replied that 80% of those trees won't be touched because of topography. He bought this(CDR) in 2002 and is very concerned about the property including the squatters and safety of the current land. He was part of Flag Ranch and the preservation of the caldera. He's environmentally sensitive and works with the city that this (CDR) remain a beautiful area. He's been in it & working on CDR for 16 yrs. and he'll be in it at least 12 yrs.

Resident Joe Farnsworth adds in that he's concerned about the pressure on the environment, of resources and animals in the area.

8. Richard Grose – archeological problems? Raising the intersection and effects? Guillermo explains water drainage/flooring, inadequacies of the current culverts and how it will be corrected. 1/2" of rain retention is required. Traffic analysis is part of the contribution. 2% grade rise for intersection.
9. Val Bryant – concern about snow/ice where it doesn't melt and accidents. Guillermo replies that the new grade will help the situation.
10. Pat Benson – lives where there is a 12% grade and trucks that can't go down, so they must turn around. Asks if there has been any thought to limiting truck weight which would take care of truck noise traffic too. Guillermo says city has looked at that and a roundabout near Little America which is also why they are considering one at Herold Ranch Road.
Pat suggests no right turn from Butler onto 4th at that light for trucks.
11. Richard Grose - How much local labor will be used for this development? Brian replies 100%.
12. Joni Gore – comments about development so it's not just a row of gas stations.
13. Betsy McKellar re housing units at lower southeast of block plat. Brian replied that it's city conceptual for parking lots.
14. Dave McKellar – traffic question regarding Herold Ranch Rd and effect. Guillermo replied that construction traffic will affect the area, but street widening on Butler will help. Brian added that commercial development would be after housing development; south residential area is last. Improvements to Herold Ranch Rd will be improved, and he expects Little America will also be under development with more improvements. Other south areas won't be developed until 4th St goes thru.
With 1,100 residential units/3,000 people at build-out, will all those people will use Butler/4th? How will it handle it? How will the roundabout and intersection be able to handle this? Traffic studies have been done. Guillermo replied city will lead on the street improvements with support from the development. He talked to city, ADOT has approved a grant for the widening of 4th St. bridges.
15. Question on storm drainage and tanks filling. Guillermo explained that has been looked at. Resident not impressed with city's previous studies with regard to water and traffic. Brian reported that these reports were ran at higher levels – on a "as is" basis. Guillermo explained about water capacity fees and each house is billed \$12,000 for future wells, sewer, etc.

16. Joe Farnsworth reports concern about impact on Butler and traffic; seems that 4 lanes isn't enough plus accidents, wait to turn time, speed too fast. Guillermo explained numbers that a 2-lane vs 4-lane can carry/capacity.
17. Michelle Ryan – impact on drainage, utilities, etc. for Humane Society. Guillermo explained road to Humane Society will go from gravel to paved. She asked about closer fire hydrants. They will be approx. every 300-500 ft which is mandated by code. Drainage issues will slightly improve because of retaining first ½" of water runoff.
18. Sinagua Heights resident concerned 4th/Butler becomes a very urban corner, particularly due to the southeast corner. Guillermo explained that it could be leased for commercial usage or bought for commercial development. Leases on commercial parcels are usually 50 yrs. She is concerned about her quality of life from Sinagua Heights.
19. Tyler Linear - question on FUTS trail impact at intersection. Guillermo says FUTS will be maintained and lifted along with the intersection. There are plans for the FUTS to continue across Butler to the north side. They are working with city to continue FUTS.
20. Steve McKellar – question regarding open space preservation. Brian explains these areas are deeded to Grand Canyon Trust or Nature Conservancy, so they won't be owned by the development. They become a conservation easement which prevents it from ever being developed. They will be maintained by the HOA.
21. Carol Covington – question on roadway regarding 4th St. going south. Brian explains that the proposal is for a 5 lane. It gets expanded as demand increases, particularly when the southeast commercial area of 4th gets developed.
22. Richard Grose – re Butler and school traffic and relief for school traffic/accessibility. Guillermo explains the problem is when schools are next to major arteries, such as seen with Sinagua Middle School and Knoles Elementary. CDR will have a community school, so perhaps take some of the pressure off Knoles. Brian also drops his own kids off at these schools and is very aware of the problems; the city is aware and is working to solve these issues with crosswalks, light timing, sidewalks, etc.
23. Carol Covington – wants to understand the process. Brian explained block plat process, and then plats after the rezoning approval. Goes through planning/zoning and then city council. How closely do the people that implement these plans follow this? Could there be other community meetings for questions and suggestions for the way individual parcel(s) when they are developed? Brian says it goes through DA (Development Agreement) and zoning stipulations that will list concerns and recommendations and what can be done or not. Every comment is given to planning/zoning committee and city council who could put these concerns into the DA and zoning stipulations.
24. Joe Farnsworth – wants to know the cost and profit from these developers. Brian replies this is not a number that can be given; they don't know what their profit and costs estimates will be in the end. Can report that it will cost \$15-20 million to build the collector roads alone.
25. Rob Aaron - suggestion for closed space for trash area and making it large enough with straight-in access. This lessens trucks having to reverse too much with backup noises, spend less time on the site which all reduces noise.
26. Carol Covington – asked for clarification on Nature Conservancy and Grand Canyon Trust. Explained by Bob Semple.

27. Tyler Linear – has there been a bus stop looked into and what is the access for people walking to the stores? Brian – Yes there will be a bus stop. There will be trails within the community and neighborhoods to allow for access to stores/etc.
28. Reiterated that the City conducts water/sewer; developer does traffic studies. Studies can and will be available on website, www.canyondelrio.com.
29. Richard Grose – can the developers “require” that there be a Trader Joes and In & Out Burger, please?
30. Janet Setter (?) summaries concern she’s hearing for all present:
 - A) noise abatement
 - B) angles and directions of commercial buildings and delivery areas to prevent added noise
 - C) no public process after this zoning is complete so public cannot be a part of the site plan. Would like that to be added so the public/residents have a voice as tis moves forward.
 - D) exclusions added that there be no smoke or vape stores, no bars allowed.
 - E) delivery time 4 am – 10 am restrictions
 - F) view shed restrictions such as lowering apartment height levels; would like view assessment.
31. Citizen requests ample parking for these shopping areas.
32. Question regarding dark sky – Brian says it’s the highest requirements/restrictions in the country and those will be followed.
33. Carol Covington – suggestion that compilation of comments be on website. Charles replied that Yes, that will happen (without names).
34. Brian summarizes that no other meetings are planned, but individual concerns can be addressed by contacting the website with email and phone numbers available; email preferred for him.
35. Carol wants to know about concept of community/look/parks as illustrations are displayed at meeting. Bob Semple explained city didn’t want parks, but they will keep a lot of open areas and retain the natural beauty. Pocket parks and playgrounds will be within the parcels. Artist concepts on display for commercial buildings, drawings for residential units, street lights/benches. Brian explained he builds Flagstaff style, Craftsmanship style, some modern mountain. At Crestview, the architecture is very front porch oriented. Not much stucco.
36. Jim Stratton – on Parks & Rec commission and is surprised to hear they were told no parks. Ask re pocket parks. Brian says passive use with ramadas, grass area, etc. within the parcels which will be responsibility of HOA’s. These are public parks.
37. Diana Mercer asks re community park. Brian explains there will be none due to lack of flat space. Homes will be on hills and tops of ridges. How much will developer increase to schools? There will be space for a charter school; school district has no need for another school.
38. Community member asks about why there needs to be an HOA to maintain these amenities as they are a pain. Brian reports that it can’t be part of the city to maintain all the amenities that a community wants, so it becomes the direct community’s responsibility, hence an HOA.

-end-

Minutes transcribed by Mary Norton of Capstone Homes.

Canyon del Rio (CDR)
Neighborhood Meeting
July 26, 2018; 6:00pm – 8:00pm
Sinagua Middle School
3950 E. Butler Ave, Flagstaff, AZ 86004

Developer Representatives present:

- Ownership** - Brian Rhoton, CDR Land Investor Group/Capstone Homes & Robert (Bob) Semple, Canyon del Rio Investors/Semple, Marchal & Cooper LLP
- Engineering** - Guillermo Cortez & Stephan Irwin of Shepard Wesnitzer, Inc, SWI Civil Engineering.
- Consultant** - Charles L. Stricklan, President Lions Gate Companies, Developer Services & Marketing
- Assistant** - Mary Norton, Marketing Director, Capstone Homes

Presentation made by: Charles Stricklan and Brian Rhoton

55 Residents in attendance at meeting, held in a round-table discussion format.

1. Charlie made introductions, began presentation. Referred those present to the website www.canyondelrio.com, for adding comments and to review all information presented. In addition we also provided forms at the sign-in table for attendees to leave comments in writing if desired.
2. The attendees consisted of those residents within 1,000' proximity of the proposed community who had received packets sent by first class mail two weeks prior to the meetings. Additional attendees were those that lived outside the 1,000' proximity but had seen the meeting notification on the sign posted on the southwest corner of 4th and Butler. Presentation information included details such as the original masterplan was drawn in 1983 for Canyon del Rio property; Canyon del Rio Investors, the developer group, is currently seeking site plan amendment of multiple indicated sections totaling 83+/- acres from its current zoning designation of R&D (Research & Development) to (HC) Highway Commercial, allowing for retail, office and high density residential. This meeting was held to allow a forum for neighbors and residents of surrounding communities to provide their comments and input regarding the overall community and proposed site plan amendments.
3. Based upon attendee questions, Brian explained that a portion of the community will be deeded to the City of Flagstaff's affordable housing program which is planned for 66+/- units. Other developers of the individual parcels could further participate with their 5% to city affordable housing program as well. Canyon del Rio will consist of single family detached product with expected pricing between \$300,000 to \$600,000. Apartments will not be student housing or rent by bed; they will be similar to the existing apartments at 4th/Butler and will be limited to 3 story in height. There are two apartment parcels and two duplex parcels. Butler & 4th Street is the core center/geo center of the city of Flagstaff. City wants this corridor to be developed correctly. At full completion, there are 8,000 housing units slated for that corridor. CDR is first development of this corridor.

CDR is responsible for road improvements which will be 4 lanes/2 each direction on 4th; Butler will be improved west of 4th St. out to I-40, like past Sinagua Heights. The Butler/4th St area is 6' into the flood plain and will be raised with large box culverts for drainage. Construction there is expected to last 12-18 mos. and is a requirement for CDR to move forward. CDR, COF and other property owners are paying into this reconstruction. 4th St. builds out to CDR and will widen 4th street north of Butler and city is looking to widen 4th St. further north. CDR property goes 200-300' south of access road to Humane Society and there will be improvements to Herold Ranch Road as it crosses CDR.

4. Question regarding traffic even after 4 lane widening as additional residents at CDR will cause additional traffic. Brian replied that traffic studies have been done and that further funding may come from the sales tax increase to be voted on, but building will proceed. Another issue CDR will be involved in is for water supply by building a 12" main under I-40 to Soliere to the area. COF has all the water in the supply system for CDR, but wells will be drilled. Question re traffic mitigation – ADOT and city are reviewing potential for bridge widening.
5. Charles referred people to website for contact info for city contacts and for comments on CDR.
6. Brian explained that the first developments within CDR will be the attached product, detached product, apartments, church and charter school. It is expected that commercial would be last in the development until the community has the numbers to support it and until JW Powell Blvd. and 4th St. are connected (with bridge over wetland area).
7. Question regarding evacuations. Brian reported improvements being done will help the evacuation situations which are studied by fire dept., city, and engineers.
8. Butler Ave. gets improved to full street with sidewalks and bike lane – by city with CDR contribution, but project is done by city. Rio de Flag is left open space which will be dedicated to Grand Canyon Trust or Nature Conservancy supported by the HOA's. Before JWP gets done, there are 5 exits. JWP/4th street is part of the city's 20-year plan and a lot has been done lately.
9. Noise abatement questions from several residents. They report this is an already noisy area due to the valley-like topography and that these new commercial proposed areas will only increase that. Brian explained that the restrictions offered is actually a reduction in commercial - .2 FAR (floor area of parcel – 20%) meaning less commercial space. No adult entertainment and other restrictions will be made. #1 request is for a grocery store, but it would be neighborhood stores, there are not the demographics for a large grocery store. Residents are concerned about noise and asking for less commercial, or to have the commercial moved to the west side of the community instead of along Butler and 4th. Brian explained that this is a planned business corridor as part of the COF Regional Plan and the other corners of that intersection will include commercial.
10. Question regarding on how many trees will be removed. 50% residential and 30% in the commercial areas must be left; also, steep slopes will be left. Open space map on block plat discussed – shows areas between parcels, but there is also open space required in each parcel. Tree removal is determined by fire safety. Example was given Miramonte at 4th St.: sometimes a cluster of trees are reserved depending on developability and enjoyment factor is better with large swaths of trees remaining.
11. Urban trail/FUTS get improved and others added within the community. There will be connectivity to Little America and inner connectivity within the community. FUTs is developed by CDR, but maintained by city.

12. Question re view from Sinagua Heights. Some of the development will be visible – apartments, school, church will likely be visible. Some will be hidden by trees that are in open areas as well as trees within the parcels.
13. Locations for commercial areas discussed again. Residents requests for alternative location within the community for the commercial. Response from Brian is that commercial needs accessibility off 4th, but the commercial has been re-oriented within and the largest store area will be backed up against a hill.
14. Area east of 4th (Southeast corner of 4th/Butler) is zoned for commercial as part of city regional plan. This area is not part of CDR. Concerned residents advised to contact the City of Flagstaff with regard to that commercial area.
15. Proposed light or roundabout at Peak and Butler discussed. A roundabout at Peaks is in city plans; guess of 5 yrs. from construction.
16. Resident gave example of the Town of Pine for trees saved in development.
17. Question on how long will the road improvements take. Response is approximately 8 mos. to 1 yr. to improve Butler – it will affect daily traffic. A construction traffic study will need to be done.
18. Will the culverts go in before development or when it starts? It will be part of the Butler & 4th St.
19. Estimated development will take 10 years. First phase will include apartments due to demand, attached homes, the large 7k lots, the church. Sidewalks would be included in the first phase.
20. Question regarding developers going belly-up and guarantee. Brian replied that other builders buying in will have to abide by masterplan/zoning; although they could request rezoning within their parcel. This is block plat approval, other approvals come back to community as each is developed.
21. Light pollution question. City has their dark sky standards – there will be more light pollution, but it still must meet city's light regulations that are the most restrictive in the country.
22. Additional tree canopy question. Some open spaces are elevated, and the only thing allowed in those area can be trails.
23. Process explained: there are these two community meetings, a report is completed, go back to city as they review the block plat. 60 days to hear back from city.
24. Resident summarized the main take away from this meeting is the concern regarding the commercial due to noise.
25. Guillermo explained that the city has its goals of making this a center for the city to create urban centers that spread traffic and shopping across the city. Back in 2012, the general city plan was created by the city planners for such urban centers. This plat, as is, goes to two planning and zoning rounds, two city councils. Further development within goes through the same process. Concern is this (Butler/4th) the most chocked and heavy trafficked intersection in the city. There are 1,100 housing units in the CDR development. Traffic studies are done to warrant that there are enough traffic improvements to support the development. Sales tax proposal is not contingent on this intersection being improved.
26. Ann Vonesh of 3885 Kokopelli and Winnie Ennenga of 3870 Kokopelli are Sinagua Heights residents. Residents reported that Sinagua Heights residents are most concerned and potentially affected about property values, peace, and the commercial development. A similar meeting was done 5 yrs. ago with same concerns.

They are also concerned about the area east of 4th St. that is zoned commercial, although unrelated to CDR. Brian reported that parcel has been that way since 1983; has been in the market for 12 yrs. and is expected to go to auction, but it doesn't change the zoning.

Meeting ended with a Thank You from Charles Stricklan for all for attending and reminding all that their comments would go to the City of Flagstaff. Also, Charlie reminded the attendees that if they wanted, there were comment sheets at the check-in desk, or they could go to the website at www.canyondelrio.com to add comments and that all comments would be included in our report to the City of Flagstaff.

Meeting ended approximately 12:05 but all attendees were invited to come forward to review the displays and to ask any questions of the developers. Many of those attending came forward and this informal discussion continued until approximately 1:00 when the meeting ended.

-end-

Minutes transcribed by Mary Norton of Capstone Homes.