

Public Comments Sent to the City

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**

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**

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 an interruption to the trail system that goes through that property – We ride

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**

Celia Barotz
Councilmember
City of Flagstaff
City Hall
211 West Aspen Street
Flagstaff, AZ 86001
Cell: (928) 699-1713
Email: cbarotz@flagstaffaz.gov

From: Neil Gullickson
Sent: Wednesday, August 8, 2018 3:57:09 PM
To: Carol Covington
Cc: Barbara Goodrich; Mayor and Council; Tiffany Antol; Daniel Folke
Subject: RE: Feedback/Observations about the CDR neighborhood meeting.

Carol you are welcome. I do not yet have a time line regarding the summary from the developer, I will be recommending to CDR that they wait a bit to ensure that everyone that wants to make comment has a chance.

Let me know if you have an additional questions or thoughts.

Neil Gullickson, AICP
Planning Development Manager
City of Flagstaff
ngullickson@flagstaffaz.gov
928-213-2614

From: Carol Covington <assiolumos@gmail.com>
Sent: Wednesday, August 8, 2018 1:55 PM
To: Neil Gullickson <NGullickson@flagstaffaz.gov>
Cc: Barbara Goodrich <BGoodrich@flagstaffaz.gov>; Mayor and Council <council@flagstaffaz.gov>; Tiffany Antol <TAntol@flagstaffaz.gov>; Daniel Folke <DFolke@flagstaffaz.gov>
Subject: Re: Feedback/Observations about the CDR neighborhood meeting.

Thank you Neil. I had not dug deep enough to find the neighborhood meeting standards, so thanks for that. It does appear that the applicant is meant to not only summarize comments, but to address how they will or will not incorporate related modifications. This was not shared with the participants, as I heard it, but to do so would be a benefit I believe. In addition, I did not realize that I would be provided a summary of the comments from the meetings, which is great! I have been watching for them to be posted on the Canyon del Rio web site as they indicated they would.

Again, thank you for your attention to detail in explaining that which is currently in place.

Kind regards,
Carol

On Wed, Aug 8, 2018 at 1:25 PM Neil Gullickson <NGullickson@flagstaffaz.gov> wrote:

Carol,

Your e-mail of August 5, regarding the Canyon-del-Rio's neighborhood meeting was forwarded to me through the City Manager's office. I am writing for two purposes, first, to provide you with a copy of the current code sections (section 10-20.30.060 and 070 of the Zoning Code, link to ZC <http://www.flagstaffaz.gov/2998/View-the-Zoning-Code>) that direct the process for neighborhood meetings. As you can see these sections are extensive and cover the process, goals, how the meeting follow up is to be handled, and staff responsibilities. Second, to acknowledge that even though these code sections are extensive, your comments and suggested outline are very incisive.

Neil Gullickson

From: Celia Barotz
Sent: Thursday, August 9, 2018 7:38 AM
To: Neil Gullickson; Daniel Folke
Cc: Barbara Goodrich; Tiffany Antol
Subject: Re: Feedback/Observations about the CDR neighborhood meeting.

Hi Neil and Dan, (cc Barb and Tiffany)

I wanted to offer a few comments on this interesting issue and to clarify that Carol's feedback is much broader than what I provided to Barb when I chatted with her the Monday morning following the July 28 CDR neighborhood meeting.

As I recall, my feedback after attending the meeting was that it probably would serve the city and the public well to have the project manager attend these required neighborhood meetings to ensure that any information about city rules/processes/standards that is presented to the public is accurate and in no way misleading (even if unintentionally). After all, I don't think we can expect the applicant to respond to questions that technically are beyond its purview. It seems to me that the applicant can talk about its project and a city representative can talk about all of the city rules and processes. One example from the meeting was the lack of clarity about how a concept rezoning works as distinguished from the direct to ordinance process.

Carol and I discussed at length what was so unsettling about the meeting and concluded that it might be helpful to share some ideas with staff about ways the city might improve the process. It seems to me that Carol's list isn't exhaustive, but rather is a great framework for thinking about how we can ensure that these neighborhood meetings provide, at a minimum, information that is clear and accurate and helps the public understand the project and process. Below are a few follow up thoughts on her memo.

In addition to having a city representative attend the meeting, we thought the city could provide an outline of issues that each applicant should address to help the public understand not only the actual proposal but also the process. This way we can be sure certain important issues are addressed.

Another suggestion she mentioned is to require the applicant to orient the audience to the location of the project (point to 'north' and major roadways, landmarks, etc.) and also to provide not only a close up map project/parcel but also higher elevation/area context map. I think she offered this suggestion because there was no context map at the meeting and because the presenter did not orient the audience it took awhile to figure out what was going on. Further, I noted by the questions I heard that not everyone who attended the meeting was familiar with the parcel or even the general geographic area. While this suggestion of requiring the applicant to orient the public to the project location seems to state the obvious to me (and probably to you), I don't think we can take for granted how applicants who are so close to their projects will approach communicating with the members of the public who have virtually no information about what the applicant is proposing or in some cases the location/size of the parcel.

I understand that the Zoning Code governs these neighborhood meetings. Because I haven't reviewed the relevant sections in quite some time so I can't how much detail the code includes and whether the code addresses some of the concerns that Carol and I have shared. It's possible the code language is adequate, but if that's the case how do we know the applicant is actually following through properly? And if, upon review of how recent neighborhood meetings were conducted, we see the code language isn't achieving what we had hoped, then could staff bring forward some recommendations to council for how to improve the code language?

Please understand that my objective here is to try to ensure a process with more integrity. I understand that this is more work, but I think it's important that we do what we can to ensure these meetings are productive and helpful to the public. After eight plus years on the council and many meetings and conversations with residents about a wide variety of issues, two things are quite evident to me. The first is that how we communicate with the public really matters and second

MEMO

TO: Mayor Evans and
City Council

FROM: Carol Covington, Flagstaff Resident

DATE: August 5, 2018

RE: Feedback/Observations About the Canyon del Rio Rezoning Request
Neighborhood Meeting on July 28, 2018

As a resident of a neighborhood (Forest Springs) near the proposed Canyon del Rio development, I received information about its rezoning request and neighborhood meetings and attended the July 28 meeting at Sinagua Middle School.

While the intent of the meeting seemed to be good, I am writing to offer my observations about the meeting and suggestions for how the city could improve this process for future required neighborhood meetings.

Below are some observations from the July 28 meeting and some suggestions for how the city might reduce the likelihood of confusion and frustration by the public:

A. The presenters were not able to clearly explain to the audience (myself included) whether the comments/feedback provided by the public at the meeting would be incorporated into the applicant's proposal, or at least acknowledged.

B. As I understood it, this proposal is for the rezoning of some of the parcels within the Canyon del Rio proposed development, which, once approved, will be sold off in blocks to builders who will actually design and build out the project. It was unclear whether these builders would build anything resembling what was shown on the concept plan or if, in reality, the builders could propose a site plan that differs considerably from the renderings presented on the poster boards. (I think this issue, in particular, was very confusing for the public.)

C. While I know that the rezoning is about changing the 'use' of the land, the public expressed concerns/comments on how the site will be developed and not directly about whether the change of use was good or bad. (My sense is they probably thought that approval for this project is a foregone conclusion.) As one example, concerns were raised about noise from all of the delivery trucks and whether the buildings could be positioned on the site to minimize the noise from the trucks on the residents of Sinagua Heights. It was unclear if or how these comments will be communicated to the builders who buy the parcels and go through the site planning process. It was also unclear whether residents would be provided another opportunity to offer these comments prior to approval of each site plan.

D. There were several questions about various city issues, including water

not easily translate to the general populous. It seems that the applicant often assumes the public understands all of the jargon when in fact it doesn't. For example, it would be much more helpful if the applicant defined the zoning categories so people understand what's allowed to be built. The layperson typically doesn't understand the details of each zoning category.

B. Provide applicants an outline that could guide how they conduct the meeting. It could include a list of the issues that, at a minimum, the applicant should discuss. Here is a suggested outline:

1. An introduction of the applicant's team.
2. An explanation of the purpose of the neighborhood meeting.
3. A description of the proposed project, its location
 - a. Point to the map and orient the audience by setting the geographic context.
 - b. The applicant should be required to provide a context map on a poster board and not just a close up map of the project.
4. A description of what is allowed under the current zoning and what will be allowed if the proposed rezoning request is granted.
5. An explanation of what happens to the community feedback provided at the neighborhood meeting.
6. An explanation of the anticipated rezoning process time line.
7. An explanation of when the request will go to the Planning and Zoning Commission and the City Council. (Explain the job of the Planning and Zoning Commission.)
8. An explanation of the applicant's next steps.

Thank you for your considering these observations and suggestions. Please don't hesitate to call me (928 699 1693) if you'd like to chat about them.

Neil Gullickson

From: Tiffany Antol
Sent: Friday, July 27, 2018 11:15 AM
To: 'Anne Vonesh'
Cc: Neil Gullickson
Subject: RE: Canyon Rio Development

Hi Anne,

Thanks for the update on the meeting. When the P&Z Commission meets they have a public participation item in which you may bring issues and concerns to their attention. Similar to City Council. I am not sure when the Commission will be meeting again it may be as late as September.

The Regional Plan identifies the Canyon del Rio project within a Regional Suburban Activity Center which does call for a mix of uses. Regional commercial is intended for all commercial and service uses that serve the needs of the entire region, those which attract a regional or community-wide market, as well as tourism and travel-related businesses.

I would be more than happy to send this information to you if you would like. I still suggest having a meeting with Neil and possibly Sara Dechter.

I hope this information is helpful.

Tiffany Antol, AICP

Current Planning Manager
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2608 | F: (928) 213-2089

From: Anne Vonesh <azvonesh@gmail.com>
Sent: Friday, July 27, 2018 8:51 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Re: Canyon Rio Development

Good Morning,

I attended the Canyon del Rio meeting last night and voiced my concerns and asked about removing the HC from 4th Street and or limiting the sized Etc. Their answer was that the City planners said they had to have it like that - that that was necessary according to the City plan. They were not amenable to any changes in the plan. A few neighbors would like to meet with the zoning commission to discuss the issues. How do we get an item on the agenda? I tried to attend the by monthly meeting but they both were cancelled this month.

thank-you for your time

Anne Vonesh -928-310-8428

On Wed, Jul 25, 2018 at 8:39 AM, Tiffany Antol <TAntol@flagstaffaz.gov> wrote:

Anne,

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 font 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

Neil Gullickson

From: John Gearhart <jgearhart@cybermesa.com>
Sent: Monday, March 3, 2014 2:30 PM
To: Neil Gullickson
Subject: Fwd: PUBLIC COMMENT & REQUEST FOR INFORMATION RE: Canyon Del Rio proposed rezoning and "minor plan amendment".

Importance: High

Categories: Red Category

Hello Mr. Gullickson,

Thank you very much for your efforts to give the folks from Sinagua Hts and other interested people an update on the status of the Canyon Del Rio (CDR) zoning change request and development proposal package that you have been reviewing.

Your clear complete explanation of the process was very helpful for me residing in Flagstaff for just 4 years. It is the first time I have had the opportunity to be able to really spend some time to be active in the workings of a community.

Below is the email I sent to CDR in September 2013. I did not hear about the initial public meeting they held so did not attend. Neighbors conveyed to me how the meeting went and what they learned and what little response CDR had to questions attendees asked.

I studied the CDR website and put together a number of concerns and specific questions. They have never provided a response to my comments or questions. They did acknowledge receipt of my comments through their internal website response system. To my knowledge CDR has not provided responses to any of the Sinagua residents questions or concerns.

Thank you for your thorough description of the complexities of a large proposal such as this as well as the other nearby proposals in progress. I look forward to meeting with you to learn more about the CDR proposals and the likely issues that Flagstaff will require CDR to address and mitigate.

Sincerely, John & Marie Gearhart

3965 E. Kokopelli Ln., Flagstaff

928-526-5326

jgearhar@cybermesa.com

----- Original Message -----

Subject: PUBLIC COMMENT & REQUEST FOR INFORMATION RE: Canyon Del Rio proposed rezoning and "minor plan amendment".

Date: Wed, 11 Sep 2013 21:49:20 -0700

From: John Gearhart <jgearhart@cybermesa.com>

To: Brian Rhoton, RAC, LLC - Canyon del Rio Developers

<brhoton@capstonecos.com>, Mark Sawyers, Flagstaff Planning & Zoning Staff <msawyers@flagstaffaz.gov>

research or documentation that these changes will have positive benefits to the local area, nearby subdivisions or Flagstaff in general. Information of this nature is requested prior to expecting the city council, mayor, city manager and the people of Flagstaff make any decision of what appear to be significantly more than minor changes.

6. from what information has been provided it appears that there will be huge increases in traffic along Butler Avenue and 4th Street. Does Canyon del Rio propose to commit to share in the costs of upgrading Butler Avenue and 4th Street to Industrial to 4 Lane Roadways as will obviously be needed?

7. Although there are areas shown in green, it appears that these are existing drainage areas, what provisions have been calculated for and what are proposed for managing and handling the additional runoff that will be generated from all the proposed buildings, parking lots, driveways and streets within the entire proposed project?

8. Are there any actual park and or play areas proposed?

9. What studies have been done or are proposed to be completed prior to the approval of the proposed zoning changes on the effects to wildlife and plant communities on the property and adjacent properties?

10. Have historical, archeological inspections, reviews or studies been completed on the proposed area? If not, why not. It is not far to the walnut canyon area.

11. It appears that there are no comments, provisions or discussions regarding the obvious need for another elementary grade school to provide nearby education for the many hundreds of children likely to occupy this very large addition to Flagstaff.

Current Position Regarding the Proposed Zoning and Plan Changes

1. We are currently strongly opposed to having the City of Flagstaff , begin to have council discussions, much less any votes for or against approval changes prior to requiring Canyon del Rio L.L.C. provide additional information and time for review and comments.

2. This new proposal is a huge change to the nature of Flagstaff without the facilities or infrastructure to support the area.

Thank you for the opportunity, even if rushed, to provide comments regarding this proposal. I feel that is reasonable to have additional information provided prior to any approval of proposed changes to the existing Canyon del Rio LLC Plan.

Sincerely,

Neil Gullickson

From: karmar <karmar@npgcable.com>
Sent: Tuesday, January 14, 2014 8:44 PM
To: Neil Gullickson; Anne Vonesh; Bruce J Higgins; Cathy and Thomas Uno; Dirk Murphy; Ed Cully; Jo Cully; John and Marie Gearhart; Linda and Dave Morefield; Peter and Denise Vermilyea; Rob T; Stuart Marks
Cc: Gary Miller; Jim Davis; Karl Eberhard; Kent Snide; Kyle Brown; Mike Scheu; Reid Miller; brhoton@capstoneecos.com; Mark Sawyers; Daniel Folke
Subject: Re: Canyon del Rio
Categories: Red Category

Happy New Year Neil,

Thank you for the update on the Canyon del Rio development proposal received by the city. Our reading of your e-mail below seems to indicate that fewer housing units are proposed in this draft than were articulated at the neighborhood meeting. Is that correct?

As a follow-up to my meeting with you late last year, I would like to meet with you to review the plans and better understand where the high density, medium density and commercial/retail/service/office land uses are proposed for the parcel. Given that some of our neighbors may also be interested, I wondered if you could identify a couple of available windows with your schedule for the first week of February. We can then pick a date/time that will work for as many as would like to be involved. I'm assuming that would give you adequate time to review the proposal before it moves to the next step.

Best regards,

Karen Pedersen and Mark James

1/14/2014 2:20 PM, Neil Gullickson wrote:

Good afternoon,

It has been some time since I last communicated with those of you who expressed concern or support for the Canyon del Rio (CDR) development proposal. We, the city, have received an application for Regional Plan amendment and rezoning for portions of the CDR development. The Regional Plan amendment focuses on changing the existing Business Park/Light Industrial designation to a Regional Commercial designation that will support proposed commercial retail, service and office land uses. The Regional Plan application includes approximately 26-acres.

The rezoning portion of the application proposes to change the zoning from the existing RD, Research and Development zoning district to HR, Highway Commercial zoning district for the areas mentioned above, to MR, Medium Density residential (27.9 –acres) and HR, High Density residential (30-acres). The medium density area include approximately 185 units, the HR 572. The balance of the site, the area that is not proposed to be rezoned is currently zoned MR and RI, Single-Family residential includes roughly 480 units.

The review process is currently in the “application review stage” where staff is reviewing the application for both completeness and for substantive issues. A major component of this review is dedicated to review of the systems impact analysis that the developer has provided as part of the application, those

Neil Gullickson

From: Neil Gullickson
Sent: Monday, September 16, 2013 5:13 PM
To: 'Anne Vonesh'; 'Bruce J Higgins '; 'Cathy and Thomas Uno'; 'Dirk Murphy'; 'Ed Cully'; 'James and Karen Pedersen'; 'Jo Cully'; 'John and Marie Gearhart'; 'Linda and Dave Morefield'; 'Peter and Denise Vermilyea'; 'Rob T'; 'Stuart Marks'
Cc: Mark Sawyers
Subject: Canyon del Rio

Categories: Red Category

Good afternoon,

I have received contact from each of you regarding the proposed regional land use and zoning change application that is anticipated to be submitted to the city for evaluation and review. I wanted you to know that I have received and am logging your comments. Your comments will be shared with staff as the initial levels of review move forward and they will also be included as part of the packet of information that is presented to both the Planning and Zoning Commission and City Council as they review the application.

The meeting that many of reference, which was hosted by the applicant, Mr. Rhoton with Capstone Homes is a requirement of city code. A complete application will include a synopsis of the meeting including all of the public comments and a report that details if and how the public's comments will be addressed by the application. Any time limit for public comment that was discussed at the meeting was solely for the purpose of the applicant preparing that component of the application. I will be accepting comments and presenting them to the Commission and/or Council up until a final decision is made. With that thought in mind, please make sure that I am copied on your comments regarding the application or development.

As an introduction, and maybe I should have started with this, my name is Neil Gullickson, I am a Senior Planning Development Manager and will be managing this project for the city. If you have a desire to review the application, maps or check on the application's progress through the review process, let me know and I will set up a time when you can sit with any information that has been submitted for review.

As you may have guessed, I have included your e-mail addresses on a contact list and I will periodically send updates regarding the application as progresses through the review process, provide public hearing dates and any other information that regarding the process that might be of interest. Thanks for taking the time to send in your comments, if I can provide more details or you want to discuss the application process, my contact information is located below. Do not hesitate to pass my contact information to you neighbors if they wish to forward comments.

Thanks

Neil Gullickson

From: Neil Gullickson
Sent: Tuesday, January 14, 2014 2:20 PM
To: Anne Vonesh; Bruce J Higgins ; Cathy and Thomas Uno; Dirk Murphy; Ed Cully; James and Karen Pedersen; Jo Cully; John and Marie Gearhart; Linda and Dave Morefield; Peter and Denise Vermilyea; Rob T; Stuart Marks
Cc: Gary Miller; Jim Davis; Karl Eberhard; Kent Snide; Kyle Brown; Mike Scheu; Reid Miller; brhoton@capstoneecos.com; Mark Sawyers; Daniel Folke
Subject: Canyon del Rio
Categories: Red Category

Good afternoon,

It has been some time since I last communicated with those of you who expressed concern or support for the Canyon del Rio (CDR) development proposal. We, the city, have received an application for Regional Plan amendment and rezoning for portions of the CDR development. The Regional Plan amendment focuses on changing the existing Business Park/Light Industrial designation to a Regional Commercial designation that will support proposed commercial retail, service and office land uses. The Regional Plan application includes approximately 26-acres.

The rezoning portion of the application proposes to change the zoning from the existing RD, Research and Development zoning district to HR, Highway Commercial zoning district for the areas mentioned above, to MR, Medium Density residential (27.9 –acres) and HR, High Density residential (30-acres). The medium density area include approximately 185 units, the HR 572. The balance of the site, the area that is not proposed to be rezoned is currently zoned MR and RI, Single-Family residential includes roughly 480 units.

The review process is currently in the “application review stage” where staff is reviewing the application for both completeness and for substantive issues. A major component of this review is dedicated to review of the systems impact analysis that the developer has provided as part of the application, those analysis include a Traffic Impact Analysis (TIA) , Drainage Impact Analysis (DIA) and a Water and Sewer Impact Analysis (WSIA). These reports are intended to provide both the developer and the staff with an understanding of how a new development will impact the existing city systems. From these reports staff and the developer will formulate a development agreement (DA) that contractually outlines what improvements are necessary, when they will be required and who is responsible for providing the improvements. As you can imagine, for a development this size, this could be a fairly complex document.

When the application review and the DA are completed staff will schedule public hearings before the Planning and Zoning Commission who makes a recommendation to Council regarding the development. City Council’s review will follow the Commission’s review.

For now I will conclude my update, as I mentioned in my earlier e-mail, any or all of you can come in and view the application and I will do my best to answer any questions that you may have. My e-mail and phone number are included below.

Neil Gullickson

From: Stuart Marks <morethanacarpenter@gmail.com>
Sent: Sunday, September 15, 2013 6:09 PM
To: brhoton@capstoneecos.com
Cc: Neil Gullickson; azvonesh@gmail.com; alison.appline@yahoo.com; arizonatrailrunner@gmail.com; cathyuno@aol.com; dlmorefield@npgcable.com; dufek_44@yahoo.com; emily.cubban.ditto@gmail.com; greg.larkin@nau.edu; gschurz@formmagic.com; jane.scott@yahoo.com; jgearhart@cybermesa.com; jocully@yahoo.com; majorieinflag@hotmail.com; Marty Strones; melissa@crazyforbargans.com; michael.jessen@ymail.com; psmaui@yahoo.com; rabrose@fourcornersenv.com; rjbrose@fourcornersenv.com; sara_jeanne_marks@yahoo.com; sfisher12@mac.com; szyoung04@yahoo.com
Subject: Canyon del Rio development comments
Categories: Red Category

My name is Stuart Marks. My wife & I live at 915 N Sinagua Heights Drive in Flagstaff,AZ.

In attending your community presentation meeting I was left with the impression that you were performing the minimum required in meeting your public notification process for your City of Flagstaff zone change application. Since Sinagua Heights was a few feet beyond the 600 foot distance to your proposed development you elected to not notify our neighborhood. In addition, you were not willing or prepared to answer some basic questions at the meeting and directed us, the public, to search the City's web site for answers because the zoning code was just too large. You did follow up on posting information via an email but this came on Monday September 9th. You were asking for comments by Thursday September 12th. I was out of town until late Thursday and have been unable to present my concerns until now. I did speak with Neil Gullickson, City of Flagstaff Planning & Development Manager, on Friday and he asked that I go ahead and present my comments after your suggested date of 9-12-13 and copy him.

Your insistence on referencing the Canyon del Rio specific plan adopted in 1984 is puzzling. You purchased the land in 2002 and there was a new land development code adopted by the City of Flagstaff in 1991. It is my understanding that zoning, as are building codes, are updated by municipalities as experience directs for a better approach to development. That being said, the City will be voting on a new regional plan in May 2014. This plan has been developed over the last few years and has incorporated many thoughtful and beneficial considerations for neighborhoods and the City as a whole.

Your property is identified as a Suburban Activity Center in the 2030 Regional Plan. The suggested density range for residential mixed use is only 6 units per acre. I believe that with the recent development of high density housing immediately to the North of Butler accessed from 4th street that we see good reason to favor the 6 units per acre over your proposed 22 units per acre.

The wisdom of this has already been demonstrated by the impact on the local grade school, Knoles. Knoles has a class room size of 32 at this time. The size of the classes ballooned after the apartments at Butler & 4th street were occupied.

Even with medium density housing there is no room for accommodating the needs of an increased elementary school population. With other development proposed to the West of your site on Butler and on the North side of Butler we can fully expect a traffic nightmare. In addition, the planned extension of J W Powell will create an intersection that will present challenges that should not be compounded by high density housing (immediatly to the West of the intersection) on your property. To allow additional high density housing in close proximity to the Butler/4th St/J W Powell intersection would be short sited and not serve the neighborhood or the City of Flagstaff well.

Neil Gullickson

From: Mark Sawyers
Sent: Friday, September 13, 2013 9:16 AM
To: Neil Gullickson
Subject: FW: Proposed Canyon del Rio Plan

Categories: Red Category

fyi

From: karmar [mailto:karmar@npgcable.com]
Sent: Friday, September 13, 2013 6:48 AM
To: brhorton@capstoneecos.com; Mark Sawyers
Subject: Fwd: Proposed Canyon del Rio Plan

Good morning,

I was sending these messages while traveling earlier in the week and I just wanted to make sure you both received them. Sorry if this is a duplicate, but I had a system error message on my end which made me think that you hadn't received them.

Thanks,

Karen

----- Original Message -----
Subject: Proposed Canyon del Rio Plan
Date: Wed, 11 Sep 2013 22:42:35 -0500
From: <karmar@npgcable.com>
To: brhorton@capstoneecos.com
CC: msawyers@flagstaffaz.gov

Brian,

Below is the e-mail we just sent to Mark Sawyers with the city of Flagstaff concerning the proposed Canyon del Rio rezoning plan. We wanted to make sure you received this since we got a bounceback for you with our original e-mail.

Mark and Karen

Dear Mark,

We are writing today to express our vehement concerns about the plans put forward by Canyon del Rio Developers L.L.C. for the southwest corner of 4th and Butler. The information shared at the Citizen Participation Plan meeting described the proposed rezoning as a "minor plan amendment". For those of us living in Sinagua Heights, this is a major zoning change that would profoundly affect our lives and home values.

We implore you not to change the zoning and/or allow this plan to move forward in our neighborhood.

Sincerely,

Mark C. James and Karen L. Pedersen, residents of Sinagua Heights

Neil Gullickson

From: Mark Sawyers
Sent: Friday, September 13, 2013 9:16 AM
To: Neil Gullickson
Subject: FW: Canyon del Rio Rezoning Request - I am against it

Categories: Red Category

fyi

From: Jo Cully [mailto:jocully@yahoo.com]
Sent: Thursday, September 12, 2013 11:25 PM
To: Mark Sawyers
Subject: Canyon del Rio Rezoning Request - I am against it

I do NOT support the request for rezoning by Canyon del Rio. One of the main selling points of the Sinagua Heights neighborhood, and what has made it so desirable and unique within the Flagstaff market, is that it is a small development. Because it's a small development, we've been able to get to know most of the people in our neighborhood, and we can take care of each other. When there were issues with break-ins, Foxglenn Park and now this zoning issue, organizing and communicating was easier because our neighborhood is small and personable. I think that many of us recognize that our great neighbors are one of the best things about our neighborhood, and something that can't be replicated in the mega developments which are being built all over Flagstaff. This proposed development is exactly the opposite of the culture our neighborhood has developed.

The lack of communication that we've received from the developers emphasizes that this is not a friendly, neighborly undertaking. The way that we found out about the development was a large, plain sign posted on Butler and Dog Pound Road. Nothing was mailed to us directly. The sign was there for about a week, which is not much time or in some cases no time to rearrange schedules, and the meeting was called on a Wednesday night at 5 p.m. The notice was vague as far as what the at 5 p.m. was about, and again what the demonstration meant at 6 p.m. BUT because this meeting is happening, this causes us to leave work early, delay dinner, and leave our kids without parental supervision of homework or activities, and overall takes away from family time. This rezoning request is for the convenience of Capstone so that they can make more money from land that they purchased under a different premise. It seems like a good way to try to push through changes that might adversely affect others. They are being greedy, and their greed is not benefitting the good citizens that have already made an investment in this area of Flagstaff.

The most alarming features of their development are the high density apartments very, very close to the Sinagua Heights neighborhood. We already have high density Pinehurst apartments at 4th Street and Butler. Let me tell you, that the Pinehurst apartments are out of character with the neighborhood, and are unfortunately a den of crime. Our son had a couple of friends that lived there, and that place has been a den of crime for several years with police in and out of there on a regular basis. Capstone should not be allowed to expand that complex.

In addition, I am especially alarmed by the proposal to rezone and add a grocery store. This would also be on the end closest to Sinagua Heights, and would significantly change the atmosphere of our neighborhood. I am also alarmed by the proposal to switch from larger lots, to more dense school lots. Mr. Rhoton admitted that in

Neil Gullickson

From: Mark Sawyers
Sent: Friday, September 13, 2013 9:15 AM
To: Neil Gullickson
Subject: FW: Canyon Del Rio plan

Categories: Red Category

fyi

From: dlmorefield [mailto:dlmorefield@npgcable.com]
Sent: Thursday, September 12, 2013 9:57 PM
To: brhoton@capstoneecos.com; Mark Sawyers
Subject: Canyon Del Rio plan

Mr. Brain Rhoton & Mr. Mark Sawers,

We are strongly opposed to the re-zoning of the property located in the Western half of section 24, Township 21 North, Range 7 East Gila & Salt River Meridian, Coconino County. The proposed plan does little to show sufficient open spaces. We have questions that concern us that haven't been addressed.

- 1) Can the area to the West of 4th street be made into an open space to create a "buffer" zone from the traffic noise & give a wild life a place to roam safely?
- 2) Have water studies been done?- think about the greater Prescott area water issues.
- 3) How tall will these low-income apartments be?
- 4) What about drainage? Lets not forget about the flood in February 1993 & in late December 2004, both times the residents of the Forestdale community were isolated from town. Many were stuck on one side or the other waiting for the Rio de Flag river of water to recede.
- 5) Will the city have sufficient resources to cover the new development? Police & city maintenance workers,
- 6) With the new housing plan, how will the people making minimum wage or slightly above it afford the homes? "In general CDRI hopes to attract an anchor grocery tenant and expects that additional sites will be filled by small retail, restaurants, c-store, coffee shops and office tenants". We all know from living in Flagstaff the average job doesn't allow for home ownership.
- 7) Any thoughts about schools? They will be at capacity with the addition of families moving into the new development.
- 8) How about developing the area to the south of the airport for the industrial park?

With a closer look at the rezoning plans and having some changes made, hopefully it will help all parties to feel better about the development that is being proposed.

Thank you for the opportunity to contact both of you to share our concerns about preserving the very special area to the south & west of our neighborhood.

Linda & Dave Morefield
955 N. Sinagua Hts. Dr.
Flagstaff, Az. 86004

Neil Gullickson

From: Mark Sawyers
Sent: Friday, September 13, 2013 9:16 AM
To: Neil Gullickson
Subject: FW: Canyon del Rio comments

Categories: Red Category

fyi

-----Original Message-----

From: Ed Cully [mailto:azcully@yahoo.com]
Sent: Thursday, September 12, 2013 10:24 PM
To: brhoton@capstoneecos.com
Cc: Mark Sawyers; jocully@yahoo.com
Subject: Canyon del Rio comments

Re: Canyon del Rio

Our decision to live in the Sinagua Heights neighborhood was based primarily on factors of location. Zoning of the surrounding lands was promoted and seen as "protection" of our location decision AND of our property values.

A conscious decision to change existing zoning is also a conscious decision to detrimentally affect property values in the Sinagua Heights neighborhood and may also negatively affect the ability to sell and relocate in a timely manner.

If the zoning is changed, we fully expect the body responsible for the decision to be held accountable to compensate for the negative difference in property values and inconveniences incurred in an extended selling process.

Ed Cully... resident and taxpayer in our local community.
940 N. Sinagua Heights Drive
Flagstaff, AZ

Neil Gullickson

From: Mark Sawyers
Sent: Thursday, September 12, 2013 4:09 PM
To: Neil Gullickson
Subject: FW: Rezoning of Canyon Del Rio

Categories: Red Category

fyi

From: Anne Vonesh [mailto:azvonesh@gmail.com]
Sent: Thursday, September 12, 2013 2:54 PM
To: brhoton@capstoneecos.com; Mark Sawyers
Subject: Rezoning of Canyon Del Rio

Anne Vonesh
3885 Kokopelli Ln
Flagstaff, AZ 86004

I have some additional comments:

THE PROPOSED ZONING CHANGE IS NOT MINOR

Flagstaff needs Business Park properties in order to attract higher paying jobs - not jobs that coffee shops and other retail stores supply.
This location is only 10 minutes from the airport. In addition, when JW Powell go through it will only be 5 minutes away.

The zoning changes that are proposed for the site, the High Density and Highway Commercial will take up much of the acreage and I did not see a catch basin in the design. Consideration for the water runoff must be made in order to maintain the water flow rate at current levels. Over the last few weeks we have seen flooding of butler and Foxglenn park.

If the changes go through the 2500 + cars will not only impact Butler but Fourth St over the highway will need to be 4 lanes. In addition - it would be nice if Sidewalks we put in so children could walk to school safely.

The land was bought knowing the zoning. Keep the zoning - Develop the Business Park and develop the Single family and Medium Density homes sites.

Sincerely

Anne Vonesh

Neil Gullickson

From: Mark Sawyers
Sent: Thursday, September 12, 2013 4:07 PM
To: Neil Gullickson
Subject: FW: Comments on Canyon del Rio

Categories: Red Category

fyi

From: cathyuno@aol.com [mailto:cathyuno@aol.com]
Sent: Thursday, September 12, 2013 11:16 AM
To: brhoton@capstonecos.com; Mark Sawyers
Subject: Fwd: Comments on Canyon del Rio

To: Brian Rhoton, Capstone/Canyon del Rio Developers, LLC
CC: Mark Sawyers and Members of the Planning and Zoning Commission:

Thank you for providing me with the opportunity to provide input into the Canyon del Rio proposal that will clearly effect the quality of life for my family and the neighborhood I live in. My name is Thomas Uno and I own my home at 3915 E. Kokopelli Lane in Sinagua Heights. I have lived at my current residence since January 1996 and consider myself a long time resident and citizen in our city. I would like to make the following comments to the proposed Canyon del Rio Developers proposal:

- • I believe that the planned development will drastically change the quality of life and environment that make Flagstaff unique and unlike large metropolitan areas,
- • I believe that the proposal as presented does not capture the true impacts that it would have on the basic infrastructure of the city (i.e schools, roads, sidewalks, parks, etc) which will fall upon the taxpayers of the city,
- • I believe that with the proposed changing of the current zoning to high density, this may affect other characteristics of our city like crime, wildlife habitat, and open space, and lastly
- • I believe that since the last environmental impact study was done in 1984, another one should be completed with the changes that have occurred since then.

Again, thank you for providing me the opportunity to share my concerns and thoughts

Thomas Uno

September 11, 2013

To: Mark Sawyer, Flagstaff Planning and Zoning Department

From: Dirk Murphy, resident of Sinagua Heights Drive

Re: The rezoning of Canyon Del Rio Investors parcels, near 4th and Butler streets

I am writing with my concerns and opposition to the rezoning proposal from the Canyon Del Rio Investors of parcels owned by the developer near 4th and Butler streets. The proposal is to rezone parcels from light industrial research and development usage to 1425 dwellings the majority of those consisting of high density apartment units. The rezoning proposal also calls for 26 acres to be rezoned from light industrial research and development usage to big box retail stores and strip mall store fronts. My concerns and opposition to the proposal are environmental, traffic congestion, and the hidden costs not addressed by the developers.

The Canyon Del Rio Investors state they are conducting traffic impact analysis, drainage studies, resource studies, and sewer and water impact studies. They also tell us that this is a “minor” change to the already existing zoning and planning and should have very little change to the environment. I would argue that an independent third party contracted by the City of Flagstaff and paid for by Canyon Del Rio Investors conduct this study. These studies or analysis should not be conducted by a company contracted to the developer, where a conflict of interest might exist. Forested areas and open space areas border the area. A study or analysis should also include the environmental impacts to the areas bordering on this high density development.

For example, the Animal Defense League of Arizona (ADLA) helped relocate an entire prairie dog colony when urban development threatened to destroy its habitat. Helping Habitat Harmony Save Prairie Dogs: 299 Prairie Dogs Successfully Relocated in Flagstaff ADLA monitors them along with Arizona Game and Fish Department. This prairie dog community is near the Canyon Del Rio Investors rezoning area.

The nearby open space area also helps drain the surrounding areas and provides wetlands and has several miles of urban trails running through it. Flooding and washed up litter and debris are already problematic to this natural resource area. Building high density apartments, packed-in individual housing units, and big box retail stores will make these problems much worse.

The traffic flow and congestion along the 4th street and Butler Street corridors will be greatly impacted. This will possibly triple the current vehicular traffic in this area. This area already has notoriously long traffic lines during rush hour along 4th and Butler toward 4th and Route 66. Traffic congestion is already present near Butler and the I-40 entrance and exit ramps, which is

Neil Gullickson

From: Mark Sawyers
Sent: Thursday, September 12, 2013 4:05 PM
To: Neil Gullickson
Subject: FW: comments on Canyon del Rio

Categories: Red Category

fyi

From: cathyuno@aol.com [mailto:cathyuno@aol.com]
Sent: Wednesday, September 11, 2013 10:47 PM
To: brhoton@capstoncos.com
Cc: Mark Sawyers
Subject: comments on Canyon del Rio

Thank you for providing the opportunity to comment on the proposed plans for this development. I am very sorry that the website information was not available until near close of business on Monday September 9th with the closing of comments set for Thursday September 12. I will provide an outline of my comments in this e-mail and after having time to review the information recently provided, will add comments in a follow up e-mail if needed even if it is past the deadline.

I am a home owner in Sinagua Heights. I have lived in my home for 17 years and am an original owner occupant in the development. I have seen the area and Flagstaff in general grow and change over those years. The comments I will focus on regarding this development proposal will center on concerns I feel could negatively impact the areas surrounding the proposed site of the development.

1. The representatives from Capstone identified that an Environmental Study on the impact this development would have to the area was completed in 1984. This was 29 years ago; much has been learned since then, much has changed and the plans for this development are very different than that proposed in 1984. The impact of light industrial vs high density housing and retail business will surely have different parameters for an impact study. I am also concerned that the study is out of date, lacks inclusiveness for any new guidelines and or rules and most concerning is that the type of development is vastly different than proposed at the time of the study.
2. If I recall the width correctly, the proposed street that would intersect at Butler and cross into 4th street, is 109 feet across - 2 lanes each direction with a possible center or turn lane. This boulevard style road will empty into streets that are half of that capacity. There are currently no sidewalks, no crosswalks and a traffic light at the intersection that will need to be upgraded to accommodate this significant increase. We were informed that the development will not have the responsibility of paying for this infrastructure. This would then be the burden of the Flagstaff community which I believe is unreasonable.
3. With the significant number of high density apartments and homes planned, there will be many children in need of schools. Our current neighborhood elementary school is at capacity. When the representatives were asked about their role in building a school or working with the schools system; they identified that this would be a Flagstaff community issue and they had no obligation to the community. This again puts all the burden on the Flagstaff taxpayer community to add classrooms for the children that would be added to the area.
4. With a development of this size with both significant high density housing and businesses; there will be significant increased use and stress on our current infrastructure system; water, sewer, power, etc. Has there been current and appropriate assessment on how our current system will manage the increased burden? Who is responsible for any necessary upgrades to those systems? Have the water, sewer, power use issues been thoroughly evaluated?
5. The proposed area in which this development hopes to build is home to many wildlife species; prairie dog colonies, elk herds, deer, coyote family groups and countless others. The representatives of Capstone indicated that they were depending on Game and Fish to complete studies on the impact their proposed development will have on their habitat. It

Neil Gullickson

From: Mark Sawyers
Sent: Thursday, September 12, 2013 4:05 PM
To: Neil Gullickson
Subject: FW: PUBLIC COMMENT & REQUEST FOR INFORMATION RE: Canyon Del Rio proposed rezoning and "minor plan amendment".

Categories: Red Category

fyi

From: John Gearhart [mailto:jgearhart@cybermesa.com]
Sent: Wednesday, September 11, 2013 9:49 PM
To: Brian Rhoton, RAC, LLC - Canyon del Rio Developers; Mark Sawyers, Flagstaff Planning & Zoning Staff
Subject: PUBLIC COMMENT & REQUEST FOR INFORMATION RE: Canyon Del Rio proposed rezoning and "minor plan amendment".

Mr Brian Rhoton, RAC, LLC
Staff
1750 Railroad Springs boulevard, Suite 10
Flagstaff, AZ 86001
brhoton@capstonecos.com

Mr. Mark Sawyers, Planning and Zoning

Flagstaff City Hall
Flagstaff, AZ 86001
msawyers@flagstaffaz.gov

Hello Mr. Rhoton, and Mr. Sawyers

My name is John Gearhart. My wife and I own our home in Sinagua Heights Subdivision here in Flagstaff, AZ. Family health issues precluded my ability to attend and the meeting Canyon del Rio held to present and discuss your proposed changes.

I understand from other residents who attended the meeting that Canyon del Rio Developers L.L.C. would provide, by email or online, information requested during the meeting and responses to questions put forth at the meeting by attendees.

This information was to be provided by Tuesday September 3rd. An email with your website was sent that day to a Sinagua Heights resident but apparently was withdrawn shortly after that. I did not learn that access to your website, <http://www.canyondelrio.com/> was available until September 9th.

Comments & Requests for Information

1. Are there any minutes or notes of the comments or questions from that meeting available? If not why not?
2. I would like to see that information provided if only in general terms if no notes were taken?
3. For all the effort put into the website it is **critically important** to have a useful scale for the "map" drawings (shown on several web page but doesn't show up when printed). In order to be able to fairly evaluate the the information provided a usable scale is basic for any proposal. Please provide usable scaled drawings **prior** to closing the period of time for making comments.

Neil Gullickson

From: Mark Sawyers
Sent: Thursday, September 12, 2013 4:05 PM
To: Neil Gullickson
Subject: FW: comments on proposed zoning changes - Canyon Del Rio

Categories: Red Category

fyi

-----Original Message-----

From: Peter Vermilyea [mailto:peter.vermilyea@gmail.com]
Sent: Wednesday, September 11, 2013 9:42 PM
To: brhoton@capstoncos.com
Cc: Mark Sawyers
Subject: comments on proposed zoning changes - Canyon Del Rio

We wanted to voice our opposition to the rezoning of the land by the intersection of 4th Street and Butler Ave from Light Industrial to commercial. Businesses that come with this type of zoning will open the doors to stores selling liquor and cigarettes on property nearly adjacent to Sinagua Middle School and Thomas Knoles Elementary School. It will also encourage the vagrant population to take up residence in the open space directly behind Sinagua Heights Neighborhood. Lastly, the added noise of delivery trucks and trash removal at early morning/night hours will be disruptive to the residential areas nearby.

Flagstaff already has several strip malls that are not fully occupied, which should be utilized before building additional commercial properties. This proposal is wasteful and will only serve the financial interests of the Canyon del Rio investors, and not Flagstaff as a community.

Peter and Denise Vermilyea
925 N. Sinagua Heights Drive
Flagstaff, AZ 86004

Neil Gullickson

From: Mark Sawyers
Sent: Thursday, September 12, 2013 4:04 PM
To: Neil Gullickson
Subject: FW: Proposed Canyon del Rio Plan

Categories: Red Category

fyi

-----Original Message-----

From: karmar@npgcable.com [mailto:karmar@npgcable.com]
Sent: Wednesday, September 11, 2013 8:43 PM
To: brhorton@capstoneecos.com
Cc: Mark Sawyers
Subject: Proposed Canyon del Rio Plan

Brian,

Below is the e-mail we just sent to Mark Sawyers with the city of Flagstaff concerning the proposed Canyon del Rio rezoning plan. We wanted to make sure you received this since we got a bounceback for you with our original e-mail.

Mark and Karen

Dear Mark,

We are writing today to express our vehement concerns about the plans put forward by Canyon del Rio Developers L.L.C. for the southwest corner of 4th and Butler. The information shared at the Citizen Participation Plan meeting described the proposed rezoning as a "minor plan amendment". For those of us living in Sinagua Heights, this is a major zoning change that would profoundly affect our lives and home values.

THE PROPOSED ZONING CHANGE IS NOT MINOR: We have lived in Sinagua Heights eleven years. When we moved here, we trusted that the city would not allow for extreme zoning changes that would significantly disrupt and absolutely change our neighborhood. The 41 homes in our neighborhood would be completely overwhelmed by the estimated 1,425 dwelling units as described in the materials put forth by Canyon del Rio Developers L.L.C. It is ludicrous for the developers to propose increasing the population density by a factor of 35 and call this a "minor change".

NO AMOUNT OF ROAD WORK COULD UPGRADE BUTLER TO HANDLE THE ADDITIONAL TRAFFIC LOAD: The proposed housing development would wreak havoc on the traffic patterns in our area. Butler is already extremely congested. We currently have three different schools which make it nearly impossible at times to get out of our neighborhood onto Butler during certain times of the day. Adding 2,850 more vehicles (estimate 2 vehicles per residence) to this neighborhood would make our already difficult situation impossible! Even if Butler was increased from 2 lanes to a major 6 lane thoroughfare, the traffic congestion in this small area as all these vehicles move in and out would be unimaginable. Additionally, the intersection of Butler and Hwy 40 is already very congested with 4 lanes of traffic. Little America already has plans to expand creating an even heavier load of trucks and other vehicles at this intersection. How will this intersection also accommodate 2,850 more vehicles from the new metropolis proposed by these developers? Even if the number of lanes were to be increased, the lines of vehicles waiting to gain highway access at this intersection

Neil Gullickson

From: Mark Sawyers
Sent: Thursday, September 12, 2013 4:04 PM
To: Neil Gullickson
Subject: FW: Comments on Canyon del Rio

Categories: Red Category

fyi

From: cathyuno@aol.com [mailto:cathyuno@aol.com]
Sent: Thursday, September 12, 2013 11:16 AM
To: brhoton@capstonecos.com; Mark Sawyers
Subject: Fwd: Comments on Canyon del Rio

To: Brian Rhoton, Capstone/Canyon del Rio Developers, LLC
CC: Mark Sawyers and Members of the Planning and Zoning Commission:

Thank you for providing me with the opportunity to provide input into the Canyon del Rio proposal that will clearly effect the quality of life for my family and the neighborhood I live in. My name is Thomas Uno and I own my home at 3915 E. Kokopelli Lane in Sinagua Heights. I have lived at my current residence since January 1996 and consider myself a long time resident and citizen in our city. I would like to make the following comments to the proposed Canyon del Rio Developers proposal:

- • I believe that the planned development will drastically change the quality of life and environment that make Flagstaff unique and unlike large metropolitan areas,
- • I believe that the proposal as presented does not capture the true impacts that it would have on the basic infrastructure of the city (i.e schools, roads, sidewalks, parks, etc) which will fall upon the taxpayers of the city,
- • I believe that with the proposed changing of the current zoning to high density, this may affect other characteristics of our city like crime, wildlife habitat, and open space, and lastly
- • I believe that since the last environmental impact study was done in 1984, another one should be completed with the changes that have occurred since then.

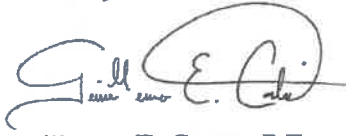
Again, thank you for providing me the opportunity to share my concerns and thoughts

Thomas Uno

below and mail to:

Mr. Brian Rhoton
RAC, LLC
1750 Railroad Springs Boulevard, Suite 10
Flagstaff, AZ 86001
(928) 699-1169
brhoton@capstoneecos.com

Sincerely,



Guillermo E. Cortes, P.E.

— 4th St. which will be S.W. Paul
to airport which is designated
as Business Park!!

Anne Vonesh
3885 Kokopelli Ln
Flag 86004

COMMENTS REGARDING THIS DEVELOPMENT

To Canyon Del Rio Investors —
I Do NOT approve of the rezoning
plans of the parcels that were originally zoned
BP - business park or light industrial. It is
a radical change to have grocery stores
and strip malls and high density residents.
Noise, traffic & crime will increase. It
already has, when the apts on 4th moved in!
We purchased our home in Sinagua heights in
1995 we were given the 1991 official zoning
map dated April 8 1991 - ordinance # 1690.
There is plenty of commercial land - better
located than in a neighborhood. Also - have

anyone considered impact on Schools - Vent
SEDONA COTTONWOOD FLAGSTAFF PRESCOTT KINGMAN

will need another whole school minimum.
Knobs is at capacity!!