

Tiffany Antol

From: Jim McCarthy
Sent: Monday, August 29, 2022 11:48 AM
To: Claire Lears
Cc: Tiffany Antol
Subject: Re: Protect Switzer Canyon Wash Watershed from 100 year Floodplain Development

Claire, if this would require a zoning code text amendment as you note, it would go to council for approval. I assure you that before I approve anything that affects floodplains or the potential for more residential flooding, I will be very careful. Thank you for your note.

Jim McCarthy

From: Claire Lears <claire.lears@gmail.com>
Sent: Monday, August 29, 2022 9:39 AM
To: Mayor and Council <council@flagstaffaz.gov>
Subject: Protect Switzer Canyon Wash Watershed from 100 year Floodplain Development

Some people who received this message don't often get email from claire.lears@gmail.com. [Learn why this is important](#)

Hello,

I live & own a home in Switzer Canyon and our neighborhood/community was recently made aware of a request for a zoning code text amendment to revise the floodplain from Rural to Urban for APN: 10128005H so the property can develop townhomes. This property has both a regulated floodplain as well as a 100 year floodplain (zones AE, AE Floodway, and Zone X (see attached image for parcel view). According to the concept narrative the parcel is approximately 3.35 acres with 1.96 acres in the floodplain and also contains some steep slopes, the plan includes language on building in part of the floodway (if the rural floodplain is changed to urban) and possibly platting off townhomes. I attended a community meeting held by a representative for the property owner (there wasn't anyone from the city there) and it was not very informative and it made me more concerned as there was a comment about how the city may be looking into changing the rural floodplain designation for all of the parcels in that rural floodplain stretch. Those of us at the meeting voiced many concerns some related to the floodplain and also the concept plan and we aren't really sure the best way to voice those concerns to the city as it did not seem like this person was really planning to report them to anybody. I and my neighborhood would like a chance to discuss these concerns prior to a decision on the floodplain and the development being made.

The top of the Switzer Canyon Wash watershed is in the dry lakes and is not in a recent burn scar, the dry lakes watershed storms map identifies areas of potential flooding and the rural floodplain lines up with what is shown on the watershed storm map as having a potential to flood. With all the flooding around town related to burn scars, I think changing the designation from rural to urban is a bad idea as it will allow the developer to build in the 100 year floodplain, as right now it is not allowed due to the rural designation. What happens to the homes built there in the future when there is a 100 year storm event combined with a post wildfire flood scenario?

If the designation is changed from rural to urban I would like to see the floodway protected to prevent future flooding and protect the riparian vegetation. This parcel is identified in the 2030 regional plan as having significant natural resources for riparian vegetation. Also this parcel does not fall into any of the activity or pedestrian sheds identified in the 2030 plan.

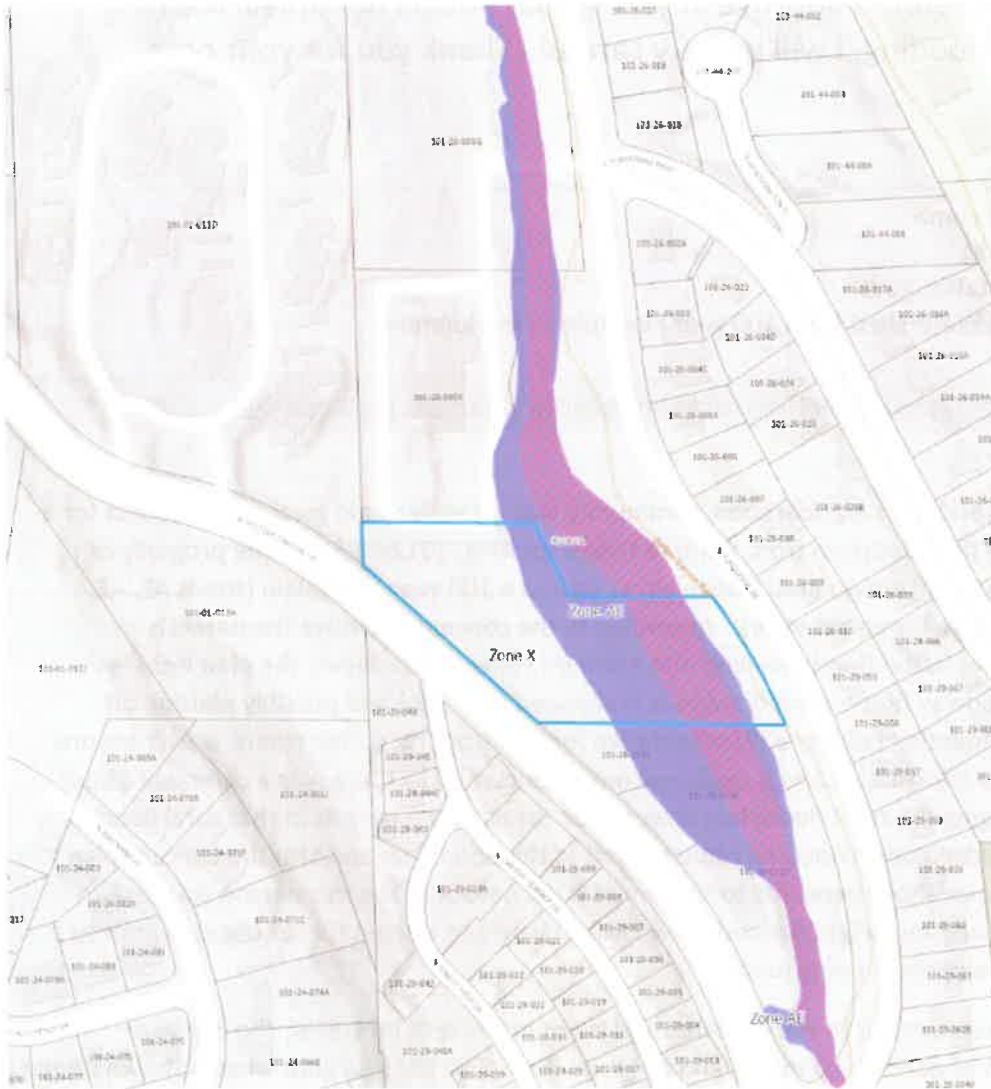
Can a zoning code text amendment for a parcel really be used to revise a rural floodplain?

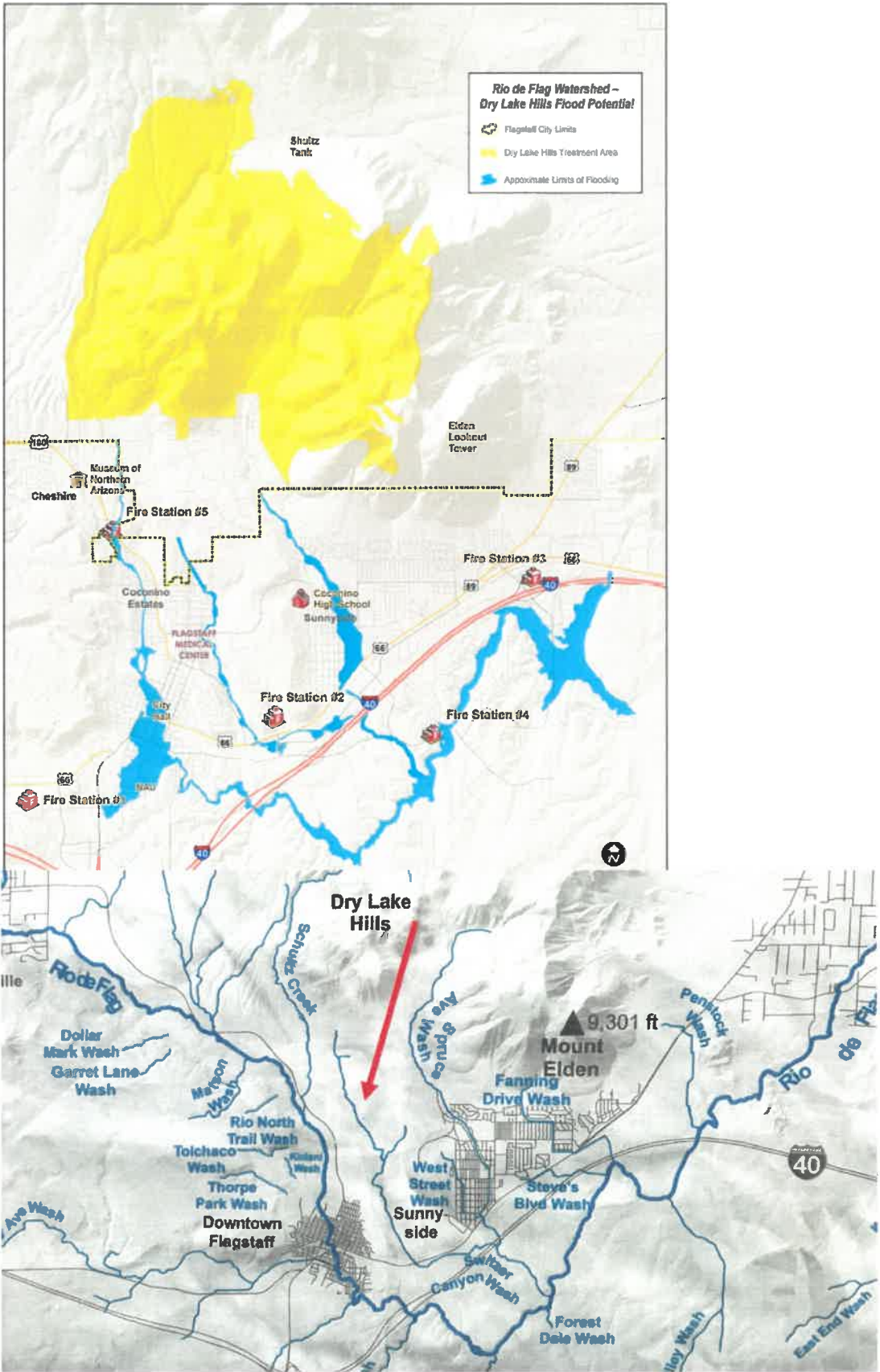
What is the best way for our neighborhood to voice our concerns before it is too late?

Will the council be having any meetings related to this floodplain change in the future?

Thanks,
Claire

<https://flagstaffwatershedprotection.org/wp-content/uploads/2013/04/Dry-Lake-Watershed-Stormwater.pdf>





Tiffany Antol

From: Ryan Brown <rbrown@thefederalsavingsbank.com>
Sent: Wednesday, August 17, 2022 1:51 PM
To: Tiffany Antol
Cc: Michelle J. McNulty
Subject: RE: Notice: Zoning 800 North Switzer Canyon Dr

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Thank you for the quick response.

Does the flood plain need to be changed for the property to be developed? Or can it be developed as is?



RYAN F. BROWN

Senior Vice President NMLS#630438

8800 N. Gainey Center Dr. #205 Scottsdale AZ 85258

Direct (480) 524-0606 | Fax (480) 524-1555 | Cell (602) 318-3041

rbrown@thefederalsavingsbank.com

WWW.THEFEDERALSAVINGSBANK.COM/RYANBROWN

APPLY NOW



From: Tiffany Antol <TAntol@flagstaffaz.gov>
Sent: Wednesday, August 17, 2022 1:20 PM
To: Ryan Brown <rbrown@thefederalsavingsbank.com>
Cc: Michelle J. McNulty <Michelle.McNulty@flagstaffaz.gov>
Subject: RE: Notice: Zoning 800 North Switzer Canyon Dr

[--CAUTION: EXTERNAL EMAIL--]

Good Morning,

The property is zoned High Density Residential. Several of the parcels in this area have a similar floodplain designation including Northland Hospice and the YMCA. The floodplain is only a small portion of the property. The subject of this text amendment is whether or not the existing floodplain meets the standards of rural or urban floodplain. The floodplain will still exist and all FEMA requirements will need to be addressed.

The applicant has indicated that the existing floodplain has been disturbed by existing development and no longer functions as a rural floodplain. Our staff is in concurrence with this analysis based on the application submitted. The final decision on the status of this floodplain will be determined by City Council.

As part of the process the applicant is required to hold a neighborhood meeting to discuss this proposal.

After the neighborhood meeting is complete there will be a work session with Planning & Zoning Commission and then a Public Hearing. Staff will make a recommendation to the Commission and then the Commission will make a recommendation to City Council who will also hold a public hearing and make the final determination on the application.

Both the work session and public hearing noted above are accessible to the public to attend and provide comments.

Please let me know if you need any additional information.

Tiffany Antol, AICP

Zoning Code Manager

City of Flagstaff | Community Development

211 West Aspen Avenue | Flagstaff, AZ | 86001

P: (928) 213-2605

From: Ryan Brown <rbrown@thefederalsavingsbank.com>

Sent: Wednesday, August 17, 2022 9:43 AM

To: Tiffany Antol <TAntol@flagstaffaz.gov>

Subject: FW: Notice: Zoning 800 North Switzer Canyon Dr

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Hello Tiffany,

I am a home owner on turquoise directly in front of the parcel in question.

I assume this change from rural to urban would allow for the parcel to be developed? My initial reaction if that is the case if to not support this as I do not want a development directly in front of my home which is currently wooded.

Can you give me a bit more information on what is projected and how to become active in the process of this?



**THE FEDERAL
SAVINGS BANK**

RYAN F. BROWN

Senior Vice President NMLS#630438

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rbrown@thefederalsavingsbank.com

WWW.THEFEDERALSAVINGSBANK.COM/RyanBrown

APPLY NOW



From: Steve Holloway <steve@darkskycapital.com>
Sent: Wednesday, August 17, 2022 8:41 AM
To: Ryan Brown <rbrown@thefederalsavingsbank.com>
Subject: Re: Notice: Zoning 800 North Switzer Canyon Dr

[--CAUTION: EXTERNAL EMAIL--]

Ryan,
We are proposing to the city to change the flood plain classification from rural to urban. See the attachment for more information.

From: Ryan Brown <rbrown@thefederalsavingsbank.com>
Date: Tuesday, August 16, 2022 at 5:58 PM
To: "steve@darkskycapital.com" <steve@darkskycapital.com>
Subject: Notice: Zoning 800 North Switzer Canyon Dr

Hello,

I have received a notice about a neighborhood meeting in regards to zoning code amendment.

I am a homeowner in the area but currently I am in Phoenix and most likely cannot make the meeting.

Can I get a little color on what's being proposed?



**THE FEDERAL
SAVINGS BANK**

RYAN F. BROWN

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APPLY NOW



Tiffany Antol

From: Gary <rhett7784@aol.com>
Sent: Tuesday, August 30, 2022 11:13 AM
To: Tiffany Antol
Subject: Zoning code Text amendment to 800 N Switzer Canyon Drive

Hello my name is Gary Butler. My wife Susan and I are both opposed to the zoning change. We live across the street and have always been able to watch a lot of wild life from our deck right in the area that they want to destroy. On Sunday we saw a first in the area. A mother deer with 2 fawn that still had there spots. Very cool. Every summer a red tail hawk nests and has chicks in the trees in said area. The young hawks learn how to live in this area until they mature and move on. There are also raccoon families that live here every year. I could go on. It's sad that this is one of the very few wild areas very close to downtown left, that flourishes with wild life. I understand that money sadly is always the problem. The developers first, then the city that allows it. I get it, the city will make more money from developed property. We think it is very wrong to change the zoning. Sad for the wild life and sad for Flagstaff. It was zoned the way it is for a reason. Thanks, Gary and Susan Butler

Sent from my iPad

Subject: Re: Questions - Zoning amendment to parcel 10128005H
Date: Thursday, August 25, 2022 at 12:18:24 PM Mountain Standard Time
From: Steve Holloway
To: Allison & Detjen Jones
Attachments: image001.png, image002.png, image003.png, image004.png

Good morning and thank you for reaching out. These are all great questions.

- Why is it rural now?

- Flood plains in the City of flagstaff were not categorized as urban or rural until Dec 5th 2011. Through my research I was not able to find anything that specifically referenced why this parcel was categorized a rural. They only list the definition of how they define a rural flood plain.

- Why does it need to be urban?

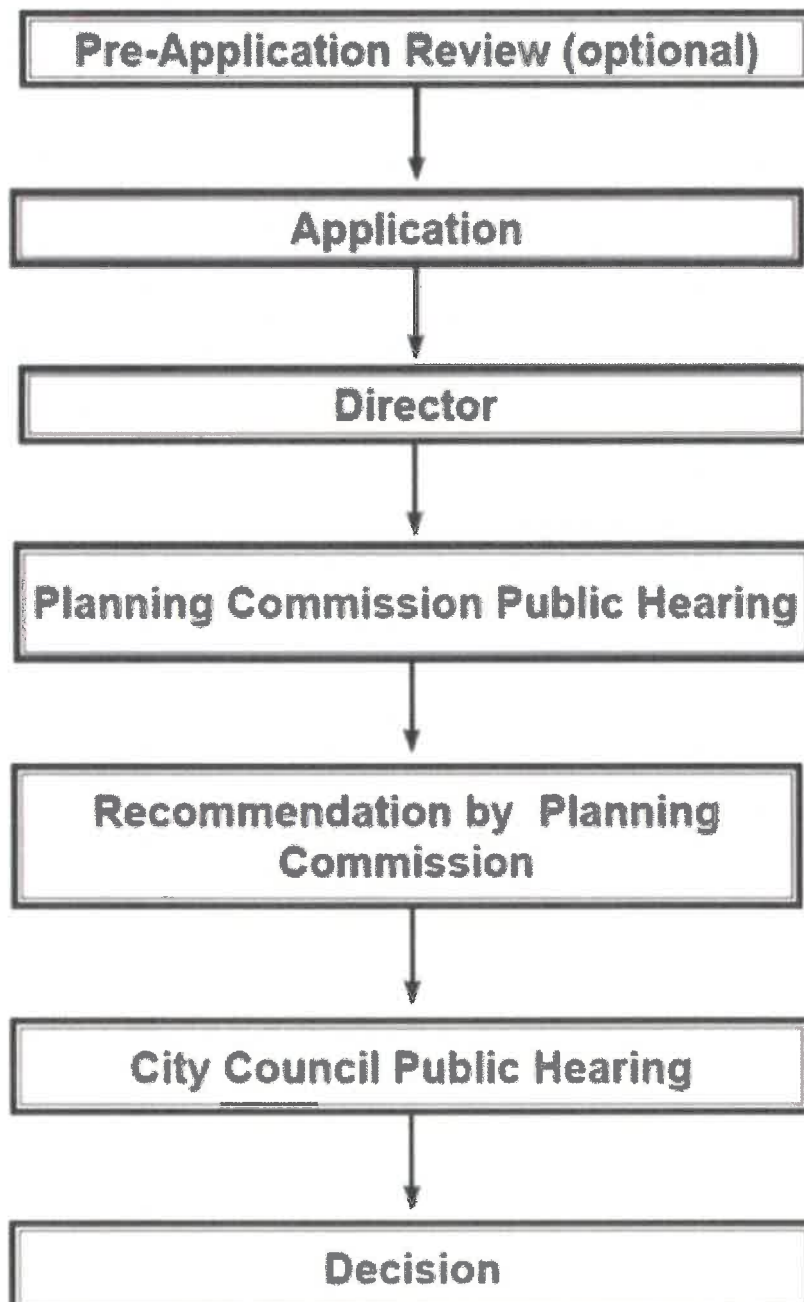
- A Rural flood plain is defined as "Rural floodplains are natural undisturbed open spaces that are unsuitable for development purposes due to periodic flood inundation and the need to preserve the stream corridor for beneficial uses such as the preservation of important ecological resources. Rural floodplains are delineated in Section 10-90.50.030 (Rural Floodplain Map) and defined as areas of delineated 100-year floodplain that cannot be disturbed or developed except for roadway and utility crossings. Rural floodplains cannot be altered through a floodplain map amendment or revision and must remain undisturbed (i.e. 100 percent protection). The extension of rural floodplains beyond the limits of the delineated floodplains, both upstream and laterally, may be required based on more current or extended floodplain studies, master plan documents or other studies or documents related to hydrology, hydraulics, stream geomorphology, wildlife habitat, or wildlife corridors."
- We feel this should be defined as urban due to its central location with in the city's urban development and due to it not meeting the definition of a rural flood plain as defined by the city of flagstaff.

- What development is allowed in a rural vs. urban?

• **1. Urban Floodplains**

All watercourses and associated floodplains not defined as rural floodplains are urban floodplains. Urban floodplains are typically located in urbanized areas and have typically been altered from their natural state by channelization. Urban floodplains may be altered to address conveyance and erosion concerns, provided that all necessary requirements of the City's Stormwater Regulations as administered by the Stormwater Manager are addressed. However, certain urban floodplains that have characteristics conducive to water quality, wildlife habitat, and stream ecology should be preserved. Proposals for any disturbance of these watercourses shall be reviewed by the Stormwater Manager and must address these attributes and provide for mitigation if necessary. Undergrounding of urban floodplains is strongly discouraged and a justification must be provided prior to any approval of undergrounding.

- What happens if the request is approved?
 - There will be an amendment to the City of Flagstaff's current zoning code text to redefine the area as an Urban flood plain.
- Why are property owners being notified?
 - As a part of the application process the city requires that we notify property owners within 300 feet of the parcel.
- What impact will this have on Turquoise and Switzer Canyon?
 - If you are asking about the street themselves this zoning code text amendment would not affect those areas as it only applies to a specific parcel that is not traversed by those roads.
- What needs to happen to approve plans?






Steven Holloway

Operations
AXXO Inc.

 steve@darkskeycapital.com

 [928-814-3134](tel:928-814-3134)

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From: Allison & Detjen Jones <allisondetjenjones@gmail.com>
Date: Wednesday, August 24, 2022 at 6:26 PM
To: "steve@darkskeycapital.com" <steve@darkskeycapital.com>
Subject: Questions - Zoning amendment to parcel 10128005H

Hello,

We live on Turquoise and have questions about the request for a Zoning Code Text amendment to revise the floodplain on parcel 10128005H.

- Why is it rural now?
- Why does it need to be urban?
- What development is allowed in a rural vs. urban?
- What happens if the request is approved?
- Why are property owners being notified?
- What impact will this have on Turquoise and Switzer Canyon?
- What needs to happen to approve plans?

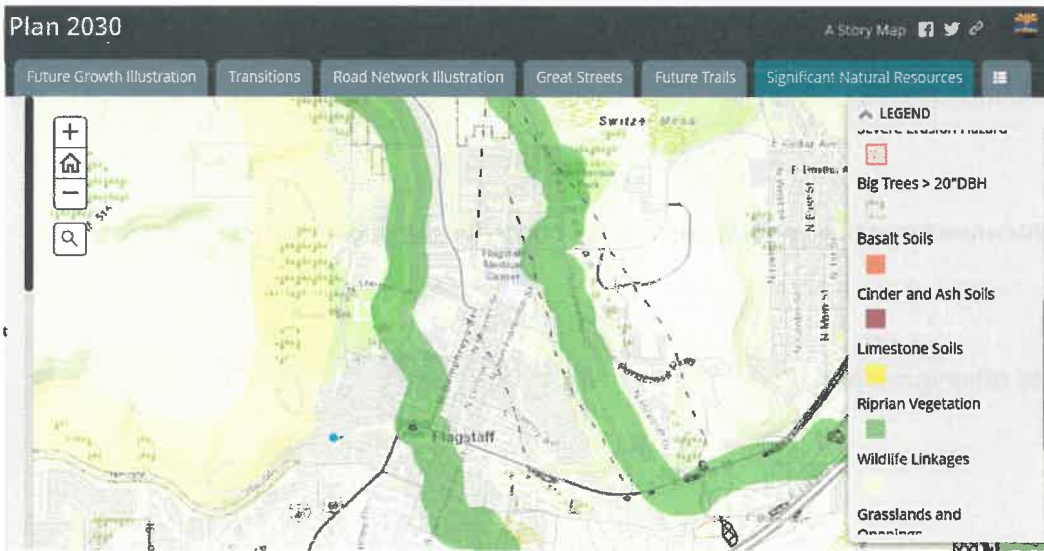
Tiffany Antol

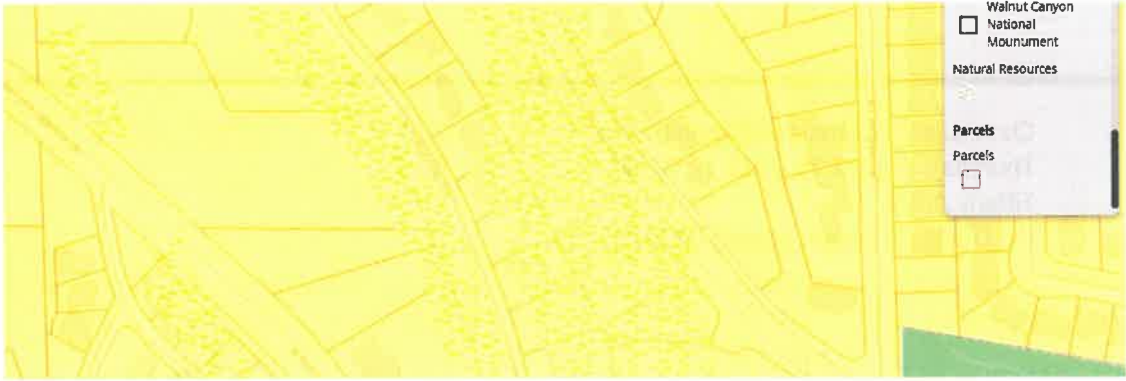
From: Claire Lears <claire.lears@gmail.com>
Sent: Thursday, August 25, 2022 12:50 PM
To: Tiffany Antol
Subject: Re: Questions about zoning code change

Hello,
Can I get a copy of the development plan and application for this property? Also what is the timeline for the city making this change in designation?

Will the city be looking at the regional 2030 plan when making this change? In looking at the regional 2030 plan, it seems this area should remain as it is, as a rural flood plain due to the that area being identified as a significant natural resource riparian area. Also on the regional 2030 plan when looking at the regional growth plan there is also natural resources identified on the western portion of the property that is separate than that of the riparian area on the east side. While the regional plan does state that the presence of natural resources do not preclude private development...leaving the property as it is with the rural designation would allow the property to be developed with the rural designation while still allowing the riparian area to be intact. I believe that it has that rural designation to protect that natural resource. In looking at the regional 2030 plan it seems this area should remain rural and more protected from development in the riparian area.

Thanks,
Claire





On Mon, Aug 22, 2022 at 1:00 PM Tiffany Antol <TAntol@flagstaffaz.gov> wrote:

Good Afternoon Claire,

A portion of the YMCA development is located within the Rural Floodplain area.

The Rural and Urban floodplain designations are specific to the City of Flagstaff and do not impact the FEMA designations. All properties that are developed in and out of floodplain are required to meet our Stormwater regulations.

I will pass along your comments to the applicant.

If you received notice of the neighborhood meeting you will also receive notice for the public hearings.

Please let me know if you have any other questions.

Tiffany Antol, AICP

Zoning Code Manager

City of Flagstaff | Community Development

211 West Aspen Avenue | Flagstaff, AZ | 86001

P: (928) 213-2605

From: Claire Lears <claire.lears@gmail.com>
Sent: Monday, August 22, 2022 11:16 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Re: Questions about zoning code change

You don't often get email from claire.lears@gmail.com. [Learn why this is important](#)

Thanks for the information.

I guess for me it's mostly with all of the recent flooding around town due to there being development in floodplains does it make sense to change a rural floodplain designation, especially with climate change we are likely to see heavier rain and more likely to experience 100 year floods. It looks like that property is designated rural as that green part lines up with the FEMA 2/2020 100 year floodplain (1% Annual Chance Flood Hazard) found on flagstaff gis map which would make it seem like it falls into the rural defintion. The YMCA is there now but seems it's outside the 100 year floodplain leaving just the hospice house which maybe was built before floodplain maps were used for development? Does the 100 year flood designation not really mean anything as far as changing the designation and developing in floodplains? I'm just trying to understand the flood designations as based on the definition as it seems it is not alterable for the property based on the defintion and FEMA map but sounds like maybe it is? If the designation is changed would that impact how the floodplain runs through the hospice property and does that get evaluated? Parts of the property are outside the 100 year floodplain, could they just develop those portions as it seems that they knew about the floodplain designations when they purchased it.

Othwerwise the urban designations are above forest ave and below the circle at the bottom of Turquoise and I would guess those developments were around for awhile, the rest of the space in there is relatively undeveloped and deer are regularly are found in there and even up into the undeveloped space near the first southern baptist church. The urban trail along there is beautiful due to the wash, trees, and wildlife probably due to it being relatively undeveloped but if there is development hopefully the beauty of that part of the FUTS will remain intact and as beautiful as it is now.

As this project moves forward, how can I get updates? I don't know that I will be able to make the meeting Wed due to it falling during working hours. Will there be further community meetings or perhaps ones that are outside of typical working hours? Or is this meeting just to let the community know and essentially the city makes the decision based on it's own criteria.

Thanks,

Claire



On Mon, Aug 22, 2022 at 10:10 AM Tiffany Antol <TAntol@flagstaffaz.gov> wrote:

Good Morning Claire,

Attached please find a map of the subject property that shows the areas (in green) that makes up the boundary of the Rural Floodplain on the subject property.

The property is zoned High Density Residential.

Below is the section of Zoning Code that applies to Urban and Rural floodplains.

A. **Applicability.** Floodplains, as applied in this division, shall be considered as either urban or rural floodplains as described below.

1. **Urban Floodplains.** All watercourses and associated floodplains not defined as rural floodplains are urban floodplains. Urban floodplains are typically located in urbanized areas and have typically been altered from their natural state by channelization. Urban floodplains may be altered to address conveyance and erosion concerns; provided, that all necessary requirements of the City's *Stormwater Regulations* as administered by the Stormwater Manager are addressed. However, certain urban floodplains that have characteristics conducive to water quality, wildlife habitat, and stream ecology should be preserved. Proposals for any disturbance of these watercourses shall be reviewed by the Stormwater Manager and must address these attributes and provide for mitigation if necessary. Undergrounding of urban floodplains is strongly discouraged and a justification must be provided prior to any approval of undergrounding.

2. **Rural Floodplains.** Rural floodplains are natural undisturbed open spaces that are unsuitable for development purposes due to periodic flood inundation and the need to preserve the stream corridor for beneficial uses such as the preservation of important ecological resources. Rural floodplains are delineated in Section [10-90.40.030](#), Rural Floodplain Map, and defined as areas of delineated 100-year floodplain that cannot be disturbed or developed except for roadway and utility crossings. Rural floodplains cannot be altered through a floodplain map amendment or revision and must remain undisturbed (i.e., 100 percent protection). The extension of rural floodplains beyond the limits of the delineated floodplains, both upstream and laterally, may be required based on more current or extended floodplain studies, master plan documents or other studies or documents related to hydrology, hydraulics, stream geomorphology, wildlife habitat, or wildlife corridors.

The applicant's are proposing to develop the parcel with multi-family residential development.

As the City we look to see if the area designated as Rural Floodplain is still as described above. There are several areas where the subject floodplain has been disturbed by development. The rural floodplain is bounded to the north and south by urban floodplain as well.

Please let me know if you have any other questions.

Tiffany Antol, AICP

Zoning Code Manager

City of Flagstaff | Community Development

211 West Aspen Avenue | Flagstaff, AZ | 86001

P: (928) 213-2605

From: Claire Lears <claire.lears@gmail.com>

Sent: Monday, August 22, 2022 9:25 AM

To: Tiffany Antol <TAntol@flagstaffaz.gov>

Subject: Questions about zoning code change

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Hello,

In the mail I got a letter about a neighborhood meeting for a zoning code text amendment for 900 N. Switzer Canyon Drive (APN: 10128005H).

I was wondering what it means to change a parcel from a rural to an urban floodplain. What is the plan for that parcel that they are requesting the change? And what does the city look at when looking into allowing for that request to be granted?

Thanks,

Claire

Tiffany Antol

From: Chad Eickhoff <coacheickhoff@gmail.com>
Sent: Wednesday, August 17, 2022 3:16 PM
To: Tiffany Antol
Subject: Review Application & Development File: APN 10128005H

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Good Afternoon Tiffany,

I received a mailing regarding a community meeting for the AXXO Holding LLC proposition for Zoning Code Text amendment to parcel APN 10128005H. My initial reaction is that of concern, as the area seems to meet the intended purposes of a Rural Floodplain - as it serves as an important wildlife habitat and corridor. Changing the zoning to allow for the disturbing/developing of a functioning natural floodplain, in a time when the city has been plagued with flooding challenges (and the always realistic potential of new future flooding challenges), feels like the wrong time.

In the letter it directed me to contact you if we would like to review the application and development file. Could you please provide me with that information?

Thank you,
Chad Eickhoff

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, September 26, 2022 11:58 AM
To: Claire Lears
Cc: Tiffany Antol
Subject: RE: Questions and comments for Case No: PZ-22-00021

Hi Claire

Thank you for your comments, they have been forwarded to the project manager to be delivered to the Commission.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Claire Lears <claire.lears@gmail.com>
Sent: Monday, September 26, 2022 11:42 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Questions and comments for Case No: PZ-22-00021

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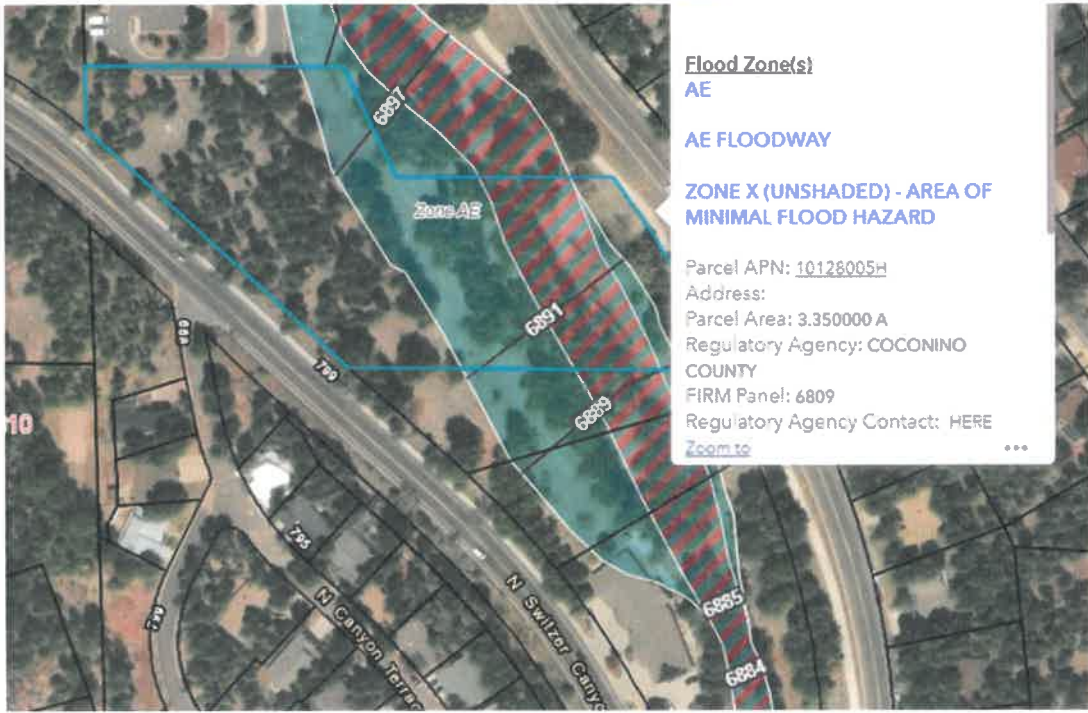
Hello,

I have some questions and comments about the proposal to change the floodplain on parcel 10128005H from a rural to an urban floodplain.

I am concerned about this change as it will result in homes being built in a floodplain that is also identified as being at risk of post wildfire flooding. With the flooding we have seen in the city of Flagstaff over the last few years due to increased 100 year rain events as well as post wildfire flooding it seems wise to not change the floodplain status from rural to urban so a few extra homes can be built in a floodplain. Leave the rural floodplain designation intact and let the developer build on their parcel as it is with homes out of the 100 year floodplain. Some images are below to show the 100 year floodplain and also that it is at risk of post wildfire flooding based on the Rio de Flags Watershed Dry Lake Hills Flood Potential Map. Have sufficient studies been done to show that changing the floodplain will not result in flooding on new homes in the parcel, downstream, or upstream of the property based on these 2 types of flood events?



- Approximate location based on user input and does not represent an authoritative property location
- Selected Floodmap Boundary
- Digital Data Available
- SPECIAL FLOOD HAZARD AREAS**
- Lowest Base Flood Elevation (BFE) Zone A, X, AE
- Min BFE or Depth
- Regulatory Floodway Zone AE, X, AE, X, AE
- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average
- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Canal Transmitt
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary



Flood Zone(s)
AE

AE FLOODWAY

ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD

Parcel APN: 10128005H
 Address:
 Parcel Area: 3.350000 A
 Regulatory Agency: COCONINO COUNTY
 FIRM Panel: 6809
 Regulatory Agency Contact: [HERE](#)
[Zoom to](#) ...



<https://flagstaffwatershedprotection.org/wp-content/uploads/2013/04/Dry-Lake-Watershed-Stormwater.pdf>

1) I have questions around if a text code amendment change is this the right way to go about making the change since it impacts more than the owners property? In the code for owner initiation (10-20.50.030) it states that the zoning code text amendment to amend the zone only relates to provisions that directly regulate the owners property. It seems this change is for more than the owner's parcel so is this a valid way of making the change?

2) The same section of code states that if a zoning map amendment is needed that includes property other than that owned by the applicant that they need a petition in favor of the request signed by the real property owners representing at least 75% of the land area to be included in the application. Has this petition been submitted? It seems this is required if it is for the entire rural section. Is there a signed copy of this petition somewhere?

3) Why does the city want to change the designation for the entire rural section, most of the upper parts of the rural stretch are regulated floodways and don't have large floodplains like this property does. Additionally changing the designation from rural to urban seems to conflict with the 2030 regional plan which shows much of this section of the wash and particularly this parcel as having significant natural resources for riparian vegetation and the rural designation will do more to protect that vegetation then the urban designation. I would hope the city would want to maintain the current level of protection for these high natural resources and the rural flood plain designation does this better than an urban one.

4) Is your committee aware that the culvert at the bottom of the rural floodplain section (at the turquoise circle) is for a 1% annual chance flood discharge but the top of the rural floodplain section (culvert under forest ave) contains a 0.2% annual chance flood (500 year flood)? Also the culvert at rt 66 is for the 0.2% annual chance flood. This means the bottleneck for waterflow and most likely location for flooding is in the part of the wash where this parcel is located as it is just upstream of the Turquoise culvert. There is 1 developed property between this parcel and the culvert, has an analysis been done to ensure flooding of that property would not occur if parts of the 100 year floodplain are developed?

https://www.flagstaff.az.gov/DocumentCenter/View/55252/6809G_r3_201210181415539002?bidId=

5) Who is the City of Flagstaffs floodplain expert and will they be speaking to and providing any data that does or does not support the decision to change the floodplain during the working sessions and city council meeting? Who will conduct studies to ensure that developing in the floodplain will not result in flooding to existing properties?

6) Has or will an analysis be run for what would happen to homes built on the property and up and downstream of the property in the event of a 100 year flood event combined with post wildfire flooding?

7) Will the developer be required to have storm water retention to help reduce impacts of runoff from development of the parcel from contributing to flooding as well as to improve the quality of runoff from the development?

8) Is the developers environmental assessment still valid? The information provided in Appendix B of the Concept Narrative was on a much larger parcel back in 2003 and only planned to have some roads crossings over the wash. The environmental document itself states that the development plans were to "protect the wild nature of Switzer Wash by maintaining the open, undeveloped areas around the stream channel and its floodplain." So the environmental document submitted indicates there were no plans to build in the floodplain and as a result the study may not contain the environmental and hydrology studies needed to determine impacts of developing the floodplain.

9) Rural floodplains are delineated in Section 10-90.20.030 (Rural Floodplain Map) and defined as area of delineated 100-year floodplain that cannot be disturbed or developed except for roadway and utility crossings. The area is a 100 year floodplain and the area is relatively undisturbed with the main disturbances being due to roadways and utilities which are allowed per the definition.

10) There are examples in other parts of the city where the floodplain is urban above and below portions or a rural floodplain, for instance in Cheshire so that itself is not a valid argument for changing the floodplain. The top of the rural stretch of the rural section of floodplain in Cheshire seems to be similarly or more possibly even more developed then this rural section of the Switzer wash.

11) The extension of rural floodplains beyond the limits of the delineated floodplain studies may be required based on more current or extended floodplain studies, master plan documents or other studies or documents related to hydrology, hydraulics, stream geomorphology, wildlife habitat, or wildlife corridors. Where is the data and study to show that the city no longer needs the rural floodplain to protect these valuable ecological resources and wildlife habitats and corridors along this entire stretch of the wash?

12) Additionally this parcel does not fall into an activity center which seems to be the preferred location for new high density growth based on the regional plan. People in these homes are not likely to walk to do errands and bus stops are not convenient to the property, maybe some people would bike but I would imagine most will not so it will be putting more vehicles on the roads. So why is there a push to change the floodplain designation to allow for even more development on this particular parcel?

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Switzer Ridge, Flagstaff, 86001

Commute to **Downtown Flagstaff**

🚶 2 min 🚲 7 min 🚗 20 min [View Route](#)

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Walk Score 49	Car-Dependent Most errands require a car
Transit Score 40	Some Transit A few nearby public transit options
Bike Score 62	Bikeable Some bike infrastructure

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13) Based on the little information in the concept narrative, it seems the preference is for the developer to sell the townhomes, will future homeowners be aware of the risks of owning a home in or adjacent to a floodplain? Will they be made aware that their property is at risk of post wildfire flooding?

In summary, let development on parcels happen with the rural floodplain designation in place. Demonstrate that the city of Flagstaff has learned something from all of the homes that have flooded in recent years. Keep new homes out of areas at high risk of flooding, protect the natural resources in the area, and let the floodplain serve it's purpose in future flood events.

Thanks,
Claire

