

Restoration Soils Concept Rezone Narrative

Project Title

Restoration Soils Yard

3-21-2022

Project/Development Request Description

The applicant wishes to establish a ground-based green waste and biomass processing operation on an 7.29 acre vacant, disturbed but undeveloped portion of a tract of land owned by the Arizona State Land Department. The applicant has received approval from the department to move ahead with an application for a Special Land Use Permit for the parcel running for two years. The proposal includes grading an 4 acre area; installing appropriate run-off controls and detention, installing required fire protection, and creation of limited aggregate-surfaced parking.

The parcel is currently zoned Highway Commercial and this application is to have it re-zoned as Heavy-Industrial. Under it's Heavy Industrial Zoning, Restoration Soils LLC will process and produce mulch, compost, soil amendments, screened aggregates and value added forest based products. The chip and mulch operation will utilize and process waste biomass and natural feedstocks, including but not limited to logs, slash, stumps, soil, and screened aggregates). Ancillary forest industry operations (conducted either directly by Restoration Soils, or by partners) such as biomass chipping and grinding, portable sawmills, pole peeling, and firewood processing may operate on site with the by-products of these operations used in compost, soil amendment and native soils mixes. More specifically the proposed uses are as follows:

Composting Facility

Soil Amendment and Native Soil Mix Processing

Screened Aggregate Processing

Biomass Based Mulch and Wood Chip Manufacturing

Portable Timber Mill Operation

Firewood and Associated Bark Mulch Processing

Forest Industry Material and Equipment Storage

Conformance with General Plan

The proposed amendment is consistent with and furthers the goals of the Regional Plan primarily across the areas described below. Further conformance with over sixty specific Regional Plan policies is detailed in Appendix A.

Sustainability, Environment and Water Resources

Much of the conformance with the Regional Plan, and what distinguishes this proposal from many, is in the areas of environmental planning, forest health, sustainable industry, and water conservation.

Firstly, without successful and growing industries, forest restoration efforts cannot succeed. Disposal and use of low to no value slash/timber byproducts is one of the major impediments to increasing the pace and scale of forest restoration efforts across rural northern Arizona. This parcel can serve as an

important foundation for the development of a forest industry cluster/incubator and play an important role for moving forest restoration efforts forward on state, federal and private lands.

Secondly, proposed compost processing will use only reclaimed water and recycled site run-off. There will be no use of potable water on site for the foreseeable future. Furthermore, compost has been clearly shown to increase soil quality and therefore the soils' ability to retain water, reduce water requirements for landscaping, and reduce runoff. Compost can also play an important role in land reclamation, wildfire recovery, and erosion control, all contributing to watershed protection.

Lastly, the proposed use is specifically to enhance, grow, and support the development of green industry and jobs that such growth would bring. Such environmentally responsible industry is rooted in this type of multi-disciplinary business operating across the public-private industry boundary.

Growth and Land Use

Another important aspect in which this proposed zoning map amendment is in conformance with the Regional plan is in the area of growth and land use. The proposed development is well-within the urban growth boundary. While it may be a stretch to classify this as in-fill development, it is surrounded on all sides by existing uses. Furthermore those uses are either themselves Heavy Industrial, or are public facility uses that closely approximate Heavy Industrial in their character (i.e. one of the city wastewater treatment plants, and the ADOT heavy equipment and material yard).

The site has close access to Interstate 40 as well as the railroad and an existing rail spur. Access to the site itself is off a side road, reducing turn-out impacts, but then immediately to a major local road with existing low traffic counts (West Route 66). Truck traffic to and from the site would not have to pass through any residential neighborhoods, and would be consistent with the existing truck and heavy vehicle traffic on the access road.

These above two factors are likely why (though itself an *Area in White*) the site is enclosed on two sides by a proposed future Industrial / Business Park - Special District on the Future Growth Illustration Map in the Flagstaff Regional Plan.

Incompatible Goals and Policies

While the proposed development is in conformance with a large number (60+) of Regional Plan goals and policies – both as detailed above and as described in appendix A – there are four policies that we have identified that may not support the amendment. These are as follows:

Policy WR.3.2. Favor low-water consuming businesses and industries over water-intensive uses.

While proposed operations for this facility include the use of aerated static piles for composting, which uses less water than windrow systems, there are other industries that use zero water in their manufacturing processes.

Policy E.1.13. Promote and encourage the use of fuel-efficient vehicles that use renewable fuels.

While there is the option to use electricity generated from biomass or other renewables for future manufacturing processes, initial equipment will be diesel fueled.

Policy CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.

It is not feasible for the proposed development to incorporate natural setting into the design of a site organized for industrial material processing.

Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.

The development is too large and low value per acre to be feasible for an infill site located closer to the center of town.

Impact on the Public Good

As mentioned in the previous section successful forest restoration efforts require a vibrant local industry to process and use low to no value slash/timber byproducts. The proposed use for this parcel as a forest industry cluster/incubator would play an important role for moving forest restoration efforts forward on state, federal and private lands. This significantly positively impacts the public good by reducing the likelihood of catastrophic wildfire and potentially reducing the cost of restoration efforts in the long run.

Furthermore the products proposed for production at this facility have significant public benefits in and off themselves. Again, as mentioned in the previous section, compost increases soil quality and the soils ability to retain water, reducing both water requirements for landscaping and runoff. Compost can also play an important role in land reclamation, wildfire recovery, and erosion control.

The proposed use as a compost facility has a much lower potential environmental, health, and safety impact than other uses allowed in the zone. The applicant has consulted with ADEQ and will procure the minimal appropriate permits required for the use, while conducting monitoring as required. Appropriate and industry best practice measures will be used to prevent possible detrimental impacts of odors, high-nitrogen run-off and insect vectors, though given the small scale of the operation we expect these impacts to be negligible.

Normal considerations of the impact of increased vehicle traffic are of limited concern for the proposed use given anticipated additional volumes fall far below the thresholds requiring impact analysis.

Physical Suitability of Site

Shape, Size, Operating Characteristics and Design: The site allows for an appropriate number of acres for initial operations, ancillary services, and immediate expansion. Mostly level and square, the shape also lends itself well to operating requirements with a low up-front investment in earth moving operations.

Location, provision of public and emergency vehicle access, public services, and utilities: The site is located within the urban growth boundary and has easy access to all city utilities and public services as well as emergency services. Proposed operation involving biomass requires coordination with the fire department, creation of an appropriate emergency response plan and installation of appropriate mitigation measures. Requirements for utilities set by the operating characteristics of the facility are limited to onsite stormwater management and fire hydrant access.

Essential Services

Water: Potable water is not required on site for the proposed use. If a change in use were to cause it to be required, a water main is being installed on El Paso Flagstaff Rd. Reclaimed water from the adjacent standpipe will be used for operations.

Wastewater: Wastewater will not be generated on site.

Stormwater: Stormwater will be managed and reused onsite with appropriately designed LID and other systems.

Solid waste: With less than one FTE predicted for on-site employment, waste will be hauled off privately. If further waste service is needed it will be contracted with public or private service providers.

Community Benefit

Along with those benefits identified within the first two paragraphs of the previous section, and the ways in which this proposed amendment furthers the goals of the regional plan, re-zoning as Heavy Industrial also replaces a significant portion of the Heavy Industrial Zoned land that the city has lost. A vibrant community is one not based on a single industry or service sector but recognizes the need for multiple inputs into the local economy. As Flagstaff has grown, we have shifted much of our land into residential and service use without providing appropriate replacements to locate industrial facilities. This has caused a dramatic increase the cost of industrial land and facilities, which when added to the high price of housing, creates a significant hurdle to new industry establishing itself in our community. As a highly impacted, previously disturbed site comprised primarily of dumped material this parcel is ideal for the type of Heavy Industrial rezoning required to mitigate those negative impacts.

Appendix A: Conformance with Specific Plan Goals and Policies

Chapter IV - Environmental Planning & Conservation

AIR QUALITY GOALS AND POLICIES

Goal E&C.1. Proactively improve and maintain the region's air quality.

Policy E&C.1.3. Encourage strategies and partnerships to mitigate dust.

Compost improves soil quality and vegetative cover, reducing dust.

Policy E&C.1.4. Maintain air quality through pursuit of non-polluting industry and commercial enterprises.

Compost and mulch production are a low-to-no polluting processes.

Policy E&C.1.5. Seek feasible alternatives to reduce the smoke produced through prescribed burns and slash piles while continuing efforts to return fire to its natural role in the ecosystem.

A key portion of this business plan is to mulch and compost slash as an alternative to other fuel reduction methods.

CLIMATE CHANGE AND ADAPTATION GOALS AND POLICIES

Goal E&C.2. Reduce greenhouse gas emissions.

Policy E&C.2.1. Encourage the reduction of all energy consumption, especially fossil-fuel generated energy, in public, commercial, industrial, and residential sectors.

Using green waste to create compost removes it as a methane-producing contributor to greenhouse gas production at the landfill.

Policy E&C.2.2. Promote investments that strengthen climate resiliency.

Compost improves soil structure and porosity, reducing water consumption and runoff.

Goal E&C.3. Strengthen community and natural environment resiliency through climate adaptation efforts.

Policy E&C.3.2. Review and revise existing regulations, standards, and plans (codes, ordinances, etc.) to reduce the community's vulnerability to climate change impacts.

Compost improves soil structure and porosity, reducing water consumption and runoff.

Policy E&C.3.3. Invest in forest health and watershed protection measures.

Compost improves soil structure and porosity, reducing water consumption and runoff. Creating industries for processing forest restoration by-products is key to improving forest health.

Policy E&C.3.4. Increase the region's preparedness for extreme climate events.

Compost improves soil structure and porosity, reducing runoff from extreme weather events.

Goal E&C.4. Integrate available science into policies governing the use and conservation of Flagstaff 's natural resources.

Policy E&C.4.2. Develop water use policies that attempt to integrate current best projections of climate change effects on the Colorado Plateau's water resources and emphasize conservation.

Compost improves soil structure and porosity, reducing water consumption.

DARK SKIES GOALS AND POLICIES

Goal E&C.5. Preserve dark skies as an unspoiled natural resource, basis for an important economic sector, and core element of community character.

Policy E&C.5.1. Evaluate the impacts of the retention of dark skies regarding lighting infrastructure and regulatory changes, land use decisions or changes, and proposed transportation developments within the region

The proposed site plan includes zero exterior fixtures.

ECOSYSTEM HEALTH GOALS AND POLICIES

Goal E&C.6. Protect, restore and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.

Policy E&C.6.1. Encourage public awareness that the region's ponderosa pine forest is a fire-dependent ecosystem and strive to restore more natural and sustainable forest composition, structure, and processes.

Creating industries for processing forest restoration by-products is key to improving forest health.

Policy E&C.6.2. Encourage all landowners and land management agencies to emphasize forest ecosystem restoration and catastrophic fire risk reduction for the lands under their respective jurisdictions.

This project is in partnership with the Arizona State Land Department, emphasizing and improving on their commitment to promoting forest health on their land and elsewhere.

Policy E&C.6.3. Promote protection, conservation, and ecological restoration of the region's diverse ecosystem types and associated animals.

This parcel is previously disturbed and heavily impacted by dumping of off-site soil. Using this land for Heavy Industrial use is a superior alternative to greenfield land/development.

Policy E&C.6.5. Preserve Flagstaff's wetland areas and discourage inappropriate development that may adversely affect them and the ecosystem services they provide.

This parcel not wetland. Using this land for Heavy Industrial use is a superior alternative to development of wetland parcels.

Policy E&C.6.6. Support cooperative efforts for forest health initiatives or practices, such as the Four Forest Restoration Initiative (4FRI), to support healthy forests and protect our water system.

Creating industries for processing forest restoration by-products is key to improving forest health.

Policy E&C.6.7. Use best practices to control the spread of exotic and invasive plants, weeds, and animals, and eradicate where possible.

The current site is host to significant invasive weeds, development will control those weeds and prevent their spread to neighboring parcels. Including the Wildcat Treatment Plant

ENVIRONMENTALLY SENSITIVE LANDS GOALS AND POLICIES

Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

Policy E&C.7.1. Design development proposals and other land management activities to minimize the alteration of natural landforms and maximize conservation of distinctive natural features.

The proposed development does not alter any natural landforms or distinctive natural features.

NATURAL QUIET GOALS AND POLICIES

Goal E&C.8. Maintain areas of natural quiet and reduce noise pollution.

Policy E&C.8.1. Establish location-appropriate sound management tools with measurable criteria. Policy E&C.8.2. Evaluate land uses and transportation proposals for their potential noise impacts.

The proposed site is distant from any residential uses that would be impacted by noise generation.

SOILS GOALS AND POLICIES

Goal E&C.9. Protect soils through conservation practices.

Policy E&C.9.2. Construction projects employ strategies to minimize disturbed area, soil compaction, soil erosion, and destruction of vegetation.

Compost improves soil structure and porosity and is frequently used in post-construction soil remediation.

WILDLIFE GOALS AND POLICIES

Goal E&C.10. Protect indigenous wildlife populations, localized and larger-scale wildlife habitats, ecosystem processes, and wildlife movement areas throughout the planning area.

Policy E&C.10.3. Protect sensitive and uncommon habitats such as ephemeral wetlands, riparian habitats, springs and seeps, rare plant communities, and open prairie ecosystems including the physical

elements such as water sources and soil types on which they depend through open space acquisition efforts, avoiding these features in the design of subdivisions and other development, etc.

This development avoids all ephemeral wetlands, riparian habitats, springs and seeps, rare plant communities, and open prairie ecosystems including the physical elements such as water sources and soil types.

Chapter V - Open Space

OPEN SPACE GOALS AND POLICIES

Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.

Policy OS.1.2. While observing private property rights, preserve natural resources and priority open lands, under the general guidance of the Flagstaff Area Open Space and Greenways Plan and the Natural Environment maps.

This proposal avoids any development in the adjacent rural floodplain and slope resource areas.

Chapter VI - Water Resources

WATER SOURCES GOALS AND POLICIES

Goal WR.1. Maintain a sustainable water budget incorporating regional hydrology, ecosystem needs, and social and economic well-being.

Policy WR.1.1. Participate in and support regional processes to develop a sustainable water budget.

Compost improves soil structure and porosity, reducing water consumption.

Goal WR.2. Manage a coordinated system of water, wastewater, and reclaimed water utility service facilities and resources at the City level and identify funding to pay for new resources.

Policy WR.2.1. Develop and adopt an integrated water master plan that addresses water resources, water production and its distribution, wastewater collection and its treatment, and reclaimed water treatment and its distribution.

Proposed production operations at this facility will use reclaimed water only in and recycle all water run-off on site.

WATER DEMAND GOALS AND POLICIES

Goal WR.3. Satisfy current and future human water demands and the needs of the natural environment through sustainable and renewable water resources and strategic conservation measures.

Policy WR.3.1. Work together with regional partners to address regional human and environmental water needs.

This project is in partnership with the Arizona State Land Department, emphasizing and improving on their commitment to promoting forest health on their land and elsewhere while also recognizing the impact mulch and compost has on improving soil health and reducing water consumption.

Policy WR.3.2. Favor low-water consuming businesses and industries over water-intensive uses.

Proposed operations for this facility include the use of aerated static piles for composting, which uses less water than windrow systems.

Policy WR.3.4. Use reclaimed water and rainwater harvesting wherever appropriate and practical.

Proposed production operations at this facility will use reclaimed water only in and recycle all water run-off on site.

Goal WR.4. Logically enhance and extend the City's public water, wastewater, and reclaimed water services including their treatment, distribution, and collection systems in both urbanized and newly developed areas of the City to provide an efficient delivery of services.

Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary.

This development is within the Urban Growth Boundary

STORMWATER AND WATERSHED MANAGEMENT GOALS AND POLICIES

Goal WR.5. Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.

Policy WR.5.1. Preserve and restore existing natural watercourse corridors, including the 100-year floodplain, escarpments, wildlife corridors, natural vegetation, and other natural features using methods that result in a clear legal obligation to pre-serve corridors in perpetuity, where feasible.

This proposal avoids any development in the adjacent rural floodplain and slope resource areas.

Policy WR.5.6. Implement stormwater harvesting techniques to support water conservation strategies by collecting and using local precipitation in the vicinity where it falls to support both human and overall watershed health needs.

Proposed production operations at this facility will recycle all water run-off on site.

Policy WR.5.7. Support healthy watershed characteristics through implementation of practices, consistent with the City of Flagstaff Low Impact Design Manual, that improve flood control and flood attenuation, stormwater quality, and water sustainability; increase groundwater recharge; enhance open space quality; increase biodiversity; and reduce land disturbance and soil compaction.

Development at this site will be in conformance with the Flagstaff Low Impact Design Manual

WATER QUALITY GOALS AND POLICIES

Goal WR.6. Protect, preserve, and improve the quality of surface water, groundwater, and reclaimed water in the region.

Policy WR.6.2. Recognizing the concern about water quality, seek methods to divert contaminants from the waste stream.

Composting diverts potential high-nitrogen material from the waste stream.

Policy WR.6.3. Implement best management practices to protect, restore, and maintain surface waters and their contributing watersheds.

Using compost in lieu of artificial fertilizer reduces nitrogen run-off into surface waters.

Policy WR.6.4. Encourage low-impact development strategies.

Development at this site incorporates low-impact development strategies.

Chapter VII - Energy

EFFICIENT USE OF ENERGY GOALS AND POLICIES

Goal E.1. Increase energy efficiency.

Policy E.1.7. Support policies and programming that reduce electricity, natural gas, and water consumption in order to conserve natural resources and reduce financial costs.

Compost improves soil structure and porosity, reducing water consumption.

RENEWABLE ENERGY GOALS AND POLICIES

Goal E.2. Expand production and use of renewable energy.

Policy E.2.4. Encourage small-scale renewable energy production and use on the local level on appropriate residential, commercial, and industrial parcels.

Potential areas for expansion of the forest products recycling sector include small scale biomass facilities and waste-to-energy generators.

Policy E.2.5. Pursue, promote, and support utility-scale renewable energy production such as biomass facilities, solar electric- ity, wind power, waste-to-energy, and other alternative energy technologies.

Potential areas for expansion of the forest products recycling sector include small scale biomass facilities and waste-to-energy generators that could be expanded into, or provide proof of concept, for utility scale operations.

Chapter VIII - Community Character

SCENIC RESOURCES AND NATURAL SETTING GOALS AND POLICIES

Goal CC.1. Reflect and respect the region's natural setting and dramatic views in the built environment.

Policy CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant land- marks, sloping landforms, rock outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.

The proposed development does not impact views of significant land- marks, sloping landforms, rock outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.

Policy CC.1.3. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.

The proposed development does not impact sensitive environmental areas or usable existing open space.

ARTS, SCIENCES, AND EDUCATION GOALS AND POLICIES

Goal CC.5. Support and promote art, science, and education resources for all to experience.

Policy CC.5.5. Promote and expand scientific research as a key component to the Flagstaff region's character.

The proposed use includes research and development into additional uses of compost and forest productions and their potential contribution to a green economy.

Chapter IX - Growth Areas & Land Use

GREENFIELD DEVELOPMENT GOALS AND POLICIES

Goal LU.2. Develop Flagstaff 's Greenfields in accordance with the Regional Plan and within the growth boundary.

Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.

The proposed development and use coordinates well with the surround impactful heavy industrial and public facility (wastewater treatment) uses.

Policy LU.2.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.

The proposed development does not impact cultural and natural resources and established wildlife corridors.

Policy LU.2.4. Utilize Low Impact Development (LID) strategies and stormwater best practices as part of the overall design for new development.

The proposed development will utilize Low Impact Development (LID) strategies and stormwater best practices.

APPLICABLE TO ALL LAND USES GOALS AND POLICIES

Goal LU.3. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.

Policy LU.3.2. Coordinate land use, master planning, and recreational uses, when feasible, with local, state, and federal land management agencies and tribal land owners.

The use of this land is in coordination with the Arizona State Land Department

Policy LU.3.5. Allow and encourage urban agriculture.

Potential future expansion of this use includes into urban agriculture. A source of quality local compost is necessary to support urban agriculture.

Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.

Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.

The proposed development is within the designated growth boundary.

Policy LU.5.4. Encourage development to be clustered in appropriate locations as a means of preserving natural resources and open space, and to minimize service and utility costs, with such tools as Transfer of Development Rights (TDR).

The proposed development is clustered with existing and proposed Heavy Industrial Uses and close to appropriate transportation infrastructure (highway and rail)

Goal LU.6. Provide for a mix of land uses.

Policy LU.6.2. Consider commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning areas, and industrial uses as appropriate place types and area types for employment opportunities.

The proposed development is within the Industrial / Business Park - Special District designated growth area for employment.

Goal LU.7. Provide for public services and infrastructure.

Policy LU.7.1. Concentrate urban development in locations that use land efficiently, and are served by roads, water, sewer, and other public facilities and services, and that support transit, reduced vehicle trips, and conservation of energy and water.

The site has access to existing roads, water, and sewer and is infill between existing uses.

Policy LU.7.3. Require development proposals to address availability of adequate public services.

The development proposal addresses the availability of adequate public services.

Goal LU.8. Balance future growth with available water resources.

Policy LU.8.2. Impacts on the City's water delivery infrastructure should be a consideration for all residential and nonresidential development proposals.

The proposed development is immediately adjacent to the required reclaimed water source. Future expansion of infrastructure would be relatively simple.

EMPLOYMENT AREA GOALS AND POLICIES

Goal LU.16. Establish heavy industrial areas that provide for the manufacturing of goods, flexible space, and intermodal facilities that are well maintained, attractive and compatible with adjoining nonindustrial uses.

Refer to Policy ED.3.9 in Chapter XIV - Economic Development.

Policy LU.16.1. Encourage the continued intensification, expansion, and protection of existing industrial, warehousing, and distribution uses from encroachment where appropriate.

The proposed use is an expansion of existing heavy industrial uses in the area.

Policy LU.16.2. Ensure new industrial areas are compatible with surrounding areas.

The proposed heavy industrial use is highly compatible with the surrounding heavy industrial and high impact public facility uses.

Policy LU.16.3. Locate new industrial areas near the rail line, major highways or the interstate, and ensure they are designed to be compatible with surrounding uses and gateway features.

The proposed site is immediately adjacent to the interstate, railway, and close to the I40 interchange.

Policy LU.16.4. Limit the impacts of truck traffic on residential areas.

Zero truck traffic to and from the site would pass through residential neighborhoods.

Policy LU.16.5. Consider all health impacts on the community in the design of new industrial uses, such as wastewater treatment, traffic safety, noise, and other impacts.

The proposed site is distant from any residential use, greatly mitigating the health impacts of traffic, safety, noise, and other impacts.

Chapter XII - Public Buildings, Services, Facilities, & Safety

RESILIENCY PLANNING GOALS AND POLICIES

Goal PF.1. Work across all government operations and services to prepare for the impacts of natural and human-caused hazards.

Solid Waste

Policy PF.1.7. Develop strategies and take meaningful steps towards extending the life of the landfill.

The proposed composting facility would divert significant amounts of green waste from the landfill.

Chapter XIV - Economic Development

BUSINESS RETENTION, EXPANSION, AND ENTREPRENEURSHIP GOALS AND POLICIES

Goal ED.3. Regional economic development partners support the start-up, retention, and expansion of existing business enterprises.

Policy ED.3.6. Foster entrepreneurialism and start-up businesses with incubator and accelerator programs in sectors that demonstrate considerable growth potential.

The proposed development includes the ability to expand and provide land for forest resource industry cluster businesses.

Policy ED.3.7. Support and encourage regional agriculture.

Compost is a key component in organic agriculture.

Policy ED.3.8. Protect existing business and industrial land uses from encroachment and allow for their expansion.

The proposed use expands upon neighboring Heavy Industrial Uses.

BUSINESS ATTRACTION GOALS AND POLICIES

Goal ED.4. Support efforts to recruit diverse new businesses and industries compatible with the region.

Policy ED.4.2. Promote variety and flexibility in land use and development options within the urban growth boundary.

Providing flexibility in development requirements, such as landscaping, allows the proposed business to operate under the requirements of the ASLD Special Land Use Permit.

Policy ED.4.5. In an effort to promote the sustainability of resources, the City will encourage all new and expanded commercial and industrial development to be energy and water efficient.

Proposed processing operations will use reclaimed water only and recycle all site run-off.

COMMUNITY CHARACTER GOALS AND POLICIES

Goal ED.7. Continue to promote and enhance Flagstaff's unique sense of place as an economic development driver.

Policy ED.7.1. Support planning, design, and development that positively, creatively, and flexibly contribute to the community image.

The proposed use is a local driven initiative that reflects both a focus on forest health and an important investment in growing a local green economy. Both of which are key aspects of the image of our community.