

NOTICE AND AGENDA

ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

The meetings will continue to be live streamed on the city's website (<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

To participate in the meeting click the following link:

[Join Microsoft Teams Meeting](#)

The public can submit comments that will be read at the dais by a staff member to CDPandZCommission@flagstaffaz.gov.

PLANNING & ZONING COMMISSION
WEDNESDAY
July 27, 2022

STAFF CONFERENCE ROOM
211 WEST ASPEN AVENUE
4:00 P.M.

1. Call to Order
NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this regular meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Roll Call

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

MARIE JONES, CHAIR
CAROLE MANDINO, VICE CHAIR
DR. RICARDO GUTHRIE
MARY NORTON

DR. ALEX MARTINEZ
BOB HARRIS III
LLOYD PAUL

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday, June 22, 2022.

5. GENERAL BUSINESS

- A.** Request a Planning and Zoning Commission member to join the Commission on Council Salaries.

B. Preliminary Plat PZ-15-00015-24 Sirius at Timber Sky - Block 4

Capstone Homes requests Preliminary Plat approval for Sirius at Timber Sky - Block 4 located at 3191 McAllister Ranch Road, a 63 lot single-family subdivision on 21.82 acres in the Single-Family Residential (R1) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval with the following conditions.

1. The applicant shall provide the purpose of each tract on the final plat.
2. The final plat shall show the patent as shown on Sheet 2 of the preliminary plat and on the Timber Sky Final Block Plat.
3. All lots shown with less than a 60-foot lot width at the 25-foot front setback shall have building envelopes with front setbacks set at the point where the lot width is 60 feet. A note shall be added to the lot typical identifying which lots have alternative front setbacks.

6. OTHER BUSINESS

A. Continuation of Discussion of the Regional Plan and Update Process

STAFF RECOMMENDED ACTION:

Review the [packet](#) from the Joint Work Session/Study Session and complete the digital whiteboard brainstorming prior to the meeting. Discussion and prioritization of feedback is the input sought at this work session.

7. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

8. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on 7/22/22, at 2:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 22 day of July, 2022.

Tammy Bishop, Administrative Specialist



Planning & Zoning Commission

5. B.

Meeting Date: 07/27/2022

From: Ben Mejia, Planner

Information

TITLE:

Preliminary Plat PZ-15-00015-24 Sirius at Timber Sky - Block 4

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Executive Summary:

The Sirius at Timber Sky - Block 4 subdivision, consisting of 63 single-family lots located on 21.82 acres in the Single-Family Residential (R1) Zone.

Attachments

Staff Report

Application

Preliminary Plat

Applicant Legal Opinion on Patent

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-15-00115-24

DATE: June 22, 2022

MEETING DATE: July 27, 2022

REPORT BY: Ben Mejia

REQUEST:

Capstone Homes requests Preliminary Plat approval for Sirius at Timber Sky - Block 4 located at 3191 McAllister Ranch Road, a 63-lot single-family subdivision on 21.82 acres in the R1 (Single-Family Residential) Zone.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval with conditions.

PRESENT LAND USE:

The subject site is currently vacant.

PROPOSED LAND USE:

The Sirius at Timber Sky - Block 4 subdivision, consisting of 63 single-family lots located on 21.82 acres in the R1 (Single-Family Residential) Zone.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Timber Sky Block 3B and Sky Cottages, MR Zone

South: I-40

East: Presidio, HC and HR Zones

West: Timber Sky – Block 5, MR Zone

REQUIRED FINDINGS:

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

STAFF REVIEW:

I. Project Information

A. Background

Timber Sky is a proposed 1,300 (maximum density) residential dwelling unit development. The development proposes a mixture of high, medium, and single-family residential units combined with commercial service and open space on 197.58 acres. The site is situated north and south between West Route 66 ("Route 66") and Interstate-40 and east and west between Woody Mountain Road and Flagstaff Ranch Road. The site slopes gently from south to north with most of the onsite drainage flowing toward an existing culvert under Route 66, which eventually discharges into the Clay Avenue Wash Detention Basin located north of Route 66. There are no designated floodplains on the site. In 2006, the property partially burned in a fire leaving a 700-foot-wide corridor of deforested land through the middle of the site. The remainder of the site is forested with Ponderosa Pine. The site has two pockets of slopes greater than 17% with other basalt rock outcrop features throughout the property. A large amount of fill placed on site, which has the appearance of a steep slope, will not be protected. An existing aboveground 69 kV transmission line crosses the

site in an east-west direction connecting to an existing APS substation at the southwestern corner of the property. The line is required to be undergrounded with the development of the second phase of Timber Sky.

The site is encumbered on its southeast corner by a patent reserving a portion of the property for Transcontinental Highway Route 66. The developability of land subject to the patent is a matter between the applicant, the state, and the federal government. The applicant has been made aware of the issue and has provided an opinion from their legal counsel that development can proceed. The City takes no position on the developability of this land and has included as a condition of approval that the patent be shown on the final plat.

The applicant, Capstone Homes, is seeking Preliminary Plat approval for Sirius at Timber Sky - Block 4 within the second phase of Timber Sky consisting of 63 single-family residential lots utilizing conventional zoning standards.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of 63 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. Two preserved knolls are located within the subdivision and are reserved as open space.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code (Title 10)

i. Single-Family Residential (R1)

This subdivision will create 63 single-family residential lots within the Single-Family Residential (R1) zone. The R1 zone allows a gross density of five (5) units per acre for sites within the Resource Protection Overlay (RPO) and requires a minimum density of two (2) units per acre. The net density of this subdivision is 4.56 units per acre and the gross density is 2.89 units per acre. The proposed lot sizes in this subdivision vary from 0.19 acres (approximately 8,400 square feet) to 0.41 acres (17,951 square feet). All of the lots will exceed the minimum lot size of 6,000 square feet for the R1 zone. This Preliminary Plat complies with the building form and placement standards such as setbacks in the R1 zone (Division 10-40.30.030 of the Zoning Code, page 40.30-8 and 9).

Setback requirements for the R1 zone are:

Front:	15' min.; 25' min. for parking
Side:	8' min.
Rear:	25' min.

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. A Natural Resource Protection Plan (NRPP) was provided in conjunction with this Preliminary Plat. Resources within this plat are limited to forest resources. The resources in Timber Sky are to be averaged over the entire site, so if one block falls short of the minimum required another makes up the difference. This block is preserving the required percentage of 47.5%. The applicant has agreed to true up the averaging data for this plat during civil plan review but, overall, the resources appear to be in conformance for all the site currently constructed.

iii. Historic/Cultural Resources

Cultural resource clearance was completed as part of the original Timber Sky development approval. No additional review was required.

iv. Parks, Open Space, Pedestrian, and Bicycle Facilities

In order to offset the parks and recreation demands for the future Timber Sky residents, active and passive recreation amenities have been incorporated into both the civic and open space requirements. Those amenities include a community center with BBQ grills, picnic tables, a pavilion, sports courts, and walking trails. The majority of these amenities will be constructed as part of phase 2, with the community center under construction.

B. City of Flagstaff Subdivision Standards (Title 11)

i. Preliminary Plat

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat on June 7, 2022.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

ii.1 Lot Design

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

ii.2 Street Design

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

ii.3 Easement Design

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

ii.4 Block Design

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

iii. Minimum Required Subdivision Improvements

The subdivider is required to improve all streets, pedestrian ways, alleys, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

C. City of Flagstaff Engineering Standards (Title 13)

As part of the Preliminary Plat review, Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

i. Access and Traffic

The approved Timber Sky Traffic Impact Analysis (TIA) dated June 23, 2016, was prepared by CivTech, and was reviewed by the City, Coconino County, and ADOT. All off-site roadway improvements are regulated by the Development Agreement approved in conjunction with this development. This report will focus on the details in relation to the on-site improvements required for this plat. Phase 2 of Timber Sky will have one primary access point on West Route 66 via Alvan Clark Way and a second primary access via McAllister Ranch Road to Woody Mountain Road, which will be completed to the full roadway section. The proposed subdivision has direct access to McAllister Ranch Road.

The internal subdivision streets are based on City Engineering Standards except for having a right-of-way width of 55 feet versus the 57-foot dimension required, which allows one foot of the required two-foot bench behind the sidewalk to be located in an easement rather than right-of-way. The City Engineer, through a modification request, has approved this exception. The internal streets have a 16.5-foot travel lane with a 5-foot sidewalk separated by a 5-foot landscaped parkway on both sides of the street. The City Engineer previously approved, in association with the Timber Sky Block Plat, a modification request to vary the landscaped parkway in places where significant resources could be preserved. Two other engineering modifications have been approved in conjunction with these plats. The first allows a landscaped entry feature to each subdivision, and the second removes lighting from internal residential streets, as this site is located in Lighting Zone 1. Since these modification requests have been granted, Code requirements have been updated and the proposed lighting meets current engineering standards.

ii. Water and Wastewater

Civil Design & Engineering, Inc., on behalf of the City of Flagstaff Water Services Division, prepared the Water and Wastewater Impact Analysis (WSIA). The analysis is based on the demands generated by Timber Sky with a residential dwelling cap of 1,300 units.

Water

The closest source of Zone A+ water for this site includes an 18-inch waterline within Route 66 along the northern property boundary and a 12-inch waterline located in Woody Mountain Road. These existing Zone A+ waterlines are fed by the Railroad Springs tank and a booster pump located in the Railroad Springs Subdivision. A minimum of three connections will need to be made to the existing distribution system for this development. A looped water system will be required from Route 66 to Woody Mountain Road. Each of the Blocks within Timber Sky will be connected to the water main within the internal collector roadways.

Wastewater

The Water and Wastewater Impact Analysis identified two possible connection points to the City sewer system. The nearest existing sewer line is located along Woody Mountain Road where there is an eight (8) inch PVC sewer main. The second is the Westside Sewer line extension to the existing 18-inch PVC sewer interceptor location in Adirondack Avenue (Railroad Springs). The Rio De Flag Wastewater Treatment Plant will treat all sewage collected in these lines.

Modification to the existing sewer collection system was required for the Timber Sky development. The first improvement included off-site replacement of the eight (8) inch sewer line with an 18-inch, 21-inch, and 24-inch sewer line for a stretch of approximately 3,100 feet along Thompson Street and West Kaibab. The second off-site improvement included installation of the 18-inch sewer line connecting Adirondack Avenue (Railroad Springs) to the project site. This reach of the Westside Sewer line extension is approximately 5,170 feet in length, runs along the Clay Avenue Wash adjacent to McAllister Ranch and has already been completed. Each block within Timber Sky will be connected to the sewer main with the internal collector roadways.

iii. Stormwater

Timber Sky has an open space corridor that will manage major portions of the stormwater on the project site. A series of retention basins will be constructed along the flowline through the property. These basins will convey on-site and off-site flows from the west and south of the project site with an outlet to an existing box culvert under Route 66. The box culvert discharges flow to the Clay Wash Detention Basin located north of Route 66 within the Rio De Flag watershed area.

Low Impact Development (LID) requirements are being met in several ways. The water quality aspects of the LID requirements are being met in the upper reaches of the site at the discharge points of impervious surface areas. The use of bio-retention areas on single-family lots are proposed to meet the requirements for the residential impervious areas. Maintenance of the bio-retention areas on single-family lots will be the responsibility of the Homeowners Association. These maintenance requirements have been added to the development agreement for this project.

REQUIRED FINDINGS:

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

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval with the following conditions.

Conditions of Approval:

1. The applicant shall provide the purpose of each tract on the final plat.
2. The final plat shall show the patent as shown on Sheet 2 of the preliminary plat and on the Timber Sky Final Block Plat.
3. All lots shown with less than a 60-foot lot width at the 25-foot front setback shall have building envelopes with front setbacks set at the point where the lot width is 60 feet. A note shall be added to the lot typical identifying which lots have alternative front setbacks.

Attachments:

- Application
- Preliminary Plat
- Applicant Legal Opinion on Patent



City of Flagstaff

Community Development Division

211 W. Aspen Ave

P: (928) 213-2618

Flagstaff, AZ 86001

www.flagstaff.az.gov

Date Received		Application for Subdivision Review		File Number	
Property Owner(s): Abbot - Rhoton Investments LLC			Phone: (928) 774-3826		
Mailing Address: 3605 S. FLAGSTAFF RANCH RD		City, State, Zip: FLAGSTAFF AZ, 86005		Email JSUTHERLAND@CAPSTONEHOMESAZ.COM	
Applicant(s): JOHN SUTHERLAND			Phone: (928) 774-3826		
Mailing Address: 3605 S. FLAGSTAFF RANCH RD		City, State, Zip: FLAGSTAFF, AZ 86005		Email: JSUTHERLAND@CAPSTONEHOMESAZ.COM	
Project Representative: JOHN SUTHERLAND			Phone: (928) 774-3826		
Mailing Address: 3605 S. FLAGSTAFF RANCH RD		City, State, Zip: FLAGSTAFF, AZ 86005		Email: JSUTHERLAND@CAPSTONEHOMESAZ.COM	
Requested <input type="checkbox"/> Development Master Plan		<input type="checkbox"/> Conceptual Plat		<input type="checkbox"/> Preliminary Plat P&Z and Council	
Review: <input type="checkbox"/> Modified Subdivision		<input checked="" type="checkbox"/> Preliminary Plat		<input type="checkbox"/> Final Plat- Council	

Project Name: BLOCK 4 (TBD) AT TIMBER SKY		Site Address SF RESIDENTIAL		Parcel Number: 112-01-707	
Proposed Use: R1, SINGLE FAMILY RESIDENTIAL		Existing Use: UNDEVELOPED		Subdivision, Tract & Lot Number: TIMBER SKY, BLOCK 4	
Zoning District: R1, SINGLE FAMILY RESIDENTIAL	Regional Plan Category: RESIDENTIAL		Flood Zone X	Size of Site (Sq. ft. or Acres) 21.82 AC	
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?				
Surrounding Uses	North	South	East	West	
(Res, Com, Ind)	RES	IND	FUTURE RES	FUTURE RES	
Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet	
	63	63	21.82		
Please complete a "Subdivision Review Application" and provide an initialed "Application and Information Checklist" form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. Incomplete submittals will not be scheduled.					
Property Owner Signature: (required) <i>John Sutherland</i>		Date: 3/14/22	Applicant Signature: <i>John Sutherland</i>		Date: 3/14/22

For City Use					
Date Filed:		Case Number (s)			
P & Z Hearing Date:			Publication and Posting Date:		
Council Hearing Date:			Publication and Posting Date:		
Fee Receipt Number:		Amount:		Date:	
Action by Planning and Zoning Commission:			Action By City Council:		
<input type="checkbox"/> Approved			<input type="checkbox"/> Approved		
<input type="checkbox"/> Denied			<input type="checkbox"/> Denied		
<input type="checkbox"/> Continued			<input type="checkbox"/> Continued		
Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

DEDICATION

STATE OF ARIZONA
COUNTY OF COCONINO

KNOW ALL PERSONS BY THESE PRESENTS: THAT CAPSTONE HOMES, LLC (AN ARIZONA LIMITED LIABILITY COMPANY), AS 'OWNER' AND 'GRANTOR,' HAS SUBDIVIDED UNDER THE NAME SIRIUS AT TIMBERSKY - BLOCK 4, A SUBDIVISION LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SIRIUS AT TIMBERSKY - BLOCK 4 AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

RIGHT-OF-WAYS DEDICATED

PUBLIC RIGHT-OF-WAY (ROW). GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY SHOWN ON THE PLAT FOR PUBLIC USE. GRANTOR AS ABUTTING PROPERTY OWNER SHALL MAINTAIN THE SIDEWALK AND LANDSCAPING WITHIN THE RIGHT-OF-WAY BETWEEN THE STREET CURB AND THE ABUTTING PROPERTY, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE.

EASEMENTS DEDICATED

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT AS FOLLOWS:

PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC USE, FOR UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF ELECTRICITY, ENERGY, GAS, WATER, SEWER, PUBLIC STORM WATER SYSTEM, TELECOMMUNICATIONS, INTERNET SERVICES, CABLE TELEVISION, AND OTHER UTILITIES.

DRAINAGE EASEMENT (DE) FOR PUBLIC USE, FOR DRAINAGE AND FLOOD CONTROL PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, LEVEES, DIKES, DAMS, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES. CITY OF FLAGSTAFF IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA FOR DRAINAGE AND FLOOD CONTROL PURPOSES.

DRAINAGE MAINTENANCE EASEMENT (DME), FOR CITY ACCESS TO MAINTAIN PRIVATE DRAINAGE WAYS AND DRAINAGE FEATURES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF NATURAL AND MAN-MADE CHANNELS, WASHES, WATERCOURSES, RETENTION AND DETENTION BASINS, STORAGE BASINS, STORM DRAINS, MONITORING DEVICES, IN THE EVENT GRANTOR HAS FAILED TO PROPERLY MAINTAIN PRIVATE DRAINAGE WAYS IN ACCORDANCE WITH THE FLAGSTAFF CITY CODE.

SLOPE EASEMENT (SE) FOR SLOPE AND NATURAL DRAINAGE OF WATER PURPOSES ADJACENT TO ROADS, SIDEWALKS, TRAILS, AND OTHER SURFACE IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF MAN-MADE AND NATURAL SLOPES, SOIL NAILS, GABIONS, RETAINING WALLS, EROSION CONTROL IMPROVEMENTS, AND VEGETATION. GRANTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE SLOPE, IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE. THE SLOPE EASEMENTS ARE AUTOMATICALLY ABANDONED ON A LOT OR PARCEL WHEN THE CITY OF FLAGSTAFF ISSUES CERTIFICATE OF OCCUPANCY FOR THE LOT OR PARCEL.

VEHICULAR NON-ACCESS EASEMENT (VNAE) FOR TRAFFIC CONTROL PURPOSES. VEHICLE ACCESS AND DRIVEWAYS ARE PROHIBITED IN THE EASEMENT AREA.

THE OWNER HEREBY DEDICATES TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY, UNS GAS: ASSIGNS ALL AREAS ON THIS PLAT MARKED P.U.E. OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

EASEMENTS AND GENERAL CONDITIONS

GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT, AND SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

- 1. GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT.
2. GRANTOR SHALL MAINTAIN EASEMENT AREAS FREE AND CLEAR OF VEGETATION OR OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, PER THE FLAGSTAFF CITY CODE AS AMENDED; AND
3. GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT;
4. IN THE EVENT THE CITY OF FLAGSTAFF HAS NOTIFIED GRANTOR AND PROVIDED REASONABLE OPPORTUNITY TO MAINTAIN THE SLOPE, VEGETATION AND/OR REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, CITY OF FLAGSTAFF MAY ISSUE AN ASSESSMENT AGAINST GRANTOR TO RECOVER THE CITY'S ACTUAL, REASONABLE MAINTENANCE COSTS AND RECORD IT AS A LIEN AGAINST GRANTOR'S PROPERTY UNTIL THE ASSESSMENT AND ANY STATUTORY INTEREST IS PAID;
5. GRANTEE SHALL HAVE A LIMITED, TEMPORARY RIGHT OF ACCESS ACROSS GRANTOR'S ADJACENT PROPERTY FOR EASEMENT PURPOSES IF ACCESS CANNOT BE REASONABLY ACHIEVED BY OTHER MEANS.

BINDING EFFECT. THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IMPROVEMENTS. GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF ALL IMPROVEMENTS INSTALLED OR CONSTRUCTED BY GRANTOR FOR CITY PUBLIC RIGHTS-OF-WAY AND CITY UTILITIES WITHIN THE EASEMENT AREAS, AND SUCH DEDICATION SHALL BE EFFECTIVE WHEN FORMALLY ACCEPTED BY THE CITY ENGINEER (THE "ACCEPTANCE DATE").

INTERIM LIABILITY

CAPSTONE HOMES, LLC., ["GRANTOR" OR "OWNER"], DOES HEREBY RELEASE AND DISCHARGE THE CITY OF FLAGSTAFF, AND INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF FLAGSTAFF, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY AS DEPICTED ON THIS PLAT UNTIL THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND FORMALLY ACCEPTED BY THE CITY ENGINEER ("ACCEPTANCE DATE"). GRANTOR SHALL MAINTAIN THE NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY UNTIL THE ACCEPTANCE DATE.

NOW, THEREFORE, IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 202__.

BY: CAPSTONE HOMES, LLC.

BY: CLINTON WHITING
PRESIDENT

STATE OF ARIZONA
COUNTY OF COCONINO

ON THIS ____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED BY SELF TO THE REPRESENT CAPSTONE HOMES, LLC., AND THAT HE/SHE AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

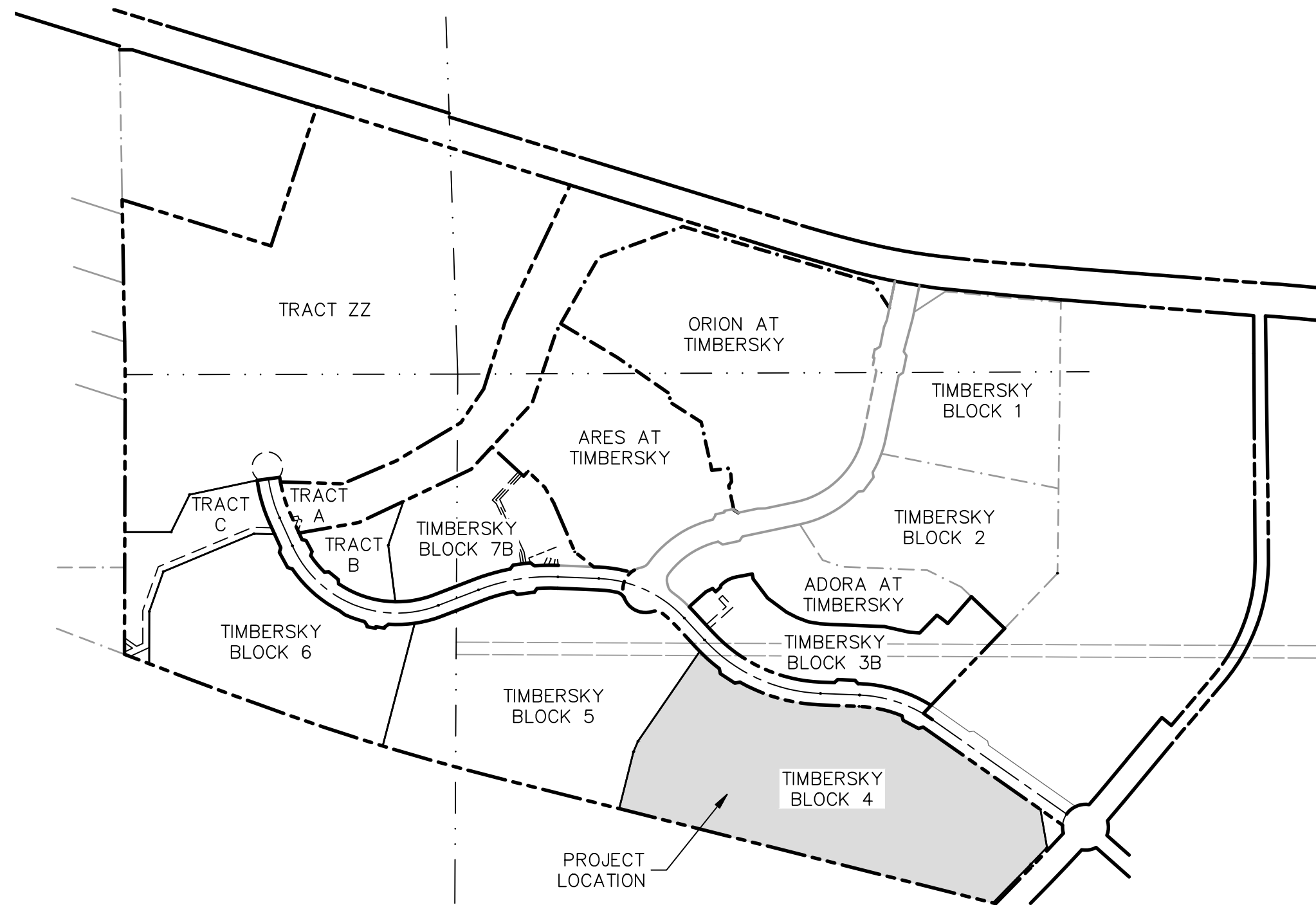
IN WITNESS WHEREOF: I HEREUNTO FORTH MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES

PRELIMINARY PLAT
FOR
SIRIUS AT TIMBER SKY - BLOCK 4
FLAGSTAFF, ARIZONA

LOTS 1 THROUGH 63 OF TIMBER SKY BLOCK 4 AND TRACTS 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', AND 'L'

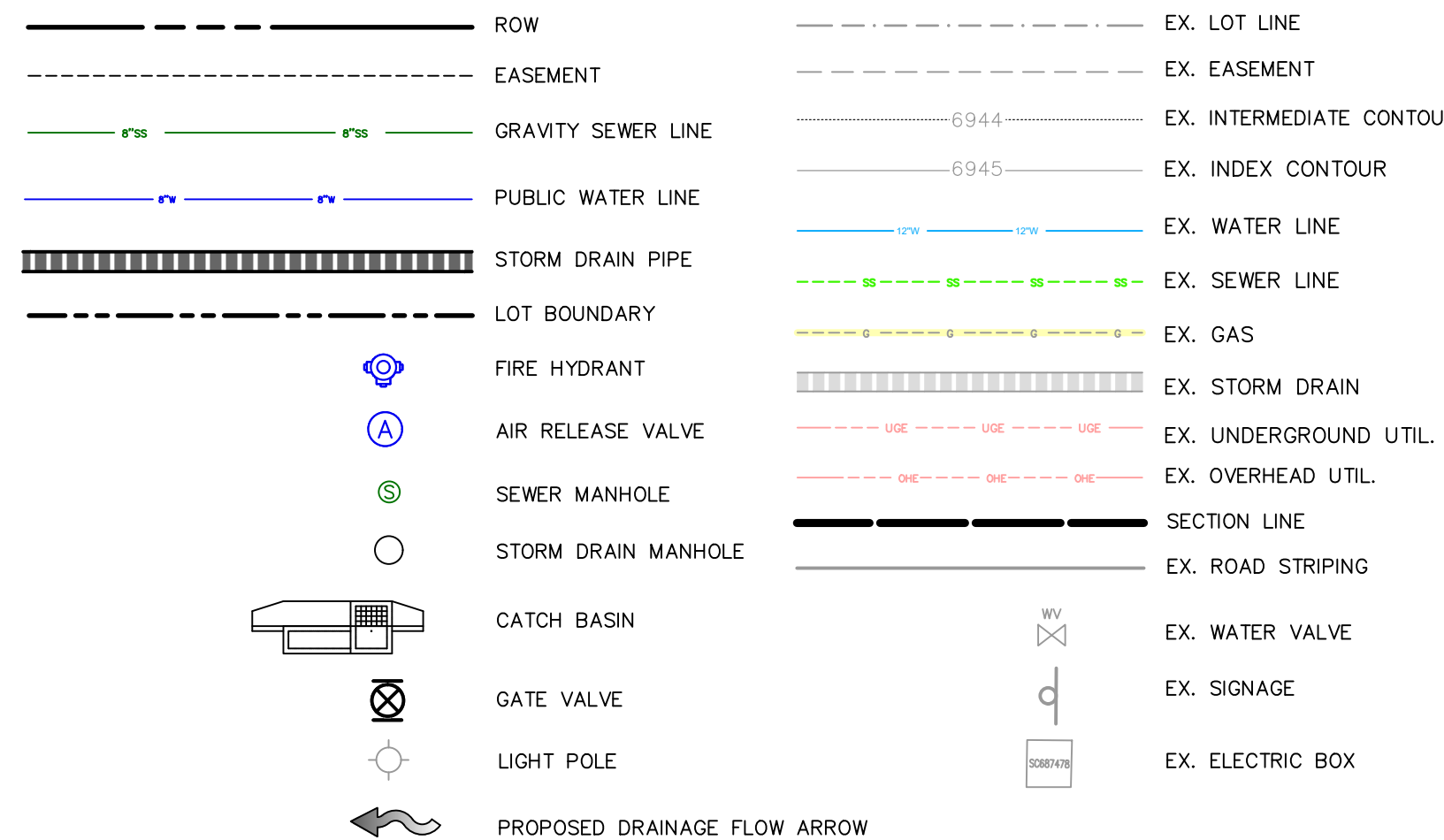
LOCATED IN SECTION 10, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT BASE AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP
N.T.S.

Table with 3 columns: NAME, NUMBER, TITLE. Lists sheets PP01 through PP07 and L-101.

LEGEND



PROPERTY INFORMATION:

APN# 112-01-707
BLOCK 4

AREA GROSS = 21.82 AC
AREA NET = 17.7 AC
DENSITY GROSS = 2.89 DU/AC
DENSITY NET = 3.56 DU/AC

ZONING: SINGLE-FAMILY DENSITY RESIDENTIAL (R1)

OPEN SPACE SUMMARY

OPEN SPACE FOR TIMBER SKY HAS BEEN ACCOUNTED FOR IN THE OVERALL ROCK OUTCROPPING PRESERVATIONS, COMMUNITY CENTER AND OPEN SPACE WITHIN COLLECTOR ROADWAY MEDIANS AND PARKWAYS. ADDITIONAL OPEN SPACE IS BEING PROVIDED WITHIN THIS SITE.

GROSS SITE AREA = 21.82 AC
15% OPEN SPACE = 3.27 AC
OPEN SPACE PROVIDED WITHIN PARCEL 4 = 3.84 AC

STORMWATER AND IMPERVIOUS SUMMARY

IMPERVIOUS AREA REQUIRED:
63 LOTS @ 35% COVERAGE = 5.12 AC IMPERVIOUS
ROW 4.20 AC @ 79% IMPERVIOUS = 3.32 AC IMPERVIOUS

PROVIDED VOLUME IN BLOCK 4 LID BASIN:
VOLUME PROVIDED = 0.44 AF / 19,200 CF (PROVIDED IN LID BASIN 4)

PRELIMINARY EARTHWORK SUMMARY

CUT: 6.200 CY
FILL: 4.500 CY

PROPERTY OWNER/DEVELOPER:

CAPSTONE HOMES
CONTACT: JOHN SUTHERLAND
3605 S. FLAGSTAFF RANCH RD.
FLAGSTAFF, AZ 86005
(928) 774-3826

CIVIL ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN, PE #58405
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 774-0354

SURVEYOR:

SHEPHARD-WESNITZER, INC.
AARON BORLING, RLS #48756
110 W. DALE AVE.
FLAGSTAFF, AZ 86001
(928) 774-0354

LEGAL DESCRIPTIONS

TIMBER SKY BLOCK 4, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER; SECTION 19, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA. FORMERLY A PORTION ASSESSOR'S PARCEL NUMBER 112-01-165 112-01-166 (TRACT 'ZZ') ACCORDING TO INSTRUMENT NUMBER 3810031, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

RESOURCE PRESERVATIONS

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. REFER TO THE NATURAL RESOURCE PROTECTION PLAN WITHIN THE CIVIL CONSTRUCTION PLANS BY SWI.

FLOOD ZONE CLASSIFICATION

THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM'S 04005C-6804G AND 04005C-6812G. THE PROJECT AREA HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THEREFORE, NO BUILDING WILL OCCUR IN A FLOODPLAIN.

UTILITY COMPANY CONTACTS

APS
CONTACT: CHAD BROOKS
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
CHAD.BROOKS@APS.COM
PHONE: (928) 773-6440

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

LUMEN
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@LUMEN.COM
PHONE: (928) 779-4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

UTILITY CONFLICT

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION.

THERE ARE NO APPARENT UTILITY CONFLICTS WITH APS, UNISOURCE, CENTURYLINK, AND ALTICE USA; HOWEVER, THEY DO HAVE EXISTING FACILITIES IN THE AREA THAT WILL NEED TO BE PROTECTED AND/OR RELOCATED.

CERTIFICATE OF LAND SURVEYOR

THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN, AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AS DESCRIBED.

Aaron D. Borling, RLS 48756

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE
CHAD BROOKS BY LETTER DATED 3/16/2022
BY: DATE:

UNISOURCE ENERGY SERVICES
MARTIN CONBOY BY LETTER DATED 3/15/2022
BY: DATE:

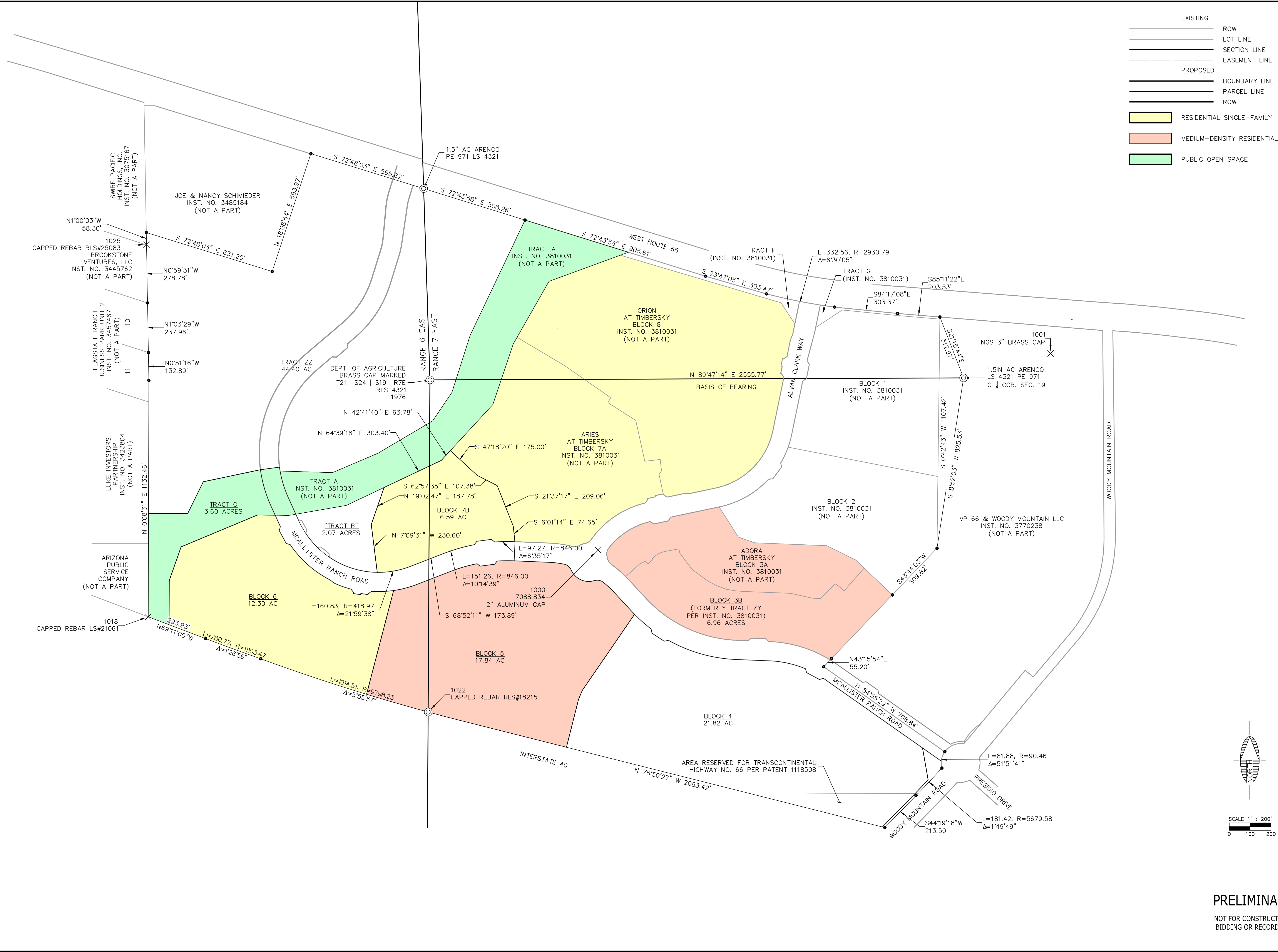
LUMEN
KEVIN S. WAGNER ON BEHALF OF MANUEL HERNANDEZ
BY LETTER DATED 4/4/2022
BY: DATE:

ALTICE USA
SANFORD YAZZIE BY LETTER DATED 3/15/2022
BY: DATE:

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

Vertical sidebar containing: FLAGSTAFF ARIZONA, COVER SHEET, JOB NO. 21264, DATE: MAY 22, SCALE: AS SHOWN, DRAWN: ELK, DESIGN: ELK, SVI, CHECKED: SVI, SCI, 110 W. Dale Avenue, Flagstaff, AZ 86001, 928.773.0354, 928.774.8934 fax, www.swi.coz.com, SWI Shephard Wesnitzer, Inc., REVISIONS table, ARIZONA811 Arizona Blue Stakes, Inc., DRAWING NO. PP01, SHT NO. 1 OF 7.



EXISTING

- ROW
- LOT LINE
- SECTION LINE
- EASEMENT LINE

PROPOSED

- BOUNDARY LINE
- PARCEL LINE
- ROW

RESIDENTIAL SINGLE-FAMILY

MEDIUM-DENSITY RESIDENTIAL

PUBLIC OPEN SPACE

FLAGSTAFF ARIZONA
TIMBER SKY BLOCK 4

JOB NO.	21264
DATE	MAY 22
SCALE	AS SHOWN
DRAWN	BH, ELK
DESIGN	BH, SVJ
CHECKED	SCI

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8934
928.774.8934 fax
www.swi.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc. (928-653-8111)
808 8-1-1 or 1-800-514-1111 (928-653-8111)

DRAWING NO. **PP02**

SHT NO. 2 OF 7

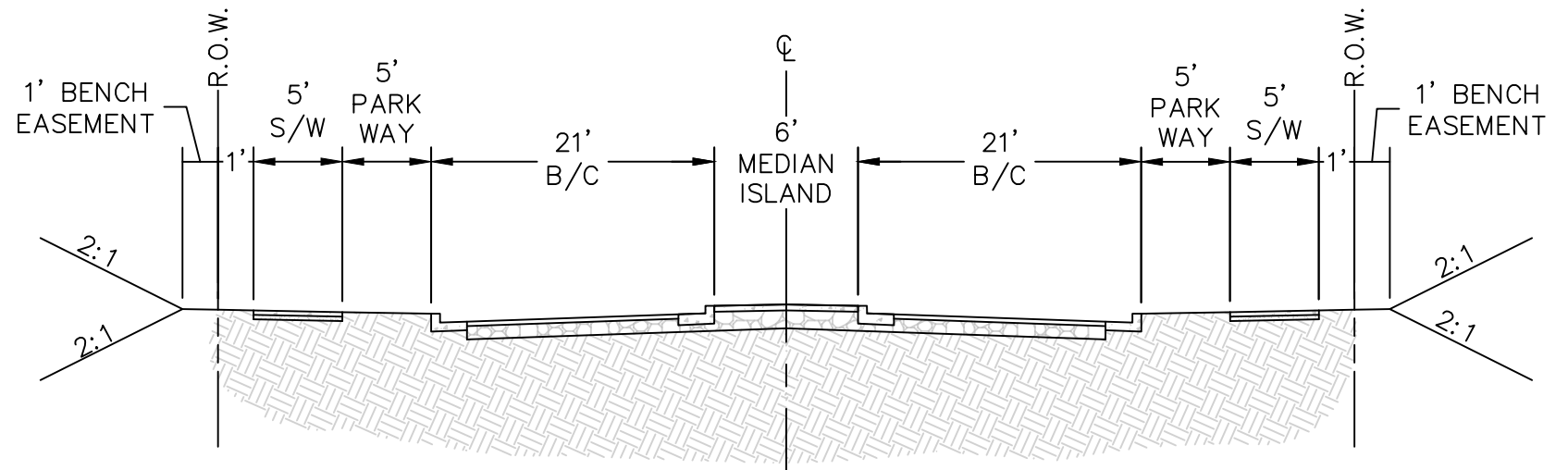
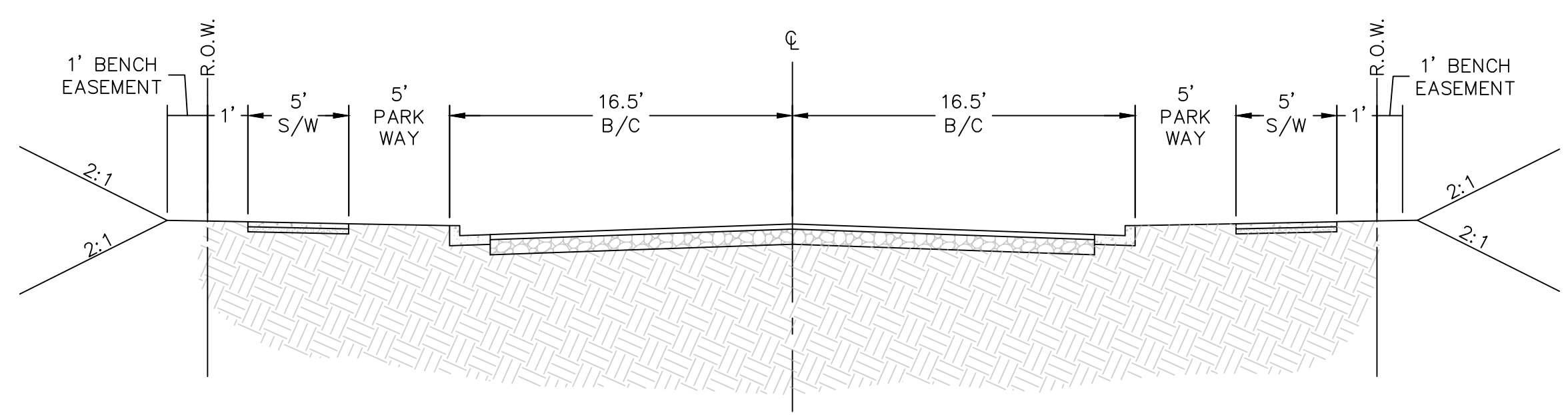
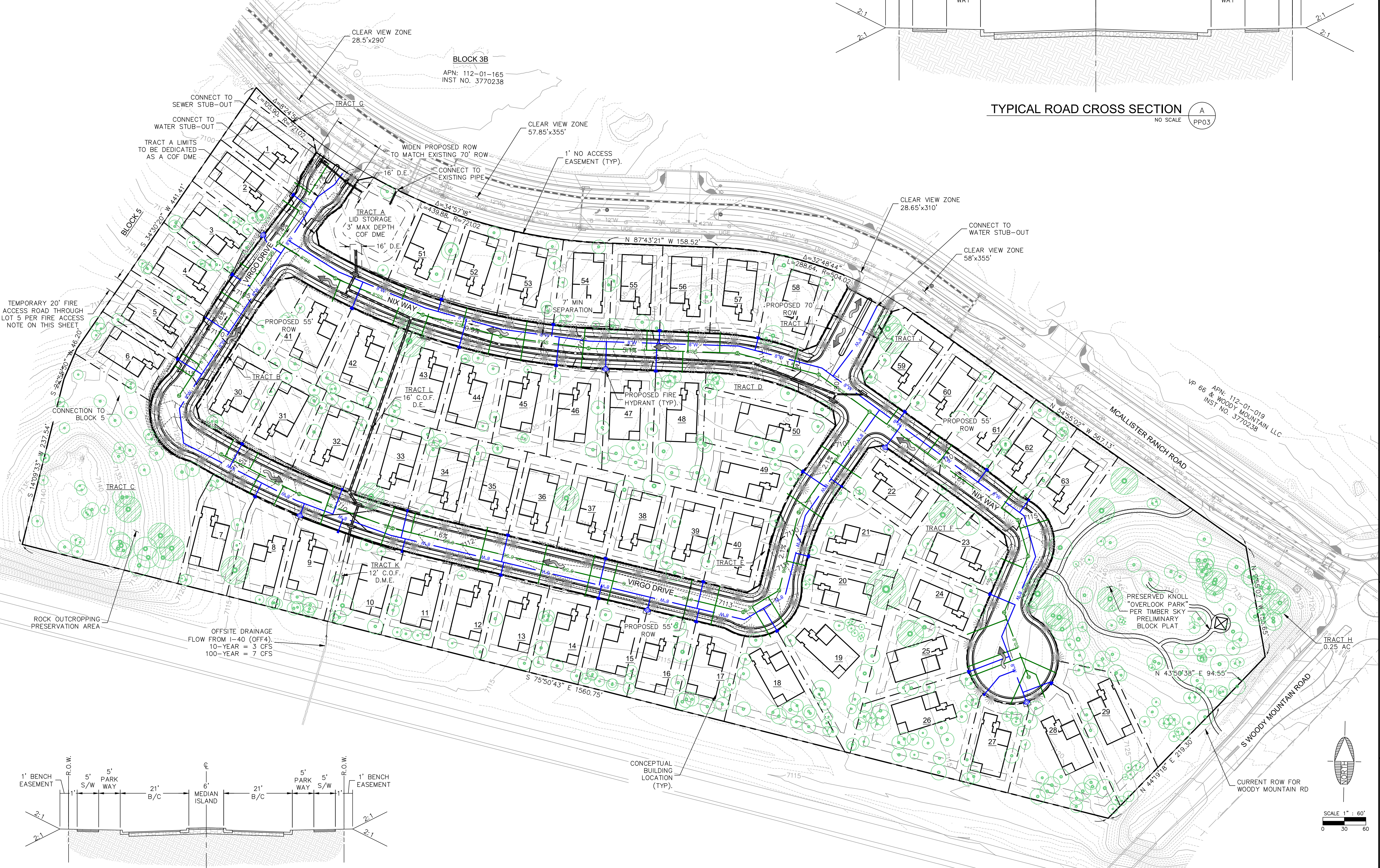
SCALE 1" = 200'

0 100 200

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

PLOTTED: May 19, 2022 - 9:11am

NOTE
1. BUILDING LOCATIONS SHOWN ON THIS PLAT ARE CONCEPTUAL ONLY, AND MAY BE MODIFIED FOR INDIVIDUAL LOT BUILDING PERMITTING



OFFSITE DRAINAGE
FLOW FROM I-40 (OFF4),
10-YEAR = 3 CFS
100-YEAR = 7 CFS

APN: 112-01-019
VP 66 & WOODY MOUNTAIN LLC
INST NO. 3770238

FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 4

CIVIL DESIGN

JOB NO: 21264
DATE: MAY 22
SCALE: AS SHOWN
DRAWN: ELK
DESIGN: ELK/SJV
CHECKED: SCI

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.coz.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

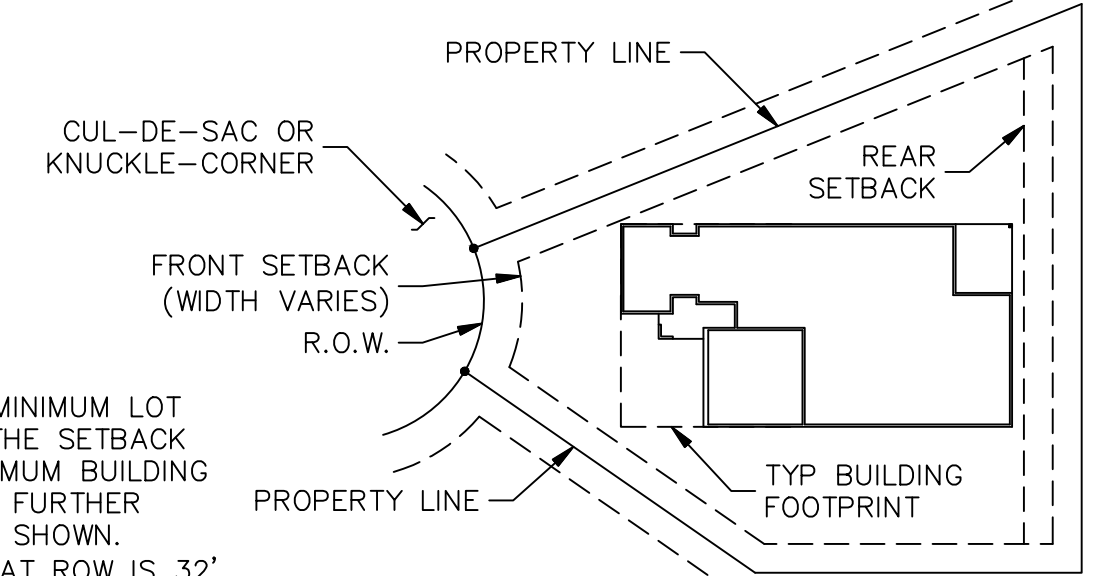
Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
808-841-1180 or 1-800-514-1111 (AZ-5148)

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

DRAWING NO. **PP03**

SHT NO. 3 OF 7

FILE: P:\2021\21264\DRAWINGS\PLATS\PRELIMINARY\CIVIL DESIGN-21264.DWG EKESER



NOTE: IN LOTS WHERE MINIMUM LOT WIDTH IS NOT MET AT THE SETBACK LINE, THE TYPICAL MAXIMUM BUILDING FOOTPRINT IS PROVIDED FURTHER BACK INTO THE LOT AS SHOWN. MINIMUM WIDTH SHOWN AT ROW IS 32'

TYPICAL CUL-DE-SAC & KNUCKLE LOT DETAIL
NO SCALE
1
PP04

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C200	105.90	721.02	8°24'56"
C201	14.07	200.00	4°01'55"
C202	75.66	721.00	6°00'46"
C203	107.22	841.00	7°18'16"
C204	21.77	250.00	4°59'18"
C205	24.16	277.50	4°59'18"
C206	24.16	277.50	4°59'18"
C207	41.67	68.00	35°06'36"
C208	70.02	896.00	4°28'39"
C209	42.53	1016.00	2°23'55"
C210	79.40	1016.00	4°28'39"
C211	70.02	896.00	4°28'39"
C212	79.40	1016.00	4°28'39"
C213	68.99	1016.00	3°53'27"
C214	70.01	1016.00	3°56'54"

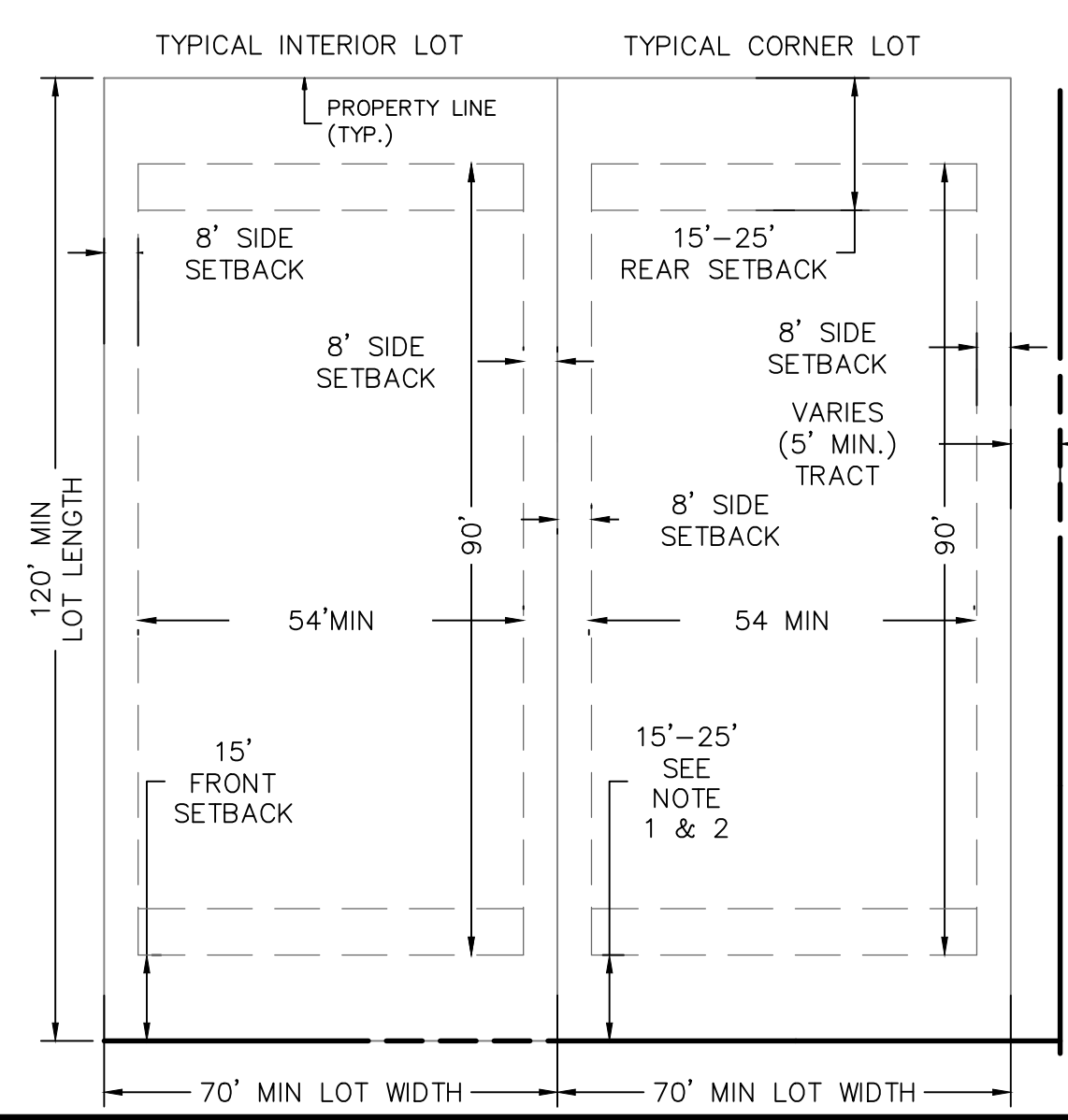
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C215	67.73	1136.00	3°24'59"
C216	13.19	50.00	15°06'41"
C217	29.60	1191.00	1°25'25"
C218	77.14	1136.00	3°53'27"
C219	66.31	1191.00	3°11'24"
C220	67.85	1191.00	3°15'51"
C221	77.14	1136.00	3°53'27"
C222	68.99	1016.00	3°53'27"
C223	17.89	1136.00	0°54'08"
C224	68.53	1191.00	3°17'48"
C225	12.04	1191.00	0°34'45"
C226	72.09	1191.00	3°28'05"
C227	77.14	1136.00	3°53'27"
C228	68.99	1016.00	3°53'27"
C229	78.09	1016.00	4°24'13"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C230	68.86	896.00	4°24'13"
C231	20.00	896.00	1°16'44"
C232	80.02	841.00	5°27'05"
C233	68.60	721.00	5°27'05"
C234	68.60	721.00	5°27'05"
C235	80.02	841.00	5°27'05"
C236	80.02	841.00	5°27'05"
C237	68.60	721.00	5°27'05"
C238	68.86	896.00	4°24'13"
C239	42.69	1136.00	2°09'11"
C240	68.86	896.00	4°24'13"
C241	35.00	1191.00	1°41'02"
C242	38.18	1016.00	2°09'11"
C243	29.09	1016.00	1°38'25"
C244	62.21	896.00	3°58'40"

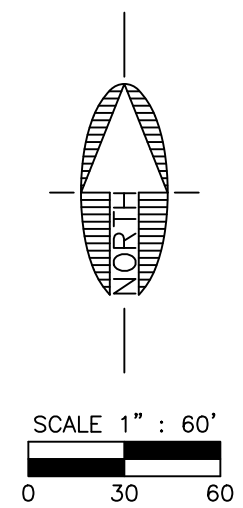
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C245	68.71	841.00	4°40'52"
C246	58.91	721.00	4°40'52"
C247	59.14	384.00	8°49'29"
C248	77.63	504.00	8°49'29"
C249	88.53	504.00	10°03'53"
C250	63.70	384.00	9°30'16"
C251	12.04	504.00	1°22'07"
C252	160.51	356.50	25°47'49"
C253	175.64	329.00	30°35'16"
C254	5.39	327.50	0°56'37"
C255	64.48	327.50	11°16'52"
C256	43.66	356.50	7°00'58"
C257	13.00	504.00	1°28'38"
C258	49.80	327.50	8°42'46"
C259	109.63	300.00	20°56'15"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C260	64.66	41.50	89°16'09"
C261	104.29	68.00	87°52'15"
C262	13.85	50.00	15°52'27"
C263	22.73	68.00	19°08'54"
C264	46.79	68.00	39°25'29"
C265	46.79	68.00	39°25'29"
C266	27.32	68.00	23°01'12"
C267	13.85	50.00	15°52'27"
C268	99.58	272.50	20°56'15"
C269	32.78	1255.00	1°29'48"
C270	53.92	1255.00	2°27'42"
C271	13.22	50.00	15°08'58"
C272	3.03	68.00	2°33'21"
C273	105.20	1200.00	5°01'23"
C274	112.40	1227.50	5°14'48"
C275	52.65	41.50	72°41'42"
C276	58.87	68.00	49°35'56"
C277	62.73	68.00	52°51'08"
C278	95.20	119.33	45°42'26"
C279	13.85	50.00	15°52'27"
C280	26.17	18.00	83°18'22"
C281	44.43	63.50	40°05'22"
C282	70.40	63.50	63°31'14"
C283	32.69	63.50	29°29'56"
C284	43.95	63.50	39°39'27"
C285	63.69	63.50	57°27'54"
C286	36.66	63.50	33°04'29"
C287	20.79	896.00	1°19'46"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L100	17.64	N 34°30'20" E
L101	20.81	N 11°43'14" W
L102	70.00	N 56°43'14" W
L103	20.81	S 78°16'46" W
L104	5.56	S 11°43'14" E
L105	24.80	S 16°42'22" W
L106	4.88	S 37°18'41" W
L107	50.00	S 33°16'46" W
L108	22.67	S 54°06'33" W
L109	25.76	S 37°18'41" W
L110	20.04	S 10°46'49" E
L111	22.26	N 79°24'36" E
L112	21.14	S 12°51'58" E
L113	15.32	S 32°19'23" W
L114	22.36	N 69°54'00" E
L115	19.30	N 16°55'33" W
L116	70.00	N 61°55'33" W
L117	22.35	S 13°46'27" E
L118	19.30	S 73°04'27" W
L119	21.04	N 10°23'00" W
L120	25.10	S 54°54'34" E
L121	21.21	S 80°05'26" W
L122	22.15	S 55°51'11" E
L123	47.53	N 13°25'20" E
L124	70.00	N 35°05'26" E
L125	24.18	N 13°14'54" W
L126	23.20	S 76°03'14" W
L127	32.37	N 22°27'36" E
L128	79.65	S 77°44'19" E
L129	28.93	S 57°15'17" E
L130	11.31	N 17°35'49" W
L131	7.10	S 39°52'04" W
L132	21.35	N 58°47'15" E
L134	12.00	N 75°50'26" W
L135	13.48	S 22°27'00" W
L136	25.55	S 25°42'51" W
L137	41.48	S 28°54'14" W
L138	46.20	S 22°55'50" W



- NOTES:
- FRONT SETBACK: 15' TO LIVABLE, FRONT PORCH, OR SIDE ENTRY GARAGE
 - FRONT SETBACK: 25' TO FRONT ENTRY GARAGE
 - SIDE SETBACK: 8'
 - REAR SETBACK: 15' TO 25'. 15' REAR SETBACK IS ALLOWED PROVIDED THAT ANY PORTION OF THE STRUCTURE LESS THAN 25' FROM THE REAR PROPERTY LINE DOES NOT EXCEED 50% OF THE LOT WIDTH.
 - MAXIMUM ALLOWABLE LOT COVERAGE IS 35%
 - MAXIMUM BUILDING ENVELOPE: 59' - 64' x 90' (ACTUAL DIMENSIONS VARY PER LOT)
 - CORNER SIDE SETBACK FOR INTERIOR LOT: 8'



FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 4

PRELIMINARY PLAT

JOB NO: 21264
DATE: MAY 22
SCALE: AS SHOWN
DRAWN: ELK
DESIGN: ELK/SJV
CHECKED: SGI

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.com

SWI
Shephard Westnetzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

ARIZONA 801
Arizona Blue Stakes, Inc.
808 84-11 or 1-800-514-1111 (Toll-Free)

DRAWING NO. PP04

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

SHT NO. 4 OF 7

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.81	N 11°43'14" W
L2	70.00	N 56°43'14" W
L3	20.81	S 78°16'46" W
L4	50.00	S 33°16'46" W
L5	46.20	S 22°55'50" W
L6	56.63	N 14°09'11" E
L7	19.30	N 16°55'33" W
L8	70.00	N 61°55'33" W
L9	19.30	S 73°04'27" W
L10	90.24	S 52°41'19" E
L11	37.24	S 33°16'46" W
L12	18.01	S 16°42'22" W
L13	96.55	N 52°41'19" W
L15	54.06	N 34°30'20" E
L16	75.65	S 52°41'19" E
L17	9.00	N 37°18'41" E
L18	8.81	S 52°41'19" E
L19	11.56	N 37°18'41" E
L20	10.86	S 52°41'19" E
L21	33.44	N 37°18'41" E
L22	97.97	N 52°41'19" W
L23	54.06	S 34°30'20" W
L24	42.70	S 52°41'19" E
L25	9.19	S 37°18'41" W
L26	29.62	S 52°41'19" E
L27	4.78	N 37°18'41" E
L28	21.83	S 52°41'19" E
L29	47.78	S 37°18'41" W
L30	84.12	N 52°41'19" W
L31	8.66	N 37°15'20" E
L32	7.91	N 54°57'23" W
L33	43.89	N 34°32'11" E
L34	7.79	N 57°58'13" W
L35	50.67	N 34°30'20" E
L36	56.50	S 52°41'19" E
L37	11.21	S 37°18'41" W
L38	35.10	S 57°40'37" E
L39	10.93	S 33°23'36" W
L40	32.08	S 32°19'22" W
L41	84.17	N 57°40'32" W
L42	8.49	N 31°06'44" E
L43	53.05	N 34°30'20" E
L44	79.24	S 57°40'37" E
L45	12.42	S 32°19'23" W
L46	13.99	S 57°40'37" E
L47	40.58	S 32°19'23" W
L48	95.25	N 57°40'37" W
L49	83.53	S 6°42'30" W
L50	7.32	N 32°19'23" E
L51	93.60	N 57°40'37" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L52	50.91	S 32°19'23" W
L53	89.88	S 57°40'37" E
L54	54.00	S 75°50'27" E
L55	11.00	N 14°09'33" E
L56	5.04	N 75°50'27" W
L57	23.00	N 14°09'33" E
L58	3.84	S 75°50'27" E
L59	43.81	N 14°09'33" E
L60	7.16	N 75°50'27" W
L61	14.02	N 14°09'33" E
L62	8.37	S 75°50'27" E
L63	13.98	N 14°09'33" E
L64	11.39	N 25°42'51" E
L65	13.96	S 86°32'51" E
L66	5.64	S 28°54'14" W
L67	3.04	N 61°05'46" W
L68	19.85	S 28°54'14" W
L69	103.96	S 14°09'33" W
L70	104.69	N 14°09'34" E
L71	6.82	S 3°27'09" W
L72	9.77	S 25°42'46" W
L73	67.02	S 14°09'34" W
L74	10.23	S 75°50'26" E
L75	37.20	S 14°09'34" W
L76	43.77	S 75°50'26" E
L77	54.00	S 75°50'27" E
L78	81.02	N 14°09'33" E
L80	87.27	S 14°09'33" W
L81	88.25	S 15°06'22" W
L82	43.00	N 74°53'38" W
L83	19.94	N 15°06'22" E
L84	11.63	N 74°53'38" W
L85	69.98	N 14°09'28" E
L86	85.31	S 13°25'20" W
L87	49.80	N 76°34'40" W
L88	37.29	N 15°04'39" E
L89	6.67	N 74°55'21" W
L90	48.17	N 15°04'39" E
L91	90.00	N 21°4'28" E
L92	13.95	S 76°34'40" E
L93	3.48	N 13°25'20" E
L94	40.06	S 76°34'40" E
L95	88.98	S 13°25'20" W
L96	54.00	N 75°50'27" W
L97	84.80	N 13°24'59" E
L99	54.00	S 76°34'40" E
L100	90.12	S 13°23'51" W
L101	54.00	N 75°50'27" W
L102	34.72	N 13°21'29" E
L103	6.83	S 76°38'31" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L104	15.97	N 13°21'29" E
L105	6.81	N 76°38'31" W
L106	38.74	N 13°21'29" E
L107	26.51	S 75°50'27" W
L108	10.12	S 14°09'33" W
L109	19.32	S 75°50'27" E
L110	94.05	N 13°25'20" E
L111	54.00	N 76°34'40" W
L112	19.30	S 13°25'20" W
L113	7.76	S 77°03'35" E
L114	64.11	S 12°56'25" W
L119	91.46	S 13°25'20" W
L120	37.07	N 76°34'40" W
L121	6.99	N 13°25'20" E
L122	16.93	N 76°34'40" W
L123	71.83	N 13°25'20" E
L124	13.91	S 76°34'40" E
L125	12.64	N 13°25'20" E
L126	40.09	S 76°34'40" E
L127	43.00	S 76°34'40" E
L128	31.70	S 13°25'20" W
L129	6.18	S 76°34'40" E
L130	53.41	S 13°25'20" W
L131	49.18	N 75°50'27" W
L132	84.48	N 13°25'20" E
L137	84.47	S 13°25'20" W
L138	47.60	S 75°46'44" E
L139	80.74	N 13°26'19" E
L142	25.84	N 76°34'40" W
L143	6.42	S 13°25'20" W
L144	12.62	S 29°07'56" E
L145	1.51	S 60°52'04" W
L146	78.74	S 29°07'56" E
L147	45.00	N 60°52'04" E
L148	82.00	N 29°13'37" W
L150	91.53	S 62°29'45" E
L151	76.28	S 14°56'11" W
L152	54.05	N 61°48'27" W
L153	72.05	N 29°16'36" W
L155	79.65	S 75°50'49" E
L156	23.29	S 14°09'11" W
L157	4.45	S 75°50'49" E
L158	7.38	S 14°09'11" W
L159	9.86	S 75°50'49" E
L160	23.33	S 14°09'11" W
L164	21.26	N 14°09'11" E
L165	94.87	S 75°50'49" E
L166	47.25	N 22°27'36" E
L167	23.32	N 65°33'29" W
L168	10.22	N 24°26'31" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L169	67.90	N 54°54'34" W
L171	8.87	S 72°30'11" E
L172	8.63	S 17°29'49" W
L173	9.82	N 72°30'11" W
L175	90.00	S 54°54'34" E
L176	54.00	S 35°05'26" W
L177	71.32	N 54°54'34" W
L178	5.92	N 35°05'26" E
L179	18.12	N 55°04'12" W
L180	48.13	N 34°25'44" E
L181	57.17	N 23°01'55" E
L182	18.93	N 51°52'11" W
L183	66.92	N 75°14'19" W
L184	24.52	S 35°06'22" W
L185	4.55	S 57°32'50" E
L186	27.74	S 23°01'55" W
L187	85.14	S 66°57'36" E
L188	32.14	N 14°09'11" E
L189	22.24	N 22°27'36" E
L190	83.15	S 66°58'05" E
L191	5.41	S 23°01'55" W
L192	19.25	S 66°58'05" E
L193	48.59	S 23°01'55" W
L194	97.22	N 66°58'05" W
L195	23.82	N 66°58'05" W
L196	82.38	S 72°56'33" W
L197	55.01	S 14°09'11" W
L198	116.50	N 72°56'33" E
L199	13.87	S 30°23'37" E
L200	33.22	S 20°29'07" W
L201	3.48	S 72°56'33" W
L202	4.52	S 17°03'27" E
L203	90.66	S 72°56'33" W
L204	44.37	N 17°03'27" W
L205	111.18	N 72°56'33" E
L206	43.40	S 75°50'27" E
L207	76.62	N 14°09'33" E
L208	3.76	N 25°07'21" W
L209	14.95	N 75°50'27" W
L210	7.72	N 14°09'33" E
L212	89.46	S 14°09'33" W
L213	92.37	S 24°54'41" E
L214	43.00	S 65°05'19" W
L215	87.86	N 24°54'41" W
L216	9.35	N 65°05'19" E
L217	6.81	N 24°54'41" W
L219	12.02	S 57°15'17" E
L220	54.00	N 65°05'19" E
L221	118.05	S 24°55'54" E
L222	54.13	S 61°48'12" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L223	58.41	N 24°54'41" W
L224	10.12	N 65°05'19" E
L225	36.97	N 25°17'35" W
L226	9.87	S 65°05'19" W
L227	25.78	N 24°54'41" W
L228	34.71	N 28°09'45" E
L229	6.52	N 61°50'59" W
L230	11.86	N 28°09'01" E
L231	6.52	S 61°50'59" E
L232	39.89	N 28°09'01" E
L234	81.21	S 32°05'55" W
L235	7.48	S 12°51'58" E
L236	55.71	S 60°05'38" E
L237	78.67	N 24°14'56" E
L238	9.54	N 66°37'45" W
L239	11.50	N 27°45'16" E
L240	45.17	N 64°08'12" W
L241	89.43	S 28°09'22" W
L242	72.66	N 20°21'13" E
L243	5.60	N 69°43'02" W
L244	16.74	N 22°40'39" E
L245	35.69	S 24°17'52" W
L246	6.17	S 65°42'25" E
L247	17.25	S 24°15'34" W
L248	7.80	N 65°44'26" W
L249	36.40	S 24°15'34" W
L250	90.00	S 15°34'31" W
L251	33.26	N 73°09'57" W
L252	4.83	N 16°50'03" E
L253	26.66	N 73°09'57" W
L254	85.89	N 19°27'58" E
L255	90.00	N 13°25'20" E
L256	36.61	N 76°26'33" W
L257	6.21	S 13°13'37" W
L258	6.46	N 76°46'23" W
L259	14.64	S 13°13'37" W
L260	11.79	N 74°58'07" W
L261	69.08	S 15°34'31" W
L263	90.00	N 13°25'20" E
L264	50.26	N 76°34'40" W
L265	90.00	S 13°25'20" W
L266	50.26	S 76°34'40" E
L267	54.00	S 76°34'40" E
L268	41.95	N 13°25'20" E
L269	8.72	N 76°33'09" W
L270	48.05	N 13°26'51" E
L271	45.30	N 76°34'40" W
L272	90.00	S 13°25'20" W
L273	54.00	S 76°34'40" E
L274	90.00	S 13°25'20" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L275	54.00	N 76°34'40" W
L276	45.87	N 13°25'20" E
L277	3.32	S 76°34'40" E
L278	18.11	N 13°25'20" E
L279	3.32	N 76°34'40" W
L280	26.02	N 13°25'20" E
L281	44.91	S 76°34'40" E
L282	16.84	N 13°25'20" E
L283	6.08	S 76°34'40" E
L284	8.70	N 13°25'20" E
L285	3.01	S 76°34'40" E
L286	61.73	N 13°25'20" E
L287	48.01	N 76°21'33" W
L288	12.22	S 13°25'20" W
L289	5.99	N 76°34'40" W
L290	75.24	S 13°25'20" W
L291	85.16	S 13°25'20" W
L292	15.09	S 77°11'36" E
L293	5.00	S 13°25'20" W
L294	28.25	S 76°34'40" E
L295	90.00	N 13°25'20" E
L296	43.34	N 76°34'40" W
L297	90.00	S 13°25'20" W
L298	51.47	S 76°34'40" E
L299	90.00	N 13°25'20" E
L300	51.47	N 76°34'40" W
L301	13.45	S 1°27'27" E
L302	41.00	S 13°25'20" W
L303	92.36	S 76°34'40" E
L305	26.77	N 78°09'57" W
L306	5.61	N 13°25'20" E
L307	81.63	N 76°34'40" W
L308	60.13	S 21°6'39" W
L309	50.44	S 76°34'40" E
L310	15.96	N 13°25'20" E
L311	60.91	S 76°34'40" E
L312	1.04	N 13°25'20" E
L313	16.94	S 76°34'40" E
L314	27.04	N 35°05'26" E
L315	9.00	N 53°31'05" W
L316	13.37	N 11°09'19" E
L317	141.09	N 76°34'56" W
L318	74.53	S 21°6'39" W
L319	1.76	N 87°43'21" W
L320	29.68	S 21°6'39" W
L321	19.93	S 17°09'30" W
L322	30.65	N 76°20'39" W
L323	30.05	N 21°6'39" E
L324	17.08	N 87°43'21" W
L325	79.65	N 21°6'39" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L326	18.83	S 87°43'21" E
L327		

TIMBERSKY PHASE 1-RESOURCE PROTECTION PLAN									
BLOCK/TRACT	LAND USE	EXISTING TREE POINTS	EXEMPTED TREE POINTS**	REQUIRED PRESERVATION*	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	TREE POINTS REMOVED	PERCENT PRESERVED	NOTES
1	HDR	0	0	47.5%	0	0	0	N/A	NO TREES
2	HDR	159	0	47.5%	76	159	0	100.0%	NOT DEVELOPED YET
3A	MDR	28	0	47.5%	13	12	16	42.9%	FINAL VERIFICATION PENDING
7A	SFR	2184	0	47.5%	1037	1188	996	54.4%	FINAL VERIFICATION PENDING
8	SFR	4347	0	47.5%	2065	1806	2541	41.5%	FINAL VERIFICATION PENDING
TRACT A	PUBLIC LANDS	1914	354	30.0%	468	450	1110	28.8%	PHASE 1 OPEN SPACE/DRAINAGE
TOTALS		8632	354		3659	3615			

NET POINTS AFTER PHASE 1= -44

NOTES:

- *5% REDUCTION APPLIED TO RESIDENTIAL PARCELS FOR CIVIC SPACE (10-30.60.060.B1)
- TREES WITHIN THE COLLECTOR RIGHT OF WAY ARE INCLUDED WITHIN THE TREE POINT TOTAL FOR THE ADJACENT BLOCK
- ** DISTURBANCE EXEMPTION GRANTED IN DEVELOPMENT AGREEMENT FOR REGIONAL UTILITY FOR ELECTRICAL (MODIFIED FROM TREES WITHIN THE REGIONAL UTILITY SEWER TRUNK AND FUTS ARE EXEMPT FROM THE CALCULATIONS. (354 POINTS))

TOTAL TREE RESOURCES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	51	392	442	72	45
POINTS	1	2	4	8	20
SUM OF POINTS	51	784	1768	576	900
SUBTOTAL TREE POINTS=					4079
47.50% PRESERVATION RATE=					1937.53

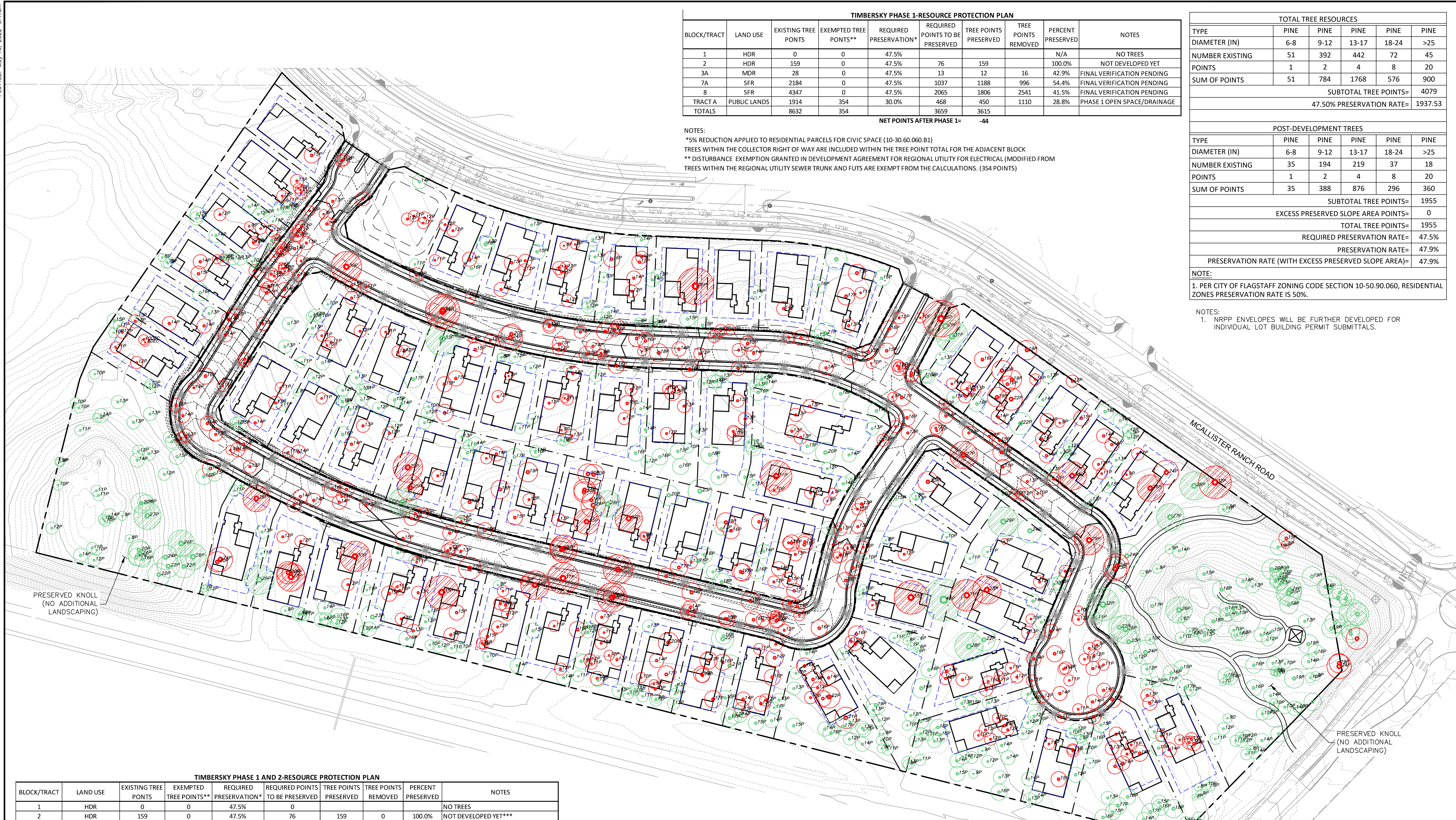
POST-DEVELOPMENT TREES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	35	194	219	37	18
POINTS	1	2	4	8	20
SUM OF POINTS	35	388	876	296	360
SUBTOTAL TREE POINTS=					1955
EXCESS PRESERVED SLOPE AREA POINTS=					0
TOTAL TREE POINTS=					1955
REQUIRED PRESERVATION RATE=					47.5%
PRESERVATION RATE=					47.9%
PRESERVATION RATE (WITH EXCESS PRESERVED SLOPE AREA)=					47.9%

NOTE:

- 1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, RESIDENTIAL ZONES PRESERVATION RATE IS 50%.

NOTES:

- 1. NRPP ENVELOPES WILL BE FURTHER DEVELOPED FOR INDIVIDUAL LOT BUILDING PERMIT SUBMITTALS.



TIMBERSKY PHASE 1 AND 2-RESOURCE PROTECTION PLAN									
BLOCK/TRACT	LAND USE	EXISTING TREE POINTS	EXEMPTED TREE POINTS**	REQUIRED PRESERVATION*	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	TREE POINTS REMOVED	PERCENT PRESERVED	NOTES
1	HDR	0	0	47.5%	0	0	0		NO TREES
2	HDR	159	0	47.5%	76	159	0	100.0%	NOT DEVELOPED YET**
3A	MDR	28	0	47.5%	13	12	16	42.9%	FINAL VERIFICATION PENDING
7A	SFR	2184	0	47.5%	1037	1188	996	54.4%	FINAL VERIFICATION PENDING
8	SFR	4347	0	47.5%	2065	1842	2541	42.4%	ADJUSTED FROM 41.5% BASED ON PRELIM AS-BUILTS FINAL VERIFICATION
3B	MDR	506	84	47.5%	200	200	306	47.4%	NOT DEVELOPED YET***
4	SFR	4297	193	47.5%	1949	1949	2348	47.5%	NOT DEVELOPED YET***
5	MDR	650	76	47.5%	273	273	377	47.6%	NOT DEVELOPED YET***
6	SFR	2279	242	47.5%	968	968	1311	47.5%	NOT DEVELOPED YET***
7B	SFR	1619	228	47.5%	661	665	954	47.8%	PLAT STAGE***
TRACT A	PUBLIC LANDS	1914	354	30.0%	468	357	1557	22.9%	PHASE 1 AND 2 OPEN SPACE DRAINAGE
TRACT B	COM CENTER -SFR	688	138	47.5%	261	413	275	75.1%	COMMUNITY CENTER****
TRACT C	PUBLIC LAND	927	241	30.0%	206	104	823	15.2%	PHASE 2 OPEN SPACE DRAINAGE
TRACT H	SIGN BLOCK 4 -SFR	108	3	47.5%	50	98	10	93.3%	ENTRY SIGN BLOCK 4
Totals		19706	1559		8227	8228	11514		

NET POINTS PHASE 1 AND PHASE 2 ONGOING (04/21/2022)= 1

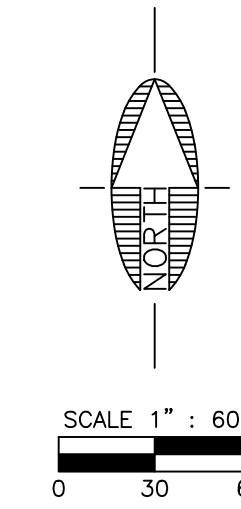
NOTE:

- 1. BUILDING LOCATIONS SHOWN ON THIS PLAT ARE CONCEPTUAL ONLY, AND MAY BE MODIFIED FOR INDIVIDUAL LOT BUILDING PERMITTING

PRELIMINARY PLAT LANDSCAPE CALCULATIONS		
SECTION	REQUIREMENTS	QUANTITY
STREET TREE REQUIREMENT (6086 LF)		
PROPOSED TREES REQUIRED	45 LF MIN SPACING	135
SHRUBS	NONE	0
GROUND COVER	NONE	0
STREET BUFFER INSTALLED PER PHASE 2 INFRASTRUCTURE PLANS		

NOTES:

- 1. INTERIOR STREET PARKWAY TREES TO BE INSTALLED AT THE COMPLETION OF HOME CONSTRUCTION FOR EACH INDIVIDUAL LOT. IRRIGATION FOR THE TREES TO BE PROVIDED BY HOMEOWNER'S IRRIGATION SYSTEM. EXACT TREE LOCATIONS MAY BE ADJUSTED DURING THE DESIGN OF THE SITE PLAN OR LANDSCAPE PLAN FOR THE HOME OF EACH LOT.



LEGEND

- ROW
- EASEMENT
- LOT LINE
- SETBACK
- NRPP ENVELOPE
- PROTECTED TREE
- REMOVED TREE
- ★ NEW TREE

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

FILE: P:\2021\21264\DRAWINGS\PLATS\PRELIMINARY\NRPP-21264.DWG EKEISER

FLAGSTAFF ARIZONA

TIMBER SKY BLOCK 4

JOB NO: 21264 DATE: MAY 22 SCALE: AS SHOWN DRAWN: ELK DESIGN: ELK/SJV CHECKED: SCL

110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swiqz.com

SWI Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

ARIZONA811 Arizona One Stop Inc. 888-841-1111 or 1-800-551-1111 (888-5518)

DRAWING NO. PP07

SHT NO. 7 OF 7



PLANT SCHEDULE FOR OVERLOOK PARK

SYMBOL	BOTANICAL / COMMON NAME	NOTE	QTY
TREES			
	PINUS PONDEROSA/ PONDEROSA PINE	EXISTING TO REMAIN IN PLACE	117
GROUND COVERS			
	NATIVE WILD SEED	HYDROMULCH	85,059 SF

NATIVE MEADOW SEED MIX

MONTANE MEADOW SEED MIX BY WESTERN NATIVE SEED:
 www.westernnativeseed.com

SPECIES	COMMON NAME	%
Linum perenne lewisii	Blue Flax	6.0
Penstemon strictus	Rocky Mt Penstemon	6.0
Gaillardia aristata	Perennial Gaillardia	3.6
Dalea purpurea	Purple Prairie Clover	3.0
Ratibida columnifera	Prairie Coneflower	3.0
Oxytropis sericea	Siky Locoweed	3.0
Cleome serrulata	Rocky Mt. Beeplant	1.5
Penstemon eatonii	Firecracker Penstemon	1.5
Rudbeckia hirta	Black-eyed Susan	0.9
Heliomeris multiflora	Showy Goldeneye	0.6
Machaeranthera bigelovii	Purple Aster	0.6
Penstemon virgatus	Wand Beardtongue	0.1
Aquilegia coerulea	Blue Columbine	0.2
Elymus trachycaulus	Slender Wheatgrass	17.5
Elymus lanceolatus	Thickspike Wheatgrass	17.5
Bromus ciliatus	Fringed Brome	14.0
Bouteloua gracilis	Blue Grama	7.0
Festuca arizonica	Arizona Fescue	7.0
Sporobolus cryptandrus	Sand Dropseed	4.2
Koeleria macrantha	Junegrass	1.4
Poa fendleriana	Mutton Grass	1.4

SEEDING RATE AT 43.5 LBS. PER ACRE

RIGHT OF WAY
 PEDESTRIAN SIDEWALK
 PROPOSED OVERHEAD SHADE STRUCTURE
 PROPOSED SITE FURNISHINGS

RAKED NATIVE TRAIL. FINAL TRAIL LAYOUT TO BE CONDUCTED IN FIELD TO MINIMIZE GRADING AND COMPACTION IMPACTS TO EXISTING TREES THAT WILL REMAIN IN PLACE

TIMBER SKY
 PARCEL 4 "OVERLOOK PARK"
 FLAGSTAFF, AZ

OWNER:
 CAPSTONE HOMES
 3605 SOUTH FLAGSTAFF
 RANCH ROAD
 FLAGSTAFF, AZ



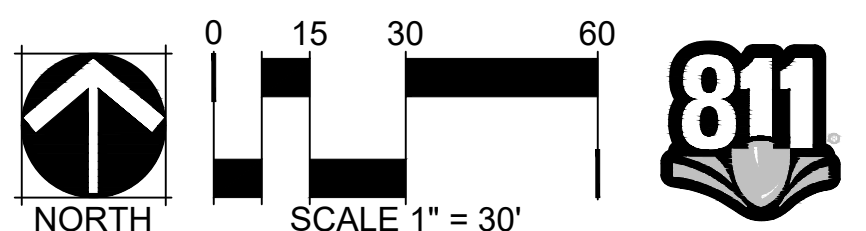
DATE:
 05/19/2022 CONCEPT
 PLAN SUBMITTAL

SHEET TITLE:
 CONCEPTUAL
 LANDSCAPE PLAN

L-101

CHECKED BY: CS
 DRAWN BY: DP, CS

NOTE
 ALL LANDSCAPING MAINTENANCE INCLUDING
 PARKWAYS AND MEDIANS ARE THE RESPONSIBILITY
 OF THE SUBDIVISION OWNER/HOA.



GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

Cameron C. Artigue
cartigue@gbllaw.com

WRITER'S DIRECT LINE
(602) 256-4418

March 31, 2022

To Whom It May Concern:

This letter explains why the historic "patent easement" on the Timber Sky Block Plat should not affect processing and final plat approval.

In the 1920's, U.S. Route 66 was designated as one of the first transcontinental federal highways. The route was fully paved in the 1930s and became a vital and famous transportation corridor. At that time, the entire area west of Flagstaff (Section 19) was located in the National Forest.

As part of a program to consolidate Forest Service lands, the United States and State of Arizona agreed to a huge land exchange in 1944. As part of that exchange, the United States issued patent No. 1118508 to the State of Arizona. That patent, which covered over 6800 acres, reserved to the United States a "right-of-way for Transcontinental Highway No. 66." The patent did not use the word "easement," but that term best describes the intent of the reservation.

It is critical to understand the odd geography of parcels covered by the patent easement. The easement did not try to duplicate or even contain the route that was already occupied by Route 66 at that time. To the contrary, the patent easement specified five large rectangular parcels with a total area of 115 acres (2 x 40 acres; 1 x 20 acres; 1 x 10 acres; 1 x 5 acres). Three of these five parcels contained segments of Route 66, as well as surrounding area. For example, one 40-acre parcel extended a quarter-mile north of Route 66, while another 40-acre parcel extended south of Route 66. Two of the five parcels, including the one here, were not located near Route 66. Because the five parcels specified were scattered and disconnected, it is clear that the easement was not intended to create a different or substitute right-of-way for Route 66.

In any event, Route 66 has not existed for almost 37 years. The last remaining segment was decertified on June 27, 1985. The road currently signed as "Historic Route 66" has no federal status.

The City has expressed hesitation to approve a final plat of single-family homes on land that falls within this reservation. This is erroneous for three reasons.

First, the patent did not reserve an easement on behalf of the State of Arizona. Indeed, because the patent was issued *to* the State of Arizona, it would have been logically impossible for the patent to reserve an easement in favor of the State of Arizona—impossible because one cannot own an easement in one’s own land. The only owner of this easement (if it still exists) is the United States.

Second, the City of Flagstaff has previously approved final plats, containing hundreds of single-family homes, that were subject to this same easement. The easement applied to 40-acre parcels of what is now private land north and south of old Route 66. This includes a large portion of Presidio in the Pines, Railroad Springs, as well as Wildwood Hills Mobile Home Park, and the manufactured homes on Zepher Ave and Rock Island Ave. The City had no problem with previous plat approvals.

Third, federal case law suggests that the the easement has expired. The easement was created for the specific purpose of “Transcontinental Highway No. 66.” When an easement is created for a specific purpose, the easement terminates when that purpose no longer exists. Bruce & Ely, *The Law of Easements and Licenses in Land* § 1.08 (cataloging cases where highway easements terminated after highway no longer existed). The U.S. Supreme Court explained that old patent easements can disappear in *Marvin B. Brandt Revocable Trust v. United States*, 572 U.S. 93 (2014) (holding that it was “well settled as a matter of property law” that easements can terminate when they “cease to be used.” Citing Restatement (Third) of Property section 1.2(1)).

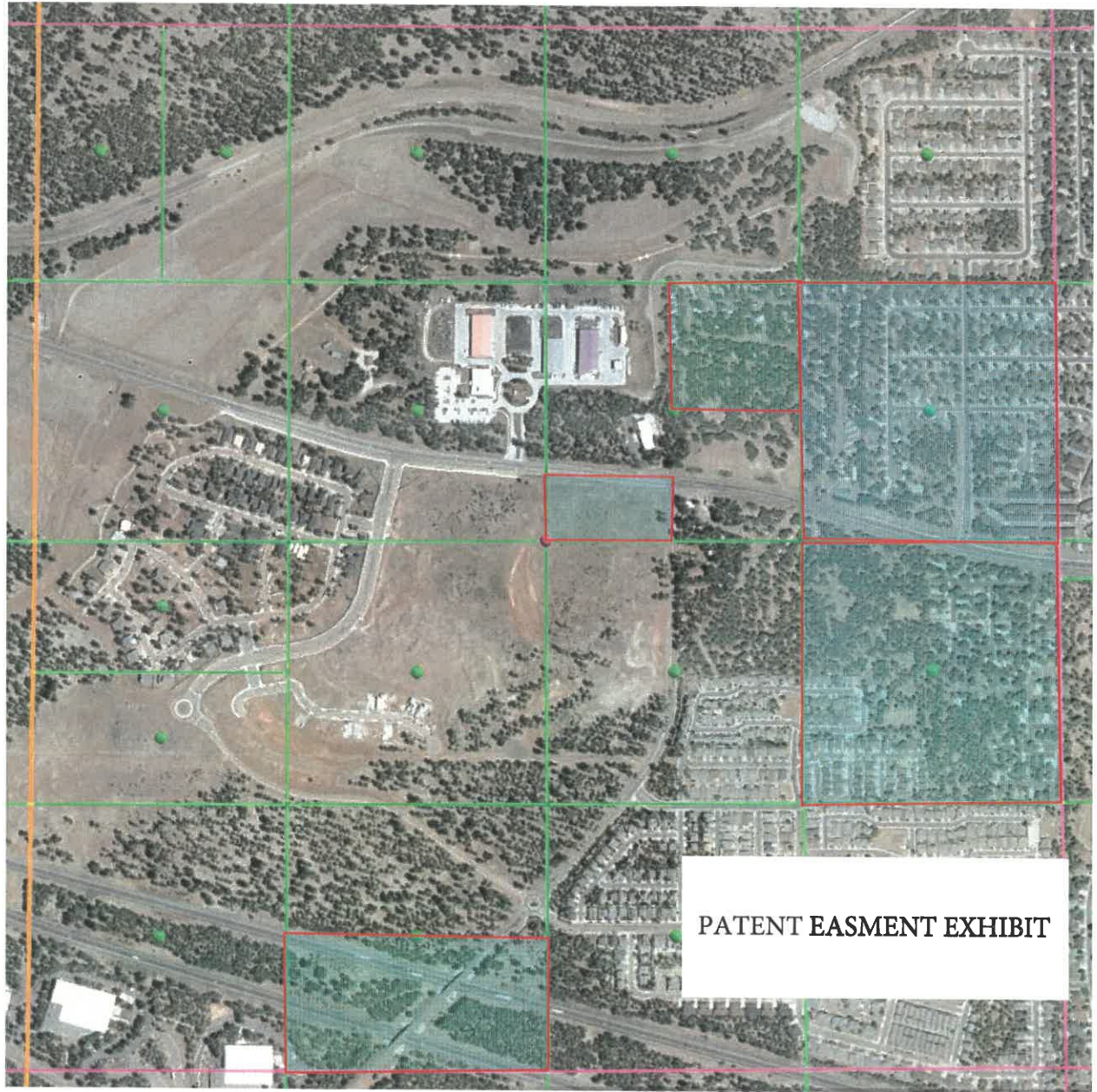
In sum, it is inconceivable that the United States would appear and try to enforce this 80-year-old “Route 66” easement.

Very truly yours,

GAMMAGE & BURNHAM

By
Cameron C. Artigue

CCA/



PATENT EASMENT EXHIBIT



Planning & Zoning Commission

6. A.

Meeting Date: 07/27/2022

From: Sara Dechter, AICP, Comprehensive Planning Manager

Information

TITLE:

Continuation of Discussion of the Regional Plan and Update Process

STAFF RECOMMENDED ACTION:

Review the [packet](#) from the Joint Work Session/Study Session and complete the digital whiteboard brainstorming prior to the meeting. Discussion and prioritization of feedback is the input sought at this work session.

Executive Summary:

Continuation of the Strengths, Weaknesses, Opportunities, and Threats assessment that was started at the [April 27, 2022](#) Joint Meeting of the City of Flagstaff and Coconino County Joint Work Session/Study Session. Coconino County is meeting separately to complete their input into this process.


Attachments

Map of Brainstorm results in SWOT analysis

Detailed report of SWOT input with partial rankings

Instructions for July 27 SWOT exercise


Strengths


Flagstaff urban areas staying historical, walkable, and open to all.  8.7 /10

Reflection of city and citizen interactions is quite comforting and informative  7.0 /10

Attention to neighborhood concerns and plans  7.0 /10

Local input  8.1 /10

The current plan is wide-ranging in scope (as it should be) and attempts to directly address challenges facing the region related to planning, land use, & the built environment. Related to Chapter IX - Growth Areas & Land Use: Strengths are evident with the detail related to Reinvestment & Infill portions of Chapter IX (Goals LU.1, LU.9, LU.10, LU.11) emphasizing reinvestment and infill development in previously developed urban areas. These goals are stated clearly and directly.  5.9 /10

The Plan is a reasonably well balanced effort to express the positive values held by the greater Flagstaff community.  7.4 /10


Reinvestment policies  5.8 /10

Mixed use developments  6.2 /10

Guiding Principles  6.8 /10

Scenery and Natural beauty  8.6 /10

Inclusion of activity centers, arts, science and education  7.3 /10


Carbon Neutrality and Energy  7.3 /10

Heritage and Culture  7.6 /10

Conservation of the Natural Environment and Open Space  8.5 /10

Opportunities

Create a City/County task force to help coordinate tribal input on regional issues.  - /10


Discuss the "build forward" element in modern city planning. Target is the old model, with parking in front and the building in the rear. The Standard is the new model, with the building at the sidewalk and parking behind or inside. Imagine a nicely landscaped 5' berm in front of Target so that cars driving by saw only the landscaping, the tops of the trees in the parking lot and the mountains beyond. In contrast, imagine Fourth Street built out in the modern style with 60' buildings at the sidewalk and no view of Mt Elden. That canyon effect is the current plan.  - /10

Address the issues of height and set back for commercial properties in the Flagstaff Zoning Code in ways  - /10

Weaknesses


Great streets don't exist much south of Butler.  5.4 /10


Increase surveying of underrepresenting groups: Latina/o, Indigenous, Black etc.  6.7 /10

Weaknesses seem to be (predictably) associated with how to craft text that is applicable to a variety of conceivable land-use scenarios. These more open-ended areas seem to be mostly associated with rural/greenfield development and natural resources. (LU.2, LU.8, LU.14, LU.17).  5.3 /10

Urgency of Climate Change  7.8 /10


Not harvesting windpower to the best of our ability.  4.5 /10


No plans for potable water to residential homes to be used for outdoor gardening/watering. The promotion of rock lawns or artificial lawns will have the ill effect to make temperatures in neighborhoods and throughout the city, rise.  5.9 /10

Adoption of denser activity centers has led to the unpopular high rises in the community and looks like "Phoenixing Flagstaff." The "mountain town" flavor of the community is being lost.  6.0 /10

Threats

There are not enough inroads for BIPOC collaborations that don't already serve the dominant social order.  - /10

Structural barriers, banking, policy planning, decisionmakers who maintain a status quo that might be considered "structured racism" (not attitudes, but continued control by those who have inherited power, wealth and privilege via racial privilege).  - /10

Political environment/logjam/seems to threaten collaboration and needed progress on city and county planning and implementation  - /10

that do not trigger Proposition 207 lawsuits. (Most commercial property in Flagstaff is zoned for 60' height 10' back from the sidewalk, leading to projects like the new apartment building that looms over the Highway 180 gateway near Forest Ave.)



7.0/10

Create a joint City/County workforce housing agency with housing land trusts and as a primary goal. (The City has a very good start on this that would be strengthened by County involvement.)



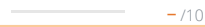
8.8/10

Encourage Accessory Dwelling Units in the City and County as a way to provide more housing while maintaining community character.



8.3/10

Implement standards to create wide multimodal sidewalks instead of street level bike lanes, especially on streets with speed limits over 25mph.



7.7/10

There is the need for more collaboration between city and county with regard to planning for land use and zoning. The city is limited and can not be all things to all residents in the future as far as housing, space for business/employers, as well as goods & services. The county has more developable land than the city will need to plan for the growth and needs that the region is currently experiencing which is inevitable to continue in the future.



5.0/10

Creation of smaller affordable homes



8.3/10

Encourage all-electric utilities in new construction and renovation.



7.4/10

Work with the Snow Bowl on a plan that would provide potable water for snow making in exchange for City water conservation projects funded by Snow Bowl.



7.9/10

Create a plan to incorporate potable re-use into the City water system.



8.9/10

Prioritize the Conservation Land System goal to maintain critical wildlife and vegetation resources on a landscape scale. This is especially important as we see landscape scale renewable energy development being developed.



3.3/10

Create a high level task force to rapidly and effectively implement the Four Forest Restoration Initiative. Council, Supervisors, federal and state agency heads, US Senators and Members of Congress, the Governor.



7.2/10

Welcome new knowledge approaches from new and outgoing residents: Those who come to the mountain can explain better why they are here; and their experiences can help retain others.



5.2/10

establish a strong foundation based on environment and equity



7.7/10

Circle up more engagement with content and service experts who have skills and experience in Diversity, Equity and Inclusion

state legislature restrictions against self-governance, property rights that conflict with good planning



7.0/10

Not enough affordability of housing, jobs, schooling for diverse populations



8.8/10

Rapidly increased construction costs over the last few years will likely impact financial viability for infill, and adaptive re-use projects (and their associated Land Use Goals in Chapter XI). Incentivizing these types of projects would seem to be crucial in ensuring the Urban reinvestment portions of Chapter XI are attainable).



8.3/10

Lack of creativity, courage, regional coordination and financial resources. The Four Forest Restoration Initiative is 12 years old and critical watersheds in the Flagstaff region are still not thinned to make them safe. The City, County and USFS have become masters of flood control but have been unable to address the cause of the flooding - wildfires across landscapes that need thinning. A fire across the Rio de Flag watershed could cause flooding that would cost \$billions and put Flagstaff out of business for years.



7.7/10

Existing legal and policy frameworks stymie efforts to provide residents greater control over resources, utilities, affordable homes, child care needs and new jobs.



5.0/10

Apathy. The city has asked for community input on many issues lately and there is the threat that people will tune out and not engage on this issue. Also, many of our younger residents that are not established or are fearing they will never be home owners here in the Flagstaff area due to the housing crisis will likely not engage if they dont see themselves able to stay here.



7.4/10

Future growth



7.9/10

Climate Concerns - water...fire



8.9/10

4th street has not improved--buildings don't fit with the character of Flagstaff. The road itself is fine, but there are businesses that are so run down, they should be torn down. Look at the number of buildings that are not occupied and what can be done about the "urban blight" in the corridor.



3.3/10

Milton Road not being able to handle the increase in traffic. Milton road is not very safe for pedestrian or bikes.

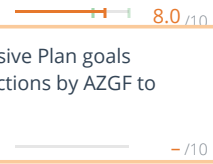

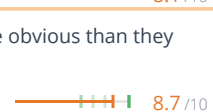
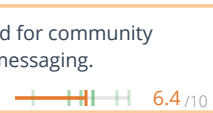






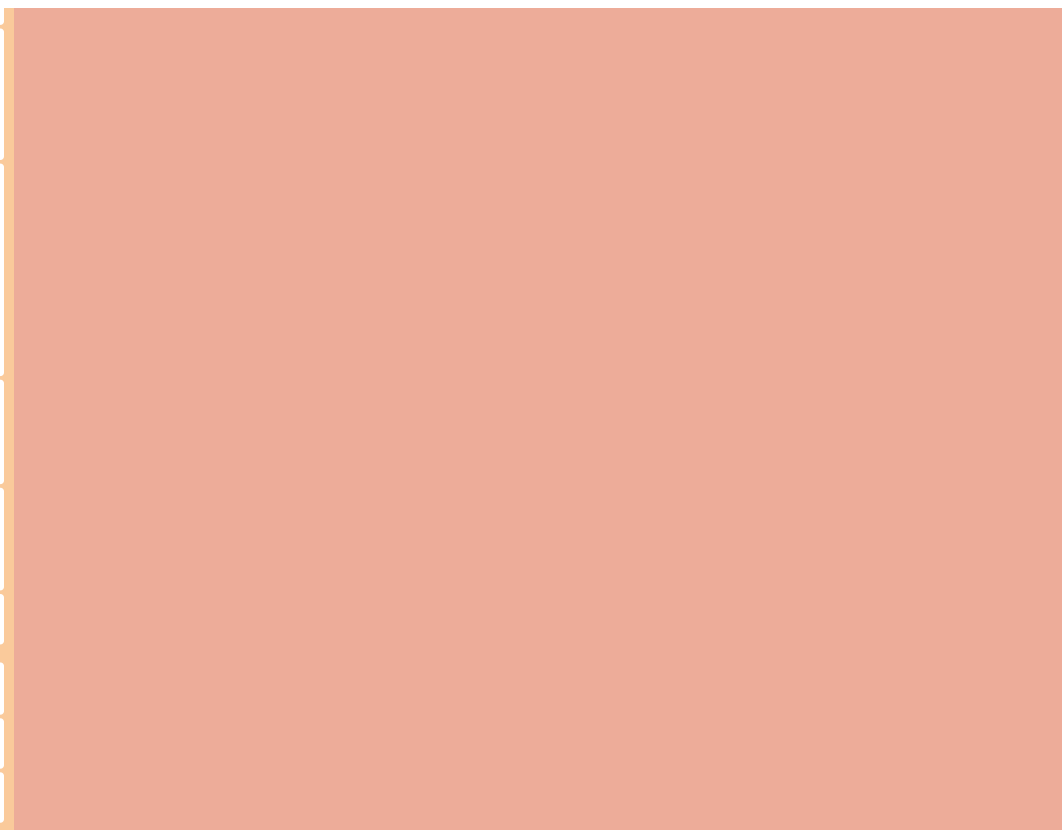
7.2/10

Land ownership by Feds and State create less land to use. This is also a strength.



5.2/10

<p>Create a joint City/County Plant Ecologist position to coordinate the many Comprehensive Plan goals related to vegetation. This would be parallel to the function provided across all jurisdictions by AZGF to maintain goals relating to wildlife.</p>	 <p>8.0 /10</p>
<p>As the indirect impacts of climate change are more directly felt on the local community (increased tourism during heat waves, increased fire activity, etc.) I'm curious if there may be more public interest/support in pursuing land use policies & goals that directly respond to climate and carbon neutrality goals. More broadly, local jurisdictions simplifying or incentivizing desired development typologies (such as the City of Flagstaff's recent ADU incentives) are also opportunities to guide development patterns in a way that align with stated goals of the Regional Plan</p>	 <p>8.1 /10</p>
<p>The impacts of population growth and climate change are now farther along and more obvious than they were a decade ago.</p>	 <p>8.7 /10</p>
<p>There are more opportunities for outreach and messaging about the Plan and the need for community input such as the platform NextDoor and enlisting the assistance of realtors to share messaging.</p>	 <p>6.4 /10</p>
<p>Educational institutions that train future planners and city leaders.</p>	 <p>6.4 /10</p>
<p>Caring about growth in our community - neighborhoods, people, planners</p>	 <p>6.2 /10</p>
<p>The ability to plan for the weaknesses and threats.</p>	 <p>6.2 /10</p>
<p>More knowledge of what works and what doesn't work.</p>	 <p>6.2 /10</p>





Joint Planning and Zoning SWOT Analysis

Let's brainstorm our strengths, weaknesses, opportunities and threats as part of our planning process.

CREATED BY SARA DECHTER 3 MONTHS AGO

Process

Brainstorm

Let's brainstorm our strengths, weaknesses, opportunities and threats.

Everyone can add Brainstorming individually **You will only see your ideas in this step**



Group

Only facilitators can group



Results

Sorted by *Random (same for all)*



Rate

Now let's rate each item based on what level of impact you think it has.

Score on 1 dimension *Importance (out of 10)*



Results

Here is our completed and prioritized SWOT for discussion and strategy planning.

Participants

	NAME ▲	EMAIL	ROLE	JOINED
1	102956mw	102956mw@gmail.com	contributor	04/27/2022
B	Best	best81@outlook.com	contributor	04/26/2022
B	Bob3iii	bob3iii@gmail.com	contributor	04/27/2022
C	Cmandino	cmandino@gmail.com	contributor	04/20/2022
D	Donwalters	donwalters57@gmail.com	contributor	04/26/2022
H	Hsdrywall	hsdrywall@gmail.com	contributor	04/27/2022
I	Info	info@marywilliamsdesign.com	contributor	04/27/2022
J	Jasclifford	jasclifford@hotmail.com	contributor	04/26/2022
K	Kasclifford	kasclifford@hotmail.com	contributor	04/27/2022
LAA	Lisa and Alex Martinez	ahlamart38@gmail.com	contributor	05/10/2022
LP	Lloyd Paul	lloyd@studiolp4.com	contributor	04/26/2022
M	Marieajones	marieajones@gmail.com	contributor	04/26/2022
MM	Michelle McNulty	michelle.mcnulty@flagstaffaz.gov	contributor	04/27/2022
M	Mnortoncomm	mnortoncomm@gmail.com	contributor	04/24/2022
M	Mshaw	mshaw@coconino.az.gov	contributor	04/27/2022
R	RgglSandcats	rgglSandcats@gmail.com	contributor	04/27/2022
R	Ricardoguthrie	ricardoguthrie7@gmail.com	contributor	04/26/2022
SD	Sara Dechter	sdechter@flagstaffaz.gov	owner	04/14/2022
TO	Tammy Ontiveros	tammy.ontiveros@gmail.com	contributor	06/16/2022
Z	Zschwartz	zschwartz@coconino.az.gov	contributor	04/27/2022

	NAME	LAST ACTIVITY	# COMMENT	# CHAT MESSAGES	# IDEAS CREATED	# GROUPS CREATED	# RATED IDEAS
1	102956mw	04/27/2022					28
B	Best	07/05/2022			16		36
B	Bob3iii	04/27/2022					43
C	Cmandino	04/27/2022			34		36
D	Donwalters	04/27/2022			1		35
H	Hsdrywall	04/29/2022					
I	Info	04/27/2022					
J	Jasclifford	04/27/2022					
K	Kasclifford	04/27/2022					
LAA	Lisa and Alex Martinez	05/10/2022					
LP	Lloyd Paul	07/06/2022			4		41
M	Marieajones	04/27/2022			3		38
MM	Michelle McNulty	04/27/2022					
M	Mnortoncomm	07/06/2022			3		36
M	Mshaw	05/06/2022					
R	Rggsandcats	04/27/2022					33
R	Ricardoguthrie	04/27/2022			10		36
SD	Sara Dechter	07/08/2022				8	
TO	Tammy Ontiveros	06/16/2022					
Z	Zschwartz	04/27/2022					

Ideas

TITLE	▲ CREATED BY	CREATED DATE
4th street has not improved--buildings don't fit with the character of Flagstaff. The road itself is fine, but there are businesses that are so run down, they should be torn down. Look at the number of buildings that are not occupied and what can be done about the "urban blight" in the corridor.	Cmandino	04/23/2022
A community that is concerned about appropriate and "good" growth.	Cmandino	04/23/2022
Address the issues of height and set back for commercial properties in the Flagstaff Zoning Code in ways that do not trigger Proposition 207 lawsuits. (Most commercial property in Flagstaff is zoned for 60' height 10' back from the sidewalk, leading to projects like the new apartment building that looms over the Highway 180 gateway near Forest Ave.)	Best	07/04/2022
Adoption of denser activity centers has led to the unpopular high rises in the community and looks like "Phoenixing Flagstaff." The "mountain town" flavor of the community is being lost.	Cmandino	04/23/2022
Amend plans for smaller homes to make homes available to lower-income buyers	Cmandino	04/25/2022
Apathy. The city has asked for community input on many issues lately and there is the threat that people will tune out and not engage on this issue. Also, many of our younger residents that are not established or are fearing they will never be home owners here in the Flagstaff area due to the housing crisis will likely not engage if they dont see themselves able to stay here.	Mnortoncomm	04/24/2022
As the indirect impacts of climate change are more directly felt on the local community (increased tourism during heat waves, increased fire activity, etc.) I'm curious if there may be more public interest/support in pursuing land use policies & goals that directly respond to climate and carbon neutrality goals. More broadly, local jurisdictions simplifying or incentivizing desired development typologies (such as the City of Flagstaff's recent ADU incentives) are also opportunities to guide development patterns in a way that align with stated goals of the Regional Plan	Lloyd Paul	04/26/2022
as we experience climate change, much of the plan feels dated and insufficient; the plan doesn't overall take environmental concerns regarding development seriously; many of the goals are too vague and imprecise; feels very "business as usual" regarding the impacts of growth	Marieajones	04/26/2022
Attention to neighborhood concerns and plans	Ricardoguthrie	04/27/2022
Carbon neutral goals	Cmandino	04/23/2022
Carbon Neutrality and Energy	Sara Dechter	04/27/2022
Caring about growth in our community - neighborhoods, people, planners	Sara Dechter	04/27/2022
Circle up more engagement with content and service experts who have skills and experience in Diversity, Equity and Inclusion	Ricardoguthrie	04/27/2022
City planners who engage in the community, who listen, and who care.	Cmandino	04/23/2022
Climate Concerns - water...fire	Sara Dechter	04/27/2022
Climate Concerns. Fires-floods.	Cmandino	04/23/2022
Conservation of natural topography	Cmandino	04/23/2022
Conservcation of the Natural Environment and Open Space	Sara Dechter	04/27/2022
Create a City/County task force to help coordinate tribal input on regional issues.	Best	07/04/2022
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Create a plan to incorporate potable re-use into the City water system.	Best	07/04/2022
Creation of smaller affordable homes	Sara Dechter	04/27/2022
Cultural sensitivity	Cmandino	04/23/2022
Discuss the "build forward" element in modern city planning. Target is the old model, with parking in front and the building in the rear. The Standard is the new	Best	07/05/2022

model, with the building at the sidewalk and parking behind or inside. Imagine a nicely landscaped 5' berm in front of Target so that cars driving by saw only the landscaping, the tops of the trees in the parking lot and the mountains beyond. In contrast, imagine Fourth Street built out in the modern style with 60' buildings at the sidewalk and no view of Mt Elden. That canyon effect is the current plan.		
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Increase surveying of underrepresenting groups: Latina/o, Indigenous, Black etc.	Ricardoguthrie	04/27/2022
Lack of creativity, courage, regional coordination and financial resources. The Four Forest Restoration Initiative is 12 years old and critical watersheds in the Flagstaff region are still not thinned to make them safe. The City, County and USFS have become masters of flood control but have been unable to address the cause of the flooding - wildfires across landscapes that need thinning. A fire across the Rio de Flag watershed could cause flooding that would cost \$billions and put Flagstaff out of business for years.	Best	04/26/2022
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More knowledge of what works and what doesn't work.	Cmandino	04/23/2022
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Political environment/logjam/seems to threaten collaboration and needed progress on city and county planning and implementation	Ricardoguthrie	04/27/2022
Prairie dog relocation	Cmandino	04/23/2022

Prioritize the Conservation Land System goal to maintain critical wildlife and vegetation resources on a landscape scale. This is especially important as we see landscape scale renewable energy development being developed.	Best	07/04/2022
Rapidly increased construction costs over the last few years will likely impact financial viability for infill, and adaptive re-use projects (and their associated Land Use Goals in Chapter XI). Incentivizing these types of projects would seem to be crucial in ensuring the Urban reinvestment portions of Chapter XI are attainable).	Lloyd Paul	04/26/2022
Reduction of energy consumption	Cmandino	04/23/2022
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The impacts of population growth and climate change are now farther along and more obvious than they were a decade ago.	Best	04/26/2022
The natural beauty of the area	Cmandino	04/25/2022
The Plan is a reasonably well balanced effort to express the positive values held by the greater Flagstaff community.	Best	04/26/2022
The regional response to population growth and climate change lacks urgency and joint City/County coordination.	Best	04/26/2022
There are more opportunities for outreach and messaging about the Plan and the need for community input such as the platform NextDoor and enlisting the assistance of realtors to share messaging.	Mnortoncomm	04/24/2022
There are not enough inroads for BIPOC collaborations that don't already serve the dominant social order.	Ricardoguthrie	04/27/2022
There is the need for more collaboration between city and county with regard to planning for land use and zoning. The city is limited and can not be all things to all residents in the future as far as housing, space for business/employers, as well as goods & services. The county has more developable land than the city will need to plan for the growth and needs that the region is currently experiencing which is inevitable to continue in the future.	Mnortoncomm	07/06/2022
To pay attention to national trends-smaller lots, smaller homes	Cmandino	04/25/2022
Urgency of Climate Change	Sara Dechter	04/27/2022
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Work with the Snow Bowl on a plan that would provide potable water for snow making in exchange for City water conservation projects funded by Snow Bowl.	Best	07/04/2022

Comments

Comments by idea

PARTICIPANT NAME	IDEA	▲ COMMENT	DATE
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Nothing to show

Chat

Chat messages

PARTICIPANT NAME	MESSAGE	DATE
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Nothing to show

Brainstorm

Let's brainstorm our strengths, weaknesses, opportunities and threats.

Ideas

TITLE	▲ CREATED BY	LIST (BRAINSTORM)
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Nothing to show

Group

TITLE	GROUPED IDEAS	GROUP CREATED BY
Carbon Neutrality and Energy	<div data-bbox="947 164 1772 215">Reduction of energy consumption</div> <div data-bbox="947 224 1772 276">Carbon neutral goals</div>	Sara Dechter
Caring about growth in our community - neighborhoods, people, planners	<div data-bbox="947 300 1772 352">Neighborhoods that care and neighbors who know one another.</div> <div data-bbox="947 360 1772 412">City planners who engage in the community, who listen, and who care.</div> <div data-bbox="947 420 1772 472">A community that is concerned about appropriate and "good" growth.</div>	Sara Dechter
Climate Concerns - water...fire	<div data-bbox="947 495 1772 547">Weakening water supply due to climate change and growth.</div> <div data-bbox="947 555 1772 607">Climate Concerns. Fires-floods.</div>	Sara Dechter
Conservation of the Natural Environment and Open Space	<div data-bbox="947 631 1772 683">Inclusion for open space and FUTS</div> <div data-bbox="947 691 1772 743">Forest Health and Water Supply addressed</div> <div data-bbox="947 751 1772 803">Prairie dog relocation</div> <div data-bbox="947 812 1772 863">Conservation of natural topography</div>	Sara Dechter
Creation of smaller affordable homes	<div data-bbox="947 885 1772 937">To pay attention to national trends-smaller lots, smaller homes</div> <div data-bbox="947 945 1772 997">Amend plans for smaller homes to make homes available to lower-income buyers</div>	Sara Dechter
Heritage and Culture	<div data-bbox="947 1021 1772 1073">Heritage preservation</div> <div data-bbox="947 1081 1772 1133">Cultural sensitivity</div>	Sara Dechter
Scenery and Natural beauty	<div data-bbox="947 1157 1772 1209">Including vistas and viewsheds</div> <div data-bbox="947 1218 1772 1269">Goals for scenic & natural resources</div> <div data-bbox="947 1278 1772 1330">The natural beauty of the area</div>	Sara Dechter
Urgency of Climate Change	<div data-bbox="947 1352 1772 1435">The regional response to population growth and climate change lacks urgency and joint City/County coordination.</div>	Sara Dechter

as we experience climate change, much of the plan feels dated and insufficient; the plan doesn't overall take environmental concerns regarding development seriously; many of the goals are too vague and imprecise; feels very "business as usual" regarding the impacts of growth



Results

TITLE	CREATED BY	CREATED DATE	COMMENTS	# COMMENTS	LIST (BRAINS TORM)	RANK	LIST (GROUP)	RANK	GROUPED IDEAS	# GROUP ED IDEAS	GROUP CREATED BY	IMPORTANCE OUT OF 10	# RATERS
Guiding Principles	Cmandino	04/23/2022			Streng ths	21	Streng ths	9				6.8/10	10
Carbon Neutrality and Energy	Sara Dechter	04/27/2022					Streng ths	12	Reduction of energy consumption Carbon neutral goals	2	Sara Dechter	7.3/10	10
Creation of smaller affordable homes	Sara Dechter	04/27/2022					Oppor tunitie s	8	To pay attention to national trends-smaller lots, smaller homes Amend plans for smaller homes to make homes available to lower-income buyers	2	Sara Dechter	8.3/10	10
Heritage and Culture	Sara Dechter	04/27/2022					Streng ths	13	Heritage preservation Cultural sensitivity	2	Sara Dechter	7.6/10	10
Conservation of the Natural Environment and Open Space	Sara Dechter	04/27/2022					Streng ths	14	Inclusion for open space and FUTS Forest Health and Water Supply addressed Prairie dog relocation	4	Sara Dechter	8.5/10	10

No plans for potable water to residential homes to be used for outdoor gardening/watering. The promotion of rock lawns or artificial lawns will have the ill effect to make temperatures in neighborhoods and throughout the city, rise.	Cmandino	04/23/2022			Weaknesses	7		Weaknesses	6				10
More knowledge of what works and what doesn't work.	Cmandino	04/23/2022			Opportunities	27		Opportunities	24				10
Land ownership by Feds and State create less land to use. This is also a strength.	Cmandino	04/23/2022			Threats	15		Threats	14				10
Adoption of denser activity centers has led to the unpopular high rises in the community and looks like "Phoenixing Flagstaff." The "mountain town" flavor of the community is being lost.	Cmandino	04/23/2022			Weaknesses	8		Weaknesses	7				10
Scenery and Natural beauty	Sara Dechter	04/27/2022						Strengths	10	<div style="border: 1px solid gray; padding: 5px; margin-bottom: 5px;">Including vistas and viewsheds</div> <div style="border: 1px solid gray; padding: 5px; margin-bottom: 5px;">Goals for scenic & natural resources</div> <div style="border: 1px solid gray; padding: 5px;">The natural beauty of the area</div>	3 Sara Dechter		9
Flagstaff urban areas staying historical, walkable, and open to all.	Cmandino	04/25/2022			Strengths	1		Strengths	1				9
The current plan is wide-ranging in scope (as it should be) and attempts to directly address challenges facing the region related to planning, land use, & the built environment. Related to Chapter IX - Growth Areas & Land Use: Strengths are evident with the detail related to Reinvestment & Infill	Lloyd Paul	04/26/2022			Strengths	5		Strengths	5				9





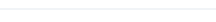






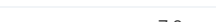
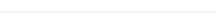
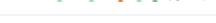

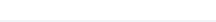



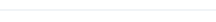








portions of Chapter IX (Goals LU.1, LU.9, LU.10, LU.11) emphasizing reinvestment and infill development in previously developed urban areas. These goals are stated clearly and directly.															
Reinvestment policies	Cmandino	04/25/2022				Strengths	8		Strengths	7				5.8/10	9
Inclusion of activity centers, arts, science and education	Cmandino	04/23/2022				Strengths	11		Strengths	11				7.3/10	9
As the indirect impacts of climate change are more directly felt on the local community (increased tourism during heat waves, increased fire activity, etc.) I'm curious if there may be more public interest/support in pursuing land use policies & goals that directly respond to climate and carbon neutrality goals. More broadly, local jurisdictions simplifying or incentivizing desired development typologies (such as the City of Flagstaff's recent ADU incentives) are also opportunities to guide development patterns in a way that align with stated goals of the Regional Plan	Lloyd Paul	04/26/2022				Opportunities	20		Opportunities	18				8.1/10	9
Apathy. The city has asked for community input on many issues lately and there is the threat that people will tune out and not engage on this issue. Also, many of our younger residents that are not established or are fearing they will never be home owners here in the Flagstaff area due to the housing crisis will likely not engage if they dont see themselves able to stay here.	Mnorton comm	04/24/2022				Threats	10		Threats	9				7.4/10	9
Great streets don't exist much south of Butler.	Cmandino	04/23/2022				Weaknesses	1		Weaknesses	1				5.4/10	9
Weaknesses seem to be	Lloyd	04/26/2022				Weakn	4		Weakn	3				5.3/10	9







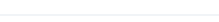

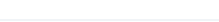
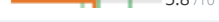
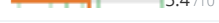




(predictably) associated with how to craft text that is applicable to a variety of conceivable land-use scenarios. These more open-ended areas seem to be mostly associated with rural/greenfield development and natural resources. (LU.2, LU.8, LU.14, LU.17).	Paul				esses			esses							
The ability to plan for the weaknesses and threats.	Cmandino	04/23/2022			Opportunities	26		Opportunities	23					6.2/10	9
The Plan is a reasonably well balanced effort to express the positive values held by the greater Flagstaff community.	Best	04/26/2022			Strengths	6		Strengths	6					7.4/10	8
Circle up more engagement with content and service experts who have skills and experience in Diversity, Equity and Inclusion	Ricardoguthrie	04/27/2022			Opportunities	18		Opportunities	16					8.0/10	3
Increase surveying of underrepresenting groups: Latina/o, Indigenous, Black etc.	Ricardoguthrie	04/27/2022			Weaknesses	3		Weaknesses	2					6.7/10	3
Welcome new knowledge approaches from new and outgoing residents: Those who come to the mountain can explain better why they are here; and their experiences can help retain others.	Ricardoguthrie	04/27/2022			Opportunities	16		Opportunities	14					5.0/10	2
Political environment/logjam/seems to threaten collaboration and needed progress on city and county planning and implementation	Ricardoguthrie	04/27/2022			Threats	4		Threats	3					7.0/10	2
Existing legal and policy frameworks stymie efforts to provide residents greater control over resources, utilities, affordable homes, child care needs and new jobs.	Ricardoguthrie	04/27/2022			Threats	9		Threats	8					5.0/10	2
Reflection of city and citizen interactions is quite comforting and informative	Ricardoguthrie	04/27/2022			Strengths	2		Strengths	2					7.0/10	1
Attention to neighborhood concerns and plans	Ricardoguthrie	04/27/2022			Strengths	3		Strengths	3					7.0/10	1

coordinate the many Comprehensive Plan goals related to vegetation. This would be parallel to the function provided across all jurisdictions by AZGF to maintain goals relating to wildlife.					s			s						
Structural barriers, banking, policy planning, decisionmakers who maintain a status quo that might be considered "structured racism" (not attitudes, but continued control by those who have inherited power, wealth and privilege via racial privilege).	Ricardoguthrie	04/27/2022			Threats	3		Threats	2					- /10
Not enough affordability of housing, jobs, schooling for diverse populations	Ricardoguthrie	04/27/2022			Threats	6		Threats	5					- /10

Rate

Now let's rate each item based on what level of impact you think it has.

TITLE	IMPORTANCE OUT OF 10
Climate Concerns - water...fire	 8.9 /10
state legislature restrictions against self-governance, property rights that conflict with good planning	 8.8 /10
The impacts of population growth and climate change are now farther along and more obvious than they were a decade ago.	 8.7 /10
Flagstaff urban areas staying historical, walkable, and open to all.	 8.7 /10
Scenery and Natural beauty	 8.6 /10
Conservation of the Natural Environment and Open Space	 8.5 /10
Creation of smaller affordable homes	 8.3 /10
Rapidly increased construction costs over the last few years will likely impact financial viability for infill, and adaptive re-use projects (and their associated Land Use Goals in Chapter XI). Incentivizing these types of projects would seem to be crucial in ensuring the Urban reinvestment portions of Chapter XI are attainable).	 8.3 /10
As the indirect impacts of climate change are more directly felt on the local community (increased tourism during heat waves, increased fire activity, etc.) I'm curious if there may be more public interest/support in pursuing land use policies & goals that directly respond to climate and carbon neutrality goals. More broadly, local jurisdictions simplifying or incentivizing desired development typologies (such as the City of Flagstaff's recent ADU incentives) are also opportunities to guide development patterns in a way that align with stated goals of the Regional Plan	 8.1 /10
Local input	 8.1 /10
Circle up more engagement with content and service experts who have skills and experience in Diversity, Equity and Inclusion	 8.0 /10
Future growth	 7.9 /10
Urgency of Climate Change	 7.8 /10
establish a strong foundation based on environment and equity	 7.7 /10
Lack of creativity, courage, regional coordination and financial resources. The Four Forest Restoration Initiative is 12 years old and critical watersheds in the Flagstaff region are still not thinned to make them safe. The City, County and USFS have become masters of flood control but have been unable to address the cause of the flooding - wildfires across landscapes that need thinning. A fire across the Rio de Flag watershed could cause flooding that would cost \$billions and put Flagstaff out of business for years.	 7.7 /10
Heritage and Culture	 7.6 /10
Apathy. The city has asked for community input on many issues lately and there is the threat that people will tune out and not engage on this issue. Also, many of our younger residents that are not established or are fearing they will never be home owners here in the Flagstaff area due to the housing crisis will likely not engage if they dont see themselves able to stay here.	 7.4 /10
The Plan is a reasonably well balanced effort to express the positive values held by the greater Flagstaff community.	 7.4 /10
Inclusion of activity centers, arts, science and education	 7.3 /10
Carbon Neutrality and Energy	 7.3 /10
Milton Road not being able to handle the increase in traffic. Milton road is not very safe for pedestrian or bikes.	 7.2 /10
Reflection of city and citizen interactions is quite comforting and informative	 7.0 /10
Attention to neighborhood concerns and plans	 7.0 /10
Political environment/logjam/seems to threaten collaboration and needed progress on city and county planning and implementation	 7.0 /10
Guiding Principles	 6.8 /10
Increase surveying of underrepresenting groups: Latina/o, Indigenous, Black etc.	 6.7 /10
There are more opportunities for outreach and messaging about the Plan and the need for community input such as the platform NextDoor and enlisting the assistance of realtors to share messaging.	 6.4 /10
Educational institutions that train future planners and city leaders.	 6.4 /10

The ability to plan for the weaknesses and threats.	 6.2 /10
Caring about growth in our community - neighborhoods, people, planners	 6.2 /10
More knowledge of what works and what doesn't work.	 6.2 /10
Mixed use developments	 6.2 /10
Adoption of denser activity centers has led to the unpopular high rises in the community and looks like "Phoenixing Flagstaff." The "mountain town" flavor of the community is being lost.	 6.0 /10
No plans for potable water to residential homes to be used for outdoor gardening/watering. The promotion of rock lawns or artificial lawns will have the ill effect to make temperatures in neighborhoods and throughout the city, rise.	 5.9 /10
The current plan is wide-ranging in scope (as it should be) and attempts to directly address challenges facing the region related to planning, land use, & the built environment. Related to Chapter IX - Growth Areas & Land Use: Strengths are evident with the detail related to Reinvestment & Infill portions of Chapter IX (Goals LU.1, LU.9, LU.10, LU.11) emphasizing reinvestment and infill development in previously developed urban areas. These goals are stated clearly and directly.	 5.9 /10
Reinvestment policies	 5.8 /10
Great streets don't exist much south of Butler.	 5.4 /10
Weaknesses seem to be (predictably) associated with how to craft text that is applicable to a variety of conceivable land-use scenarios. These more open-ended areas seem to be mostly associated with rural/greenfield development and natural resources. (LU.2, LU.8, LU.14, LU.17).	 5.3 /10
Land ownership by Feds and State create less land to use. This is also a strength.	 5.2 /10
Welcome new knowledge approaches from new and outgoing residents: Those who come to the mountain can explain better why they are here; and their experiences can help retain others.	 5.0 /10
Existing legal and policy frameworks stymie efforts to provide residents greater control over resources, utilities, affordable homes, child care needs and new jobs.	 5.0 /10
Not harvesting windpower to the best of our ability.	 4.5 /10
4th street has not improved--buildings don't fit with the character of Flagstaff. The road itself is fine, but there are businesses that are so run down, they should be torn down. Look at the number of buildings that are not occupied and what can be done about the "urban blight" in the corridor.	 3.3 /10

Results

Here is our completed and prioritized SWOT for discussion and strategy planning.

TITLE	CREATED BY	CREATED DATE	COMMENTS	# COMMENTS	LIST (BRAINS TORM)	RANK	LIST (GROUP)	RANK	GROUPED IDEAS	# GROUP ED IDEAS	GROUP CREATED BY	IMPORTANCE OUT OF 10	# RATERS
Guiding Principles	Cmandino	04/23/2022			Strengths	21	Strengths	9				6.8/10	10
Carbon Neutrality and Energy	Sara Dechter	04/27/2022					Strengths	12	Reduction of energy consumption Carbon neutral goals	2	Sara Dechter	7.3/10	10
Creation of smaller affordable homes	Sara Dechter	04/27/2022					Opportunities	8	To pay attention to national trends-smaller lots, smaller homes Amend plans for smaller homes to make homes available to lower-income buyers	2	Sara Dechter	8.3/10	10
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Land ownership by Feds and State create less land to use. This is also a strength.	Cmandino	04/23/2022			Threats	15		Threats	14				10
Adoption of denser activity centers has led to the unpopular high rises in the community and looks like "Phoenixing Flagstaff." The "mountain town" flavor of the community is being lost.	Cmandino	04/23/2022			Weaknesses	8		Weaknesses	7				10
Scenery and Natural beauty	Sara Dechter	04/27/2022						Strengths	10	<div style="border: 1px solid gray; padding: 5px; margin-bottom: 5px;">Including vistas and viewsheds</div> <div style="border: 1px solid gray; padding: 5px; margin-bottom: 5px;">Goals for scenic & natural resources</div> <div style="border: 1px solid gray; padding: 5px;">The natural beauty of the area</div>	3 Sara Dechter		9
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Apathy. The city has asked for community input on many issues lately and there is the threat that people will tune out and not engage on this issue. Also, many of our younger residents that are not established or are fearing they will never be home owners here in the Flagstaff area due to the housing crisis will likely not engage if they dont see themselves able to stay here.	Mnorton comm	04/24/2022				Threats	10		Threats	9					9
Great streets don't exist much south of Butler.	Cmandino	04/23/2022				Weaknesses	1		Weaknesses	1					9
Weaknesses seem to be	Lloyd	04/26/2022				Weakn	4		Weakn	3					9

(predictably) associated with how to craft text that is applicable to a variety of conceivable land-use scenarios. These more open-ended areas seem to be mostly associated with rural/greenfield development and natural resources. (LU.2, LU.8, LU.14, LU.17).	Paul				esses			esses							
The ability to plan for the weaknesses and threats.	Cmandino	04/23/2022			Opportunities	26		Opportunities	23					6.2/10	9
The Plan is a reasonably well balanced effort to express the positive values held by the greater Flagstaff community.	Best	04/26/2022			Strengths	6		Strengths	6					7.4/10	8
Circle up more engagement with content and service experts who have skills and experience in Diversity, Equity and Inclusion	Ricardoguthrie	04/27/2022			Opportunities	18		Opportunities	16					8.0/10	3
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Attention to neighborhood concerns and plans	Ricardoguthrie	04/27/2022			Strengths	3		Strengths	3					7.0/10	1

coordinate the many Comprehensive Plan goals related to vegetation. This would be parallel to the function provided across all jurisdictions by AZGF to maintain goals relating to wildlife.					s			s							
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Not enough affordability of housing, jobs, schooling for diverse populations	Ricardoguthrie	04/27/2022			Threats	6		Threats	5						- /10

Instructions for July 27 Planning and Zoning Commission Regional Plan Exercise

City of Flagstaff and Coconino County, Arizona

Thank you all for your participation in this exercise evaluating the Strengths and Weaknesses of the current Flagstaff Regional Plan 2030 and the Opportunities and Threats of updating that plan for a new ballot initiative and County adoption in 2024-2025.

At the July 27th meetings of the Planning and Zoning Commissions. The Commissions will be meeting separately to work on the same digital whiteboard that they began jointly in April 2022. Since that meeting, members of the Commission have been contributing to the brainstorm of input individually and could not see each other's responses. Attached to this packet are the results of that individual work that was grouped by staff to prevent duplication.

At these separate meetings, Commissioners will log into the digital Whiteboard and finish ranking the new items and may revise any rankings they have previously entered if they log in with the same email address. These activities will not be available until the start of the July 27th meeting and must be completed by the end of the scheduled time for that agenda item.

Thank you again for your careful evaluation and input into the Regional Plan update process.