CITY COUNCIL REGULAR MEETING AGENDA

REGULAR COUNCIL MEETING
TUESDAY
OCTOBER 20, 2026

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
3:00 P.M.

All City Council Meetings are live streamed on the city's YouTube page (https://www.youtube.com/@FlagstaffCityGovernment)

To provide online verbal comment on an item that appears on the posted agenda, use the link below.

ONLINE VERBAL PUBLIC COMMENT

Written comments may be submitted to **publiccomment@flagstaffaz.gov**.

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 City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for discussion and consultation 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 Councilmembers may be in attendance through other technological means.

MAYOR DAGGETT
VICE MAYOR SWEET
COUNCILMEMBER ASLAN
COUNCILMEMBER HOUSE
COUNCILMEMBER MATTHEWS
COUNCILMEMBER SPENCE

3. PLEDGE OF ALLEGIANCE, MISSION STATEMENT, AND LAND ACKNOWLEDGEMENT

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

LAND ACKNOWLEDGEMENT

The Flagstaff City Council humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. Swearing in of new Flagstaff City Councilmember.

5. OPEN CALL TO THE PUBLIC

Open Call to the Public enables the public to address the Council about an item that is not on the prepared agenda. Comments relating to items that are on the agenda will be taken at the time that

the item is discussed. Open Call to the Public appears on the agenda twice, at the beginning and at the end. The total time allotted for the first Open Call to the Public is 30 minutes; any additional comments will be held until the second Open Call to the Public.

If you wish to address the Council in person at today's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Open Call to the Public and Public Comment. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

6. PROCLAMATIONS AND RECOGNITIONS

A. Proclamation: United Against Hate Week

STAFF RECOMMENDED ACTION:

Read and present the Proclamation.

B. Proclamation: Community Planning Month

STAFF RECOMMENDED ACTION:

Read and present the Proclamation.

C. Proclamation: Domestic Violence Awareness Month

Read and present the Proclamation.

7. COUNCIL LIAISON REPORTS

8. APPOINTMENTS

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that the City Council may vote to go into executive session, which will not be open to the public, for the purpose of discussing or considering employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee, or employee of any public body...., pursuant to A.R.S. §38-431.03(A)(1).

A. Consideration of Appointments: Beautification and Public Art Commission

STAFF RECOMMENDED ACTION:

1. Councilmember Spence to make one appointment

B. Consideration of Appointments: Airport Commission

STAFF RECOMMENDED ACTION:

1. Mayor Daggett to make one appointment.
2. Vice Mayor Sweet to make one appointment.

C. Consideration of Appointments: Parks and Recreation Commission

STAFF RECOMMENDED ACTION:

1. Councilmember Aslan to make one appointment.
2. Councilmember Matthews to make one appointment.

9. LIQUOR LICENSE PUBLIC HEARINGS

Applications under Liquor License Public Hearings may be considered under one public hearing and may be acted upon by one motion unless otherwise requested by Council.

STAFF RECOMMENDED ACTION:

1. Open the Public Hearing
2. Staff Presentation
3. Council Questions
4. Public Comment
5. Close Public Hearing
6. Council Deliberation and Action

The City Council has the option to:

1. Forward the application to the State with a recommendation for approval;
2. Forward the application to the State with a recommendation for denial based on the testimony received at the public hearing and/or other factors.

A. Consideration and Action on Liquor License Application: Benjamin Scott Wakefield "Parkdrive" 6 E. Aspen Ave., Series 12 (Restaurant), New Application

STAFF RECOMMENDED ACTION:

1. Forward the application to the State with a recommendation for approval;
2. Forward the application to the State with a recommendation for denial based on the testimony received at the public hearing and/or other factors.

B. Consideration and Action on Liquor License Application: Lauren Kay Merrett "Maverick", 4190 Butler Avenue, Series 010 (Beer and Wine Store), New Application

STAFF RECOMMENDED ACTION:

1. Forward the application to the State with a recommendation for approval;
2. Forward the application to the State with a recommendation for denial based on the testimony received at the public hearing and/or other factors.

10. CONSENT AGENDA

All matters under Consent Agenda are considered by the City Council to be routine. Unless a member of City Council expresses a desire at the meeting to remove an item from the Consent Agenda for discussion, the Consent Agenda will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

STAFF RECOMMENDED ACTION:

Approve the Consent Agenda as posted.

A. Consideration and Approval of Contract: Ailevon Pacific Aviation Consulting - Air Service Development Consulting Services

STAFF RECOMMENDED ACTION:

1. Authorize a contract with Ailevon Pacific Aviation Consultants to provide air service development and retention services for a term of one year. The contract may be renewed for up to four additional one-year terms upon mutual written consent of both parties. The total contract amount shall not exceed $34,992.00 for the initial term, exclusive of conference fees, travel-related expenses, and other incidentals. The contract shall not exceed $175,000.00 in total across all terms and renewals over five years.
2. Authorize the City Manager to execute any documents.

11. ROUTINE ITEMS

A. Consideration and possible action regarding Executive Session of October 20, 2026.

RECOMMENDED ACTION:

Direct and authorize the City Attorney and/or designated city representative to proceed as discussed in the Executive Session of October 20, 2026, items 5Ai and 5Bi.

B. Consideration and Approval of Purchase: Cooperative purchase under State of Arizona agency contract with Sands Chevrolet in the total amount of $109,704.34, for the purchase of (2) vehicles:

- (1) Chevrolet Blazer EV for the Fire Department ($44,143.22)
- (1) Chevrolet Silverado EV for Engineering - Transportation ($65,561.12)

STAFF RECOMMENDED ACTION:

1. Approve the purchase of (1) 2027 Chevrolet Blazer EV ($44,143.22) for the Fire Department Inspector and (1) Chevrolet Silverado EV ($65,561.12) for Engineering -Transportation, both from Sands Chevrolet.
2. Authorize the City Manager to execute the necessary documents.

C. Consideration and Approval of Contract: Purchase Contract with San Tan Auto Partners, LLC, for nine (9) most current available model year Ford Police Hybrid Police Interceptor Utility (PIU's) vehicles in the amount of $449,292.15, including fees and taxes.

STAFF RECOMMENDED ACTION:

Approve the Purchase Contract with San Tan Auto Partners, LLC, for nine (9) most current available model year Ford Police Interceptor Utility Hybrid vehicles in the amount of $449,292.15, including all taxes and fees, and authorize the City Manager to execute the necessary documents.

D. Consideration and Adoption of Ordinance No. 2026-22: An ordinance authorizing the acquisition of real property interests necessary for the Fanning Wash Culvert at Steves Blvd Project, providing for delegation of authority, subsequent council approvals, severability, and establishing an effective date.

STAFF RECOMMENDED ACTION:

1. Read Ordinance No.2026-22 by title only for the final time
2. City Clerk reads Ordinance No. 2026-22 by title only (if approved above)
3. Adopt Ordinance No. 2026-22

E. Consideration and Adoption of Ordinance No. 2026-23: An ordinance of the City Council of the City of Flagstaff, amending the Flagstaff Zoning Map to rezone approximately 23.89 acres located at 2661 N El Paso Flagstaff Road, APN 113-37-010 from the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO) to Heavy Industrial – Open (HI-O) zone with the RPO. The applicant is requesting a rezone for the purpose of allowing Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on site, providing for severability, authority for clerical corrections, and establishing an effective date.

STAFF RECOMMENDED ACTION:

1. Read Ordinance No. 2026-23 by title only for the final time
2. City Clerk reads Ordinance No. 2026-23 by title only (if approved above)
3. Adopt Ordinance No. 2026-23

12. PUBLIC HEARING ITEMS

1. Open the Public Hearing
2. Presentations (Staff and/or Applicant)
3. Council Questions
4. Public Comment
5. Close the Public Hearing
6. Council Deliberation and Action

A. Consideration and Adoption of Resolution No. 2026-51 and Ordinance No. 2026-26: A Resolution of the City Council of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain document filed with the City Clerk, entitled "PZ-26-00070 Outdoor Lighting Update" and an Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code.

STAFF RECOMMENDED ACTION:

At the October 20, 2026, Council Meeting:
1) Read Resolution No. 2026-51 by title only
2) City Clerk reads Resolution No. 2026-51 by title only (if approved above)
3) Read Ordinance No. 2026-26 by title only for the first time
4) City Clerk reads Ordinance No. 2026-26 by title only (if approved above)

At the Novmeber 3, 2026 Council Meeting:
5) Adopt Resolution No. 2026-51
6) Read Ordinance No. 2026-26 by title only for the final time
7) City Clerk reads Ordinance No. 2026-26 by title only (if approved above)
8) Adopt Ordinance No. 2026-26

B. Consideration and Adoption of Resolution No. 2026-52 and Ordinance No. 2026-27: A Resolution of the City Council of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain document filed with the City Clerk, entitled "PZ-26-00136 - Zoning Map Amendment Process" and an Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code.

STAFF RECOMMENDED ACTION:

At the October 20, 2026, Council Meeting:
1) Read Resolution No. 2026-52 by title only
2) City Clerk reads Resolution No. 2026-52 by title only (if approved above)
3) Read Ordinance No. 2026-27 by title only for the first time
4) City Clerk reads Ordinance No. 2026-27 by title only (if approved above)

At the November 3, 2026 Council Meeting:
5) Adopt Resolution No. 2026-52
6) Read Ordinance No. 2026-27 by title only for the final time
7) City Clerk reads Ordinance No. 2026-27 by title only (if approved above)
8) Adopt Ordinance No. 2026-27

C. Consideration and Adoption of Ordinance No. 2026-28: An ordinance amending the Flagstaff zoning map to rezone approximately 13.01 acres of real property from the Rural Residential (RR) zone with partial Resource Protection Overlay (RPO) to Single-Family Residential (R1) with full RPO.

STAFF RECOMMENDED ACTION:

At the October 20, 2026 Council Meeting:
1) Read Ordinance No. 2026-28 by title only for the first time
2) City Clerk reads Ordinance No. 2026-28 by title only (if approved above)

At the November 3, 2026 Council Meeting:
3) Read Ordinance No. 2026-28 by title only for the final time
4) City Clerk reads Ordinance No. 2026-28 by title only (if approved above)
5) Adopt Ordinance No. 2026-28.

13. REGULAR AGENDA

A. Consideration and Adoption of Resolution No. 2026-50: A resolution of the Flagstaff City Council authorizing approval of Intergovernmental Agreements with Blue Ridge Fire District, Forest Lakes Fire District, Highlands Fire District, Pinewood Fire Department, and Summit Fire District, respectively, for dispatch services

STAFF RECOMMENDED ACTION:

1. Read Resolution No. 2026-50 by title only
2. City Clerk reads Resolution No. 2026-50 by title only (if approved above)
3. Adopt Resolution No. 2026-50

14. FUTURE AGENDA ITEM REQUESTS

After discussion and upon agreement by three members of the Council, an item will be moved to a regularly-scheduled Council meeting.

A. Future Agenda Item Request (F.A.I.R.): A Citizen Petition titled "Formation of Citizen Advisory Board on AI Policing"

Council Direction

B. Future Agenda Item Request (F.A.I.R.): A Citizen Petition titled "Cancelation of existing and moratorium on future AI policing contracts"

Council Direction

15. OPEN CALL TO THE PUBLIC

16. ANNOUNCEMENTS AND UPDATES TO/FROM COUNCIL AND CITY MANAGER

17. ADJOURNMENT

_____ *hereby certifies that the foregoing notice and agenda was published on* _____.

THE CITY OF FLAGSTAFF ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 213-2076 or email at stacy.saltzburg@flagstaffaz.gov to request an accommodation to participate in this public meeting.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Flagstaff makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Flagstaff City Council meetings are live-streamed and recorded and may be viewed on the City of Flagstaff's website. If you permit your child to attend/participate in a televised Council meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Jessica Matias, Chief of Staff

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:
Proclamation: United Against Hate Week

STAFF RECOMMENDED ACTION:

Read and present the Proclamation.

Executive Summary:
NA

Financial Impact:
NA

Policy Impact:
NA

Previous Council Decision or Community Discussion:
NA

Options and Alternatives to Recommended Action:
NA

Connection to PBB Priorities and Objectives:
NA

Connection to Regional Plan:
NA

Connection to Carbon Neutrality Plan:
NA

Connection to 10-Year Housing Plan:
NA

Attachments: Proclamation

City of Flagstaff – Office of the Mayor

Proclamation

WHEREAS, the City of Flagstaff is committed to fostering a welcoming, inclusive, and equitable community where all people are treated with dignity, respect, and compassion, regardless of race, ethnicity, religion, national origin, gender identity or expression, sexual orientation, age, ability; and

WHEREAS, our community is enriched by the diversity of its residents, cultures, traditions, and perspectives, and this diversity is a source of strength that contributes to the vitality and resilience of Flagstaff; and

WHEREAS, acts of hate, discrimination, bias, harassment, and intimidation threaten the safety and well-being of individuals and families, undermine trust, and weaken the fabric of our community; and

WHEREAS, United Against Hate Week is an opportunity for individuals, schools, businesses, nonprofit organizations, faith communities, and local governments to unite in rejecting hate and promoting kindness, understanding, belonging, and civic engagement; and

WHEREAS, creating a community where everyone feels safe, valued, and respected requires ongoing education, meaningful dialogue, and a shared commitment to standing up against prejudice and discrimination in all its forms; and

WHEREAS, the City of Flagstaff recognizes that building a stronger community depends on each of us embracing our shared humanity, celebrating our differences, and working together to ensure that every resident can thrive.

NOW, THEREFORE, I, Mayor Becky Daggett, Mayor of the City of Flagstaff, Arizona do hereby proclaim October 18-24, 2026, as

United Against Hate Week

and encourage all residents, businesses, educational institutions, community organizations, and visitors to participate in activities that promote inclusion, respect, understanding, and belonging.

Becky Daggett

MAYOR

ATTEST:

Stacy Saltzburg

CITY CLERK

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Jessica Matias, Chief of Staff

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:
Proclamation: Community Planning Month

STAFF RECOMMENDED ACTION:

Read and present the Proclamation.

Executive Summary:
NA

Financial Impact:
NA

Policy Impact:
NA

Previous Council Decision or Community Discussion:
NA

Options and Alternatives to Recommended Action:
NA

Connection to PBB Priorities and Objectives:
NA

Connection to Regional Plan:
NA

Connection to Carbon Neutrality Plan:
NA

Connection to 10-Year Housing Plan:
NA

Attachments: Proclamation

City of Flagstaff – Office of the Mayor

Proclamation

WHEREAS, sound community planning shapes how the people of Flagstaff, AZ work, live, and move through their city for generations to come; and

WHEREAS, planners bring data-driven insight and technical expertise to the choices communities make about growth, housing, transportation, and land use; and

WHEREAS, community planning succeeds when residents are meaningfully involved in shaping the future of their own neighborhoods and city; and

WHEREAS, the full benefits of planning depend on elected and appointed officials who understand, support, and demand excellence in both planning and its implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories; and

WHEREAS, the American Planning Association designates National Community Planning Month to highlight planning's essential role in every community and planners' unique ability to solve the most pressing housing, transportation, and land use challenges facing our communities; and

WHEREAS, National Community Planning Month offers Flagstaff the opportunity to publicly recognize the dedication of our appointed Planning and Zoning Commission members, and to thank the professional community planners of Flagstaff for their sustained commitment to public service and the improvement of our city.

NOW, THEREFORE, I, Mayor Becky Daggett, Mayor of the City of Flagstaff, Arizona do hereby proclaim October 2026, as

Community Planning Month

Becky Daggett

MAYOR

ATTEST:

Stacy Saltzburg

CITY CLERK

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Jessica Matias, Chief of Staff

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE

Proclamation: Domestic Violence Awareness Month

STAFF RECOMMENDED ACTION:

Read and present the Proclamation.

Executive Summary:

Information:

Attachments: Proclamation

City of Flagstaff – Office of the Mayor
Proclamation

WHEREAS, October is annually recognized as National Domestic Violence Awareness Month; and

WHEREAS, domestic violence is a pattern of behavior of violence and intimidation for the purpose of gaining power and control over an intimate partner; and

WHEREAS, although progress has been made toward preventing and ending domestic violence and providing support to survivors and their families, important work remains to be done; and

WHEREAS, more than 12 million people in the United States are victims of sexual assault, physical violence, or stalking by an intimate partner each year, including roughly 1 in 4 women and 1 in 7 men. More than 11,000 victims lost their lives to Domestic Violence in the United States between 2020 and 2024; and

WHEREAS, domestic violence affects people of all genders, sexual orientations, ages, racial, ethnic, cultural, social, religious, and economic groups; and

WHEREAS, domestic violence within a family increases the risk of other violence in the home, including child abuse. Approximately 25% of all children witness domestic violence during their childhood, having potential long-term consequences including difficulty at school, substance abuse, behavioral problems, and serious adult health problems; and

WHEREAS, the Flagstaff Police Department responded to 1,939 incidents classified as domestic violence in 2025; and

WHEREAS, survivors of domestic violence exhibit amazing courage, strength, and determination in the aftermath of such violence and deserve support and access to culturally responsive, trauma-informed programs and services to increase their safety and self-sufficiency; and

WHEREAS, the City of Flagstaff encourages all community members to work to support survivors of Domestic Violence and the efforts of community organizations that provide community education and outreach, as well as services and support to survivors of domestic violence.

NOW, THEREFORE, I, Mayor Becky Daggett, Mayor of the City of Flagstaff, Arizona do hereby proclaim October 2026, as

Domestic Violence Awareness Month

in Flagstaff, Arizona and call upon the citizens of Flagstaff to join law enforcement, victim advocacy groups, and other local organizations to make our community a safe and supportive place for all our families. To further acknowledge and support Domestic Violence Month, the City will raise the Domestic Violence Awareness flag in front of City Hall for the month of October 2026.

Becky Daggett

MAYOR

ATTEST:

Stacy Saltzburg

CITY CLERK

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Jessica Matias, Chief of Staff

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:
Consideration of Appointments: Beautification and Public Art Commission

STAFF RECOMMENDED ACTION:

1. Councilmember Spence to make one appointment

Executive Summary:
The Beautification and Public Art Commission consists of seven citizens, and recommends expenditures from the BBB beautification fund and the public art portion of the Arts and Science fund. It studies and recommends community beautification projects ranging from landscaping and irrigation, signs and billboards, buildings, street-scapes, gateways, the purchase and installation of public art projects within beautification projects, and property acquisition for beautification and/or public art and neighborhood-initiated projects, to mention a few.

The City of Flagstaff is committed to increasing diversity in every board and commission. Please consider how the applicant stated they may contribute to this commitment.

There are two (2) applications on file for consideration by the Council as follows:

- Karen Begay (new applicant)
- Sherri Ondrus (new applicant)

In an effort to reduce exposure to personal information, the applicant roster and applications will be submitted to the City Council separately.

COUNCIL APPOINTMENT ASSIGNMENT: Councilmember Spence

Financial Impact:
These are voluntary positions and there is no budgetary impact to the City of Flagstaff.

Policy Impact:
None

Previous Council Decision or Community Discussion:
None

Options and Alternatives to Recommended Action:

1. Appoint one Commissioner: By appointing a member at this time, the Beautification and Public Art Commission will be at full membership, allowing the group to meet and provide recommendations to

the City Council.
2. Postpone the action to allow for further discussion or expand the list of candidates.

Connection to PBB Priorities and Objectives:
Inclusive and Engaged Community - Foster community pride and civic engagement; advance social equity and social justice in Flagstaff; facilitate and foster diversity and inclusivity; and enhance community outreach and engagement opportunities.

Connection to Regional Plan:
None

Connection to Carbon Neutrality Plan:
None

Connection to 10-Year Housing Plan:
None

Attachments: Beautification and Public Art Commission Authority

CHAPTER 2-14
BEAUTIFICATION AND PUBLIC ART COMMISSION

SECTIONS:

2-14-001-0001 CREATION OF COMMISSION:
2-14-001-0002 COMPOSITION AND TERM OF OFFICE:
2-14-001-0003 COMPENSATION OF COMMISSION MEMBERS:
2-14-001-0004 ORGANIZATION:
2-14-001-0005 MEETINGS:
2-14-001-0006 DUTIES:

2-14-001-0001 CREATION OF COMMISSION:

There is hereby established a City Beautification and Public Art Commission. There shall be seven (7) voting members of said Commission who shall meet as hereinafter provided to consider and recommend programs for the expenditure of the beautification and arts and sciences portions of the Bed, Board and Booze Tax allocated under Chapter 3-06, Hospitality Industry Tax Revenues.

"Arts and sciences" means support for Flagstaff arts, scientific and cultural activities, events and organizations to provide direct and indirect citizen participation and enhancement of the overall quality of life and community image including support of public art. (Same meaning as set forth in Section 3-06-001-0001.)

"Beautification" means any modification of the urban physical environment to increase pleasure to the senses or pleasurably exalt the mind or spirit or strengthen the urban design framework of the City (same meaning as set forth in Section 3-06-001-0001). (Ord. 1580, Enacted, 08/02/1988; Ord. 2006-15, Amended, 05/16/2006; Ord. 2007-07, Amended, 02/06/2007; Ord. 2014-28, Amended, 11/18/2014; Ord. 2015-22, Amended, 01/05/2016)

2-14-001-0002 COMPOSITION AND TERM OF OFFICE:

The composition of the membership shall consist of seven (7) members appointed by the City Council.

Each member shall serve three (3) year terms, on a staggered basis. A member’s term in office shall commence with the first regular Commission meeting following the appointment and terminate with the regular Commission meeting at which the successor takes office. No voting member of the Commission may be appointed to more than two (2) full consecutive terms. (Ord. 1580, Enacted, 08/02/1988; Ord. 1674, Amended, 09/18/1990; Ord. 2006-15, Amended, 05/16/2006; Ord. 2007-04, Amended, 02/06/2007; Ord. 2014-28, Amended, 11/18/2014; Ord. 2015-22, Amended, 01/05/2016)

2-14-001-0003 COMPENSATION OF COMMISSION MEMBERS:

Members of the Commission shall serve without compensation. (Ord. 1580, Enacted, 08/02/1988)

2-14-001-0004 ORGANIZATION:

The Commission shall elect a Chairperson from among its members. The term of the Chairperson shall be one year with eligibility for reelection. Commission members may not serve more than two (2) consecutive terms as Chairperson. The Council representative shall not be eligible for the Chair. (Ord. No. 1580, Enacted, 08/02/1988)

2-14-001-0005 MEETINGS:

A. The Commission shall hold at least one (1) regular meeting per month, which shall at all times be open to the public; the time and place of said meeting shall be posted in accordance with the applicable Arizona State Statutes.

B. A quorum consisting of a minimum of four (4) voting members of the Commission shall be required to conduct business. (Ord. 1580, Enacted, 08/02/88; Ord. 2006-15, Amended, 05/16/2006; Ord. 2016-30, Amended, 07/05/2016)

2-14-001-0006 DUTIES:

The duties of the Commission shall be to:

A. The Commission shall be responsible for preparing a five (5) year plan. The five (5) year plan shall be used as a guideline for future programs. Said plan shall be presented to the Council prior to April 1st of each year.

B. Develop and present to City Council an annual plan outlining the Commission's program recommendations for the upcoming fiscal year. Said plan shall be presented to the Council prior to April 1st of each year.

C. Make recommendations to the City Council concerning the annual budgetary allocation of the beautification and public art portions of the Bed, Board and Booze Tax and other monies as deemed appropriate by the City Council, to include, but not be limited to:

1. Purchase, installation or modification of landscaping and irrigation systems;

2. Purchase, removal or modification of billboards and nonconforming signs;

3. Beautification of buildings and facilities, streetscapes and gateways;

4. Purchase and installation of public art projects;

5. Purchase or lease of easements or property necessary for beautification projects.

D. Make recommendations to the City Council for public art projects by:

1. Reviewing and defining potential public art projects and writing project descriptions.

2. Determining the artist selection method and writing the call to artists for public art projects.

3. Evaluating public art proposals for recommendation to the City Council.

4. Facilitating display of local art in public facilities.

Recommendations to City Council are required for a public art proposal when the resulting contract will be fifty thousand dollars ($50,000.00) or more.

E. With respect to the arts and science portion of the Bed, Board and Booze Tax allocated under Chapter 3-06, Hospitality Industry Tax Revenues, the Commission shall make recommendations to the Council concerning the annual budgetary allocation of the arts and science portion of this tax, to include but not be limited to:

1. Developing and supporting the Flagstaff arts, scientific and cultural activities, events and organizations to provide direct and indirect citizen participation, and opportunities for enhancement of the overall quality of life and community image.

2. Developing, acquiring and distributing material to promote arts and science.

3. Developing financial assistance programs to stimulate artistic and scientific activities in Flagstaff.

4. Retaining of appropriate staff to implement approved programs.

F. Perform those additional duties as determined by the City Council, related to the Beautification and Public Art Commission.

G. Contracts for arts and sciences and beautification are subject to procurement under the Procurement Code Manual. In addition, the City Council, City Manager or his or her designee(s) may request the Commission to make recommendations regarding any arts and sciences or beautification proposals. (Ord. No. 1580, Enacted, 08/02/88; Ordinance No. 2006-15, Amended, 05/16/2006; Ord. 2015-22, Amended, 01/05/2016; Ord. 2021-22, Amended, 10/05/2021)

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Jessica Matias, Chief of Staff

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:
Consideration of Appointments: Airport Commission

STAFF RECOMMENDED ACTION:

1. Mayor Daggett to make one appointment.
2. Vice Mayor Sweet to make one appointment.

Executive Summary:
The Airport Commission consists of seven citizens, and is responsible for reviewing and reporting to the Council on the development of the Airpark and on matters affecting the operation and efficiency of the airport, using the Airport Master Plan as a guide.

The City of Flagstaff is committed to increasing diversity in every board and commission. Please consider how the applicant stated they may contribute to this commitment.

There are twelve (12) applications on file for consideration by the Council as follows:

- Nico Barraza (current commissioner)
- Amanda Shephard (new applicant)
- Bernd Steinebrunner (new applicant)
- Bradley Kopp (new applicant)
- Cameron Clark (new applicant)
- Charles Ogden (new applicant)
- John Gartin (new applicant)
- Mark Haughwout (new applicant)
- Richard Jackson (new applicant)
- Stephanos Antoniades (new applicant)
- Tania Cagwin (new applicant)
- Victoria Allen (new applicant)

In an effort to reduce exposure to personal information, the applicant roster and applications will be submitted to the City Council separately.

COUNCIL APPOINTMENT ASSIGNMENT: Mayor Daggett, and Vice Mayor Sweet.

Financial Impact:
These are voluntary positions and there is no budgetary impact to the City of Flagstaff.

Policy Impact:
None

Previous Council Decision or Community Discussion:
None

Options and Alternatives to Recommended Action:

1. Appoint two Commissioners: By appointing members at this time, the Airport Commission will be at full membership, allowing the group to meet and provide recommendations to the City Council.
2. Postpone the action to allow for further discussion or expand the list of candidates.

Connection to PBB Priorities and Objectives:
Inclusive and Engaged Community - Foster community pride and civic engagement; advance social equity and social justice in Flagstaff; facilitate and foster diversity and inclusivity; and enhance community outreach and engagement opportunities.

Connection to Regional Plan:
None

Connection to Carbon Neutrality Plan:
None

Connection to 10-Year Housing Plan:
None

Attachments: Airport Commission Authority

CHAPTER 2-11
FLAGSTAFF AIRPORT COMMISSION

SECTIONS:

2-11-001-0001 COMMISSION CREATED:
2-11-001-0002 COMPOSITION; TERMS:
2-11-001-0003 ORGANIZATION:
2-11-001-0004 COMPENSATION:
2-11-001-0005 MEETINGS:
2-11-001-0006 ACTIONS OF THE COMMISSION:

2-11-001-0001 COMMISSION CREATED:

There is hereby established the Flagstaff Airport Commission to be composed of seven (7) members who shall meet as hereinafter provided to consider and deliberate upon matters of concern to the City Council and citizens that affect the operation and efficiency of the airport toward the end of providing an optimum level of services within available resources using the Airport Master Plan as a basic guide. (Ord. 1897, Amended, 11/21/95)

2-11-001-0002 COMPOSITION; TERMS:

The composition of the membership of the Commission shall be as follows:

A. Seven (7) members to be appointed by the City Council who shall serve for three (3) year terms, on a staggered basis.

B. Ex Officio Members: The following persons shall be ex officio members of the Commission, but shall have no vote:

The Mayor;

The City Manager;

The Airport Manager;

The FAA Tower Operator.

C. A quorum shall shall consist of four (4) voting members of the Commission. (Res. 1045, 9-20-77; Ord. 1897, Amended, 11/21/95; Ord. 2007-03, Amended, 02/06/2007; Ord. 2014-28, Amended, 11/18/2014; Ord. 2016-30, Amended, 07/05/2016)

2-11-001-0003 ORGANIZATION:

At the first meeting after appointment and at the first meeting held in any calendar year thereafter, the members of the Commission shall elect a Chairperson and Vice-Chairperson. (Ord. 2007-03, Amended 02/06/2007)

2-11-001-0004 COMPENSATION:

The members of the Commission may be reimbursed by the City for necessary travel and subsistence expenses, but shall not receive compensation for their services. Any such travel must be approved in advance by the City Council or the City Manager with all budgetary considerations taken into account.

2-11-001-0005 MEETINGS:

The Commission shall hold regular monthly meetings, which shall at all times be open to the public, the time and place of said meetings shall be posted in accordance with any currently applicable Arizona State Statutes regulating public meetings and proceedings (open meeting laws). Special meetings may be called by the Chairperson on twenty-four (24) hours' notice.

2-11-001-0006 ACTIONS OF THE COMMISSION:

A. The Commission, with the consent of the City Manager, may call on all City divisions for assistance in the performance of its duties, and it shall be the duty of such divisions to render such assistance to the Commission as may be reasonably required.

B. All discussions, deliberations, actions and recommendations of the Commission shall be advisory to the City Council, and such advisories as the Commission may from time to time make shall be forwarded to the City Council through the City Manager. (Res. 1045, 9-20-77)

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Jessica Matias, Chief of Staff

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:
Consideration of Appointments: Parks and Recreation Commission

STAFF RECOMMENDED ACTION:

1. Councilmember Aslan to make one appointment.
2. Councilmember Matthews to make one appointment.

Executive Summary:
The Parks and Recreation Commission consists of seven (7) resident members. The Parks and Recreation Commission makes recommendations to the Council regarding City parks and recreational programs, the annual budget, and capital improvements for the Parks and Recreation Divisions.

The City of Flagstaff is committed to increasing diversity in every board and commission. Please consider how the applicant stated they may contribute to this commitment.

There are four (4) applications on file for consideration by the Council as follows:

- Ben Schmidt (new applicant)
- Drew Stanley (new applicant)
- Joel Fritzler (new applicant)
- Nye McCarty (new applicant)

In an effort to reduce exposure to personal information, the applicant roster and applications will be submitted to the City Council separately.

COUNCIL APPOINTMENT ASSIGNMENT: Councilmember Aslan and Councilmember Matthews.

Financial Impact:
These are voluntary positions and there is no budgetary impact to the City of Flagstaff.

Policy Impact:
None

Previous Council Decision or Community Discussion:
None

Options and Alternatives to Recommended Action:

1. Appoint two Commissioners: By appointing members at this time, the Parks and Recreation Commission will have enough members to meet, allowing the group to meet and provide

recommendations to the City Council.
2. Postpone the action to allow for further discussion or expand the list of candidates.

Connection to PBB Priorities and Objectives:
Inclusive and Engaged Community - Foster community pride and civic engagement; advance social equity and social justice in Flagstaff; facilitate and foster diversity and inclusivity; and enhance community outreach and engagement opportunities.

Connection to Regional Plan:
None

Connection to Carbon Neutrality Plan:
None

Connection to 10-Year Housing Plan:
None

Attachments: Parks and Recreation Commission Authority

CHAPTER 2-03
PARKS AND RECREATION COMMISSION

SECTIONS:

2-03-001-0001 COMMISSION CREATED; MEMBERS:
2-03-001-0002 TERMS; VACANCIES; COMPENSATION:
2-03-001-0003 ORGANIZATION AND RULES:
2-03-001-0004 POWERS AND DUTIES:

2-03-001-0001 COMMISSION CREATED; MEMBERS:

There is hereby created a Parks and Recreation Commission for the City, consisting of seven (7) members appointed by the City Council. (Ord. No. 2007-11, Amended 02/06/2007; Ord. 2014-28, Amended, 11/18/2014)

2-03-001-0002 TERMS; VACANCIES; COMPENSATION:

Terms of the appointed members shall be for three (3) years.

The Council shall fill vacancies for the unexpired term of any of the members of the Commission and no member of the Commission shall receive compensation for services thereon. (Ord. 1475, 2-3-87)

2-03-001-0003 ORGANIZATION AND RULES:

Upon the taking effect of this Chapter, and when appointed, the members shall meet and organize and elect a Chairman to serve for one year with a new Chairman being elected each succeeding year. The Commission may adopt by-laws, procedures and standards for the operation of the Commission not inconsistent with the provisions of this Chapter. A quorum shall consist of four (4) voting members. The Commission shall meet not less than four (4) times each year.

(Ord. No. 2007-11, Amended 02/06/2007)

2-03-001-0004 POWERS AND DUTIES:

A. The duties of the Commission shall be to advise the Council, through periodic written reports to the Council, recommending policy direction on City lands, structures and facilities that are set aside or should be set aside or dedicated to recreational purposes, including but not limited to parks, swimming pools, playgrounds, playing and sports fields and golf courses. The scope of the activities of the Commission shall also include but not be limited to advising and recommending policy direction in activities involving recreational and cultural pursuits of the elderly and the young and to otherwise employ in constructive and wholesome manner leisure time of the citizens.

B. The City Council may consider the advice and recommendation of the Commission and thereafter give direction through the City Manager to implement the recreational program as they see fit.

C. The Commission shall review and make recommendation on the annual budget of the Parks Section and Recreation Section prior to the submittal thereof to the City Manager.

D. With respect to the parks and recreation portion of the Bed, Board and Booze Tax allocated under Chapter 3-06, Hospitality Industry Tax Revenues, the Commission shall make recommendations to the Council concerning the annual budgetary allocation of the parks and recreation portion of this tax, to include but not be limited to:

1. Developing parks and recreation facilities, and programs as needed to benefit the community and its visitors.

2. Funding for the Flagstaff urban trails system development and maintenance.

3. Developing, acquiring and distributing material to promote parks and recreation.

4. Retaining of appropriate staff to implement approved programs.

E. For purposes of subsection (D) of this section, "parks and recreation" means the development and management of public parks, recreational facilities, and programs which are available to the residents and visitors including funding the Flagstaff urban trail system. (Same meaning as set forth in Section 3-06-001-0001.) (Ord. 865, 12-12-72; Ord. 1335, 10-16-84; Ord. 2015-22, Amended, 01/05/2016)

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Jessica Matias, Chief of Staff

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Action on Liquor License Application: Benjamin Scott Wakefield "Parkdrive" 6 E. Aspen Ave., Series 12 (Restaurant), New Application

STAFF RECOMMENDED ACTION:

1. Forward the application to the State with a recommendation for approval;
2. Forward the application to the State with a recommendation for denial based on the testimony received at the public hearing and/or other factors.

Executive Summary:

The liquor license process begins at the State level and applications are then forwarded to the respective municipality for posting of the property and holding a public hearing, after which the Council recommendation is forwarded back to the State. A Series 12 license allows the holder of a restaurant license to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its gross revenue from the sale of food. Parkdrive is a new business in Flagstaff. If approved, it will be one of 89 series 12 licenses in Flagstaff.

To view surrounding liquor licenses, please visit the Active Liquor Licenses Map.

The application was properly posted on September 17, 2026, and the Police Department and Planning and Development Services divisions have reviewed the application and provided their respective reports. No written protests have been received to date.

Financial Impact:

There is no budgetary impact to the City of Flagstaff as this is a recommendation to the State.

Policy Impact:

Not applicable

Previous Council Decision or Community Discussion:

Not applicable

Options and Alternatives to Recommended Action:

1. Forward the application to the State with a recommendation for approval;
2. Forward the application to the State with a recommendation for denial based on the testimony received at the public hearing and/or other factors.

Connection to PBB Priorities and Objectives:

Liquor licenses are a regulatory action and there are no Community Priorities that directly apply.

Connection to Regional Plan:
Not applicable

Connection to Carbon Neutrality Plan:
Not applicable

Connection to 10-Year Housing Plan:
Not applicable

Attachments:
Letter to Applicant
Hearing Procedures
PD Memo
Code Memo
Series 12 Description
Map

CITY OF
FLAGSTAFF

Office of the City Clerk

10/6/2026

Benjamin Scott Wakefield
736 S. Longmore Street
Chandler, AZ 85224
Merecoinc@gmail.com

Dear Mr. Wakefield,

Your application for a Series 012 (Restaurant) Liquor License for Parkdrive at 6 E. Aspen Ave, Flagstaff, AZ was posted on September 17, 2026. The City Council will consider the application at a public hearing during their scheduled Regular City Council Meeting on **October 20, 2026, which is scheduled to begin at 3:00 p.m.**

It is important that you or your representative attend this Council Meeting via video conference Microsoft Teams Meeting or in person and be prepared to answer any questions the City Council may have. Failure to be available for questions could result in a recommendation for denial of your application. We suggest you contact your legal counsel or the Department of Liquor Licenses and Control at 602-542-5141 to determine the criteria for your license. To help you understand how the public hearing process will be conducted, we are enclosing a copy of the City's liquor license application hearing procedures. Please note, should you wish to address Council about your application you are allotted 10 minutes to do so after the staff presentation. *You are not required to speak but we want to make you aware of the opportunity*. Please inform our office if you plan on doing so as we will incorporate any materials or attachments for City Council to review.

The twenty-day posting period for your liquor license application is set to expire on October 7, 2026, and the application may be removed from the premises at that time.

If you have any questions, please email me at Jessica.Matias@Flagstaffaz.gov .

Sincerely,

Jessica Matias
Acting Deputy City Clerk

Enclosures

City of Flagstaff

Liquor License Application
Hearing Procedures

1. When the matter is reached at the Council meeting, the presiding officer will open the public hearing on the item.

2. The presiding officer will then ask whether City staff have information to present to the Council regarding the application. Staff should come forward at this point and present information to the Council in a presentation not exceeding ten (10) minutes. Council may question City staff regarding the testimony or other evidence provided by City staff.

3. The presiding officer will request that the Applicant come forward to address the Council regarding the application. The applicant can give a presentation not exceeding ten (10) minutes. Council may question the Applicant regarding the testimony or other evidence provided by the Applicant.

4. Other parties, if any, may then testify, limited to three (3) minutes per person. Council may question these parties regarding the testimony they present to the Council.

5. The Applicant may make a concise closing statement to the Council, limited to five (5) minutes. During this statement, Council may ask additional questions of the Applicant.

6. City staff may make a concise closing statement to the Council, limited to five (5) minutes. During this statement, Council may ask additional questions of City Staff.

7. The presiding officer will then close the public hearing.

8. The Council will then, by motion, vote to forward the application to the State with a recommendation of approval, disapproval, or shall vote to forward with no recommendation.

R19-1-702. Determining Whether to Grant a License for a Certain Location

A. To determine whether public convenience requires and the best interest of the community will be substantially served by issuing or transferring a license at a particular unlicensed location, local governing authorities and the Board may consider the following criteria:

1. Petitions and testimony from individuals who favor or oppose issuance of a license and who reside in, own, or lease property within one mile of the proposed premises;

2. Number and types of licenses within one mile of the proposed premises;

3. Evidence that all necessary licenses and permits for which the applicant is eligible at the time of application have been obtained from the state and all other governing bodies;

4. Residential and commercial population of the community and its likelihood of increasing, decreasing, or remaining static;

5. Residential and commercial population density within one mile of the proposed premises;

6. Evidence concerning the nature of the proposed business, its potential market, and its likely customers;

7. Effect on vehicular traffic within one mile of the proposed premises;

8. Compatibility of the proposed business with other activity within one mile of the proposed premises;

9. Effect or impact on the activities of businesses or the residential neighborhood that might be affected by granting a license at the proposed premises;

10. History for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant received a detailed report of the violations and criminal activity at least 20 days before the hearing by the Board;

11. Comparison of the hours of operation at the proposed premises to the hours of operation of existing businesses within one mile of the proposed premises; and

12. Proximity of the proposed premises to licensed childcare facilities as defined by A.R.S. § 36-881.

B. This Section is authorized by A.R.S. § 4-201(I).

FLAGSTAFF POLICE DEPARTMENT
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ADMIN FAX (928)213-3372
TDD 1-800-842-4681

Police Chief
Sean P. Connolly

MEMORANDUM

Memo #26-044

TO: **Jessica Kelly**

FROM: **Detective Hyde #600**

DATE: **October 5, 2026**

RE: **New Application – Series 012 Liquor License Application – Parkdrive**

On October 5th, 2026, I initiated an investigation into a new application for a Series 012 (restaurant) liquor license from Benjamin Wakefield (Agent/Controlling Person) and Dane Wallace (Controlling Person/Manager) on behalf of Parkdrive located at 6 E Aspen Ave #120. This is for a new application, and the application number is 407206.

I conducted a query through local systems on Dane and Benjamin. I discovered no derogatory records. I conducted a search for current or historical liquor violations on the business and discovered no violations.

I found evidence that the applicant has taken the mandatory liquor license training. This business is not located within 300 feet of a school.

Planning and Development Services Memorandum

To: Jessica Kelly, on behalf of Georganna Staskey, Deputy City Clerk

From: Reggie Eccleston, Code Compliance Manager

CC: Michelle McNulty, Planning Director

Date: September 29, 2026

Re: Application for Liquor License #407206
6 E Aspen Ave., STE 120 Flagstaff, AZ 86004
Assessor's Parcel Number 101-19-009E
Benjamin Scott Wakefield on behalf of Maverick

This application is a request for a new Series 012 restaurant liquor license by Benjamin Scott Wakefield on behalf of Parkdrive. This business is located within the Central Business district. This district does allow for this use.

There are no active Zoning Code violations associated with the applicant or the property at this time.

License Types: Series 12 Restaurant License

Non-transferable
On-sale retail privileges
Note: Terms in **BOLD CAPITALS** are defined in the glossary.

PURPOSE:
Allows the holder of a restaurant license to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its gross revenue from the sale of food.

ADDITIONAL RIGHTS AND RESPONSIBILITIES:
An applicant for a restaurant license must file a copy of its restaurant menu and Restaurant Operation Plan with the application. The Plan must include listings of all restaurant equipment and service items, the restaurant seating capacity, and other information requested by the department to substantiate that the restaurant will operate in compliance with Title 4.

The licensee must notify the Department, in advance, of any proposed changes in the seating capacity of the restaurant or dimensions of a restaurant facility.

A restaurant licensee must maintain complete restaurant services continually during the hours of selling and serving of spirituous liquor, until at least 10:00 p.m. daily, if any spirituous liquor is to be sold and served up to 2:00 a.m.

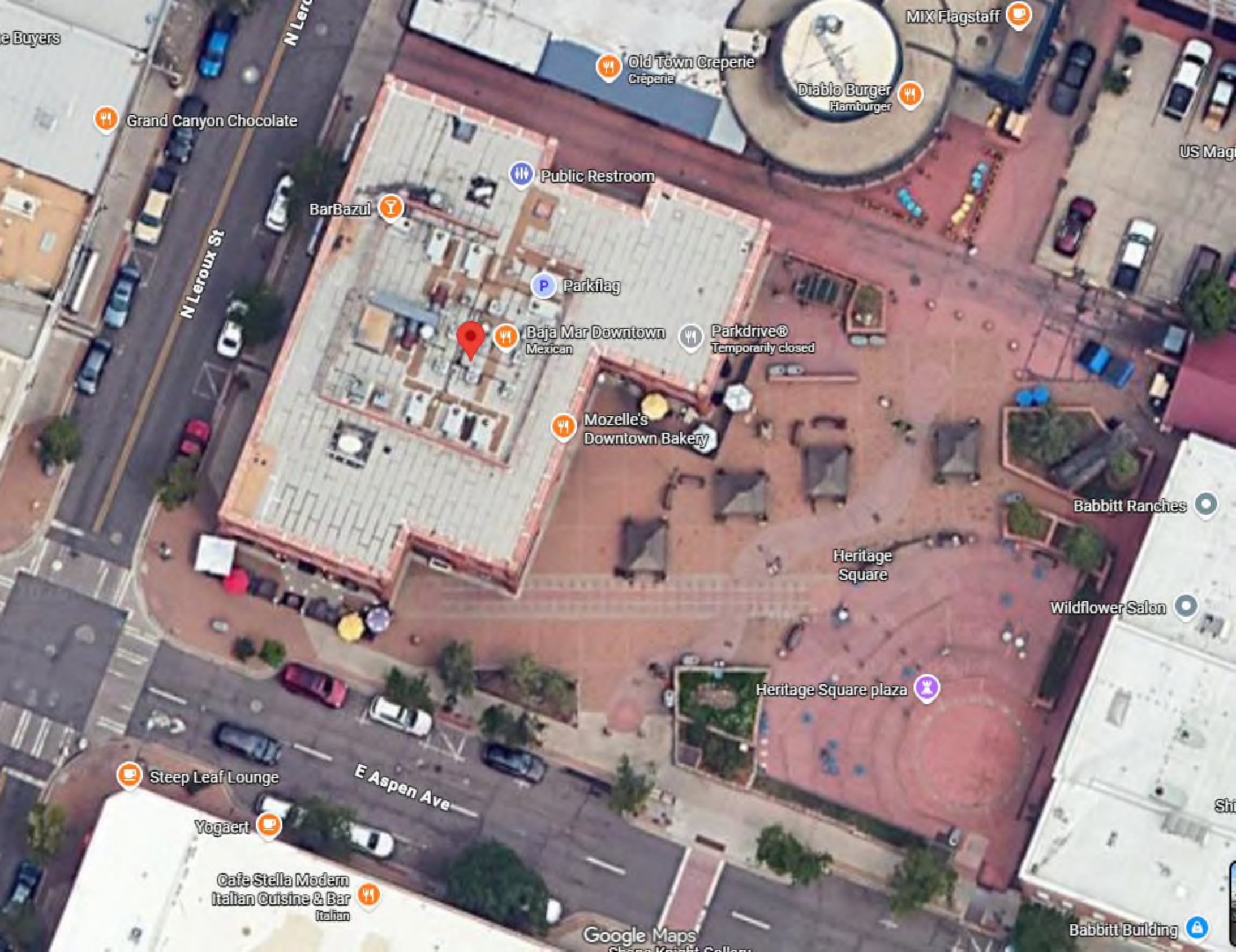
On any original applications, new managers and/or the person responsible for the day-to-day operations must attend a basic and management training class.

A licensee acting as a **RETAIL AGENT**, authorized to purchase and accept **DELIVERY** of spirituous liquor by other licensees, must receive a certificate of registration from the Department.

A **PREGNANCY WARNING SIGN** for pregnant women consuming spirituous liquor must be posted within twenty (20) feet of the cash register or behind the bar.

A log must be kept by the licensee of all persons employed at the premises including each employee's name, date and place of birth, address and responsibilities.

Bar, beer and wine bar, and restaurant licensees must pay an annual surcharge of $20.00. The money collected from these licensees will be used by the Department for an auditor to review compliance by restaurants with the restaurant licensing provisions of ARS 4-205.02.


MIX Flagstaff
Old Town Creperie
Creperie
Diablo Burger
Hamburger
Grand Canyon Chocolate
Public Restroom
BarBazul
N Leroux St
Parkflag
Baja Mar Downtown
Mexican
Parkdrive®
Temporarily closed
Mozelle's
Downtown Bakery
Babbitt Ranches
Heritage
Square
Wildflower Salon
Heritage Square plaza
Steep Leaf Lounge
E Aspen Ave
Yogaert
Cafe Stella Modern
Italian Cuisine & Bar
Italian
Babbitt Building
Google Maps

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Jessica Matias, Chief of Staff

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Action on Liquor License Application: Lauren Kay Merrett "Maverick", 4190 Butler Avenue, Series 010 (Beer and Wine Store), New Application

STAFF RECOMMENDED ACTION:

1. Forward the application to the State with a recommendation for approval;
2. Forward the application to the State with a recommendation for denial based on the testimony received at the public hearing and/or other factors.

Executive Summary:

The liquor license process begins at the State level and applications are then forwarded to the respective municipality for posting of the property and holding a public hearing, after which the Council recommendation is forwarded back to the State. A Series 010 license allows a retail store to sell beer and wine (no other spirituous liquors), only in the original unbroken package, to be taken away from the premises of the retailer and consumed off the premises. A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of delivery. The retailer must complete a Department approved "Record of Delivery" form for each spirituous liquor retail delivery. Maverick is an existing business in Flagstaff. If approved, it will be one of 35 series 10 licenses in Flagstaff.

To view surrounding liquor licenses, please visit the Active Liquor Licenses Map.

The application was properly posted on September 17, 2026, and the Police and Community Development divisions have reviewed the application and provided their respective reports. No written protests have been received to date.

Financial Impact:

There is no budgetary impact to the City of Flagstaff as this is a recommendation to the State.

Policy Impact:

Not applicable

Previous Council Decision or Community Discussion:

Not applicable

Options and Alternatives to Recommended Action:

1. Forward the application to the State with a recommendation for approval;
2. Forward the application to the State with a recommendation for denial based on the testimony received at the public hearing and/or other factors.

Connection to PBB Priorities and Objectives:
Liquor licenses are a regulatory action and there are no Community Priorities that directly apply.

Connection to Regional Plan:
Not applicable

Connection to Carbon Neutrality Plan:
Not applicable

Connection to 10-Year Housing Plan:
Not applicable

Attachments:
Maverick- Letter to Applicant
Hearing Procedures
PD Memo
Code Memo
Series 10 Description
Map

CITY OF
FLAGSTAFF

Office of the City Clerk

10/6/2026

Lauren Kay Merrett
736 S. Longmore Street
Chandler, AZ 85224
Merecoinc@gmail.com

Dear Lauren,

Your application for a Series 010 (Beer and Wine) Liquor License for Maverick at 4190 Butler Avenue, Flagstaff, AZ was posted on September 17, 2026. The City Council will consider the application at a public hearing during their scheduled Regular City Council Meeting on **October 20, 2026, which is scheduled to begin at 3:00 p.m.**

It is important that you or your representative attend this Council Meeting via video conference Microsoft Teams Meeting or in person and be prepared to answer any questions the City Council may have. Failure to be available for questions could result in a recommendation for denial of your application. We suggest you contact your legal counsel or the Department of Liquor Licenses and Control at 602-542-5141 to determine the criteria for your license. To help you understand how the public hearing process will be conducted, we are enclosing a copy of the City's liquor license application hearing procedures. Please note, should you wish to address Council about your application you are allotted 10 minutes to do so after the staff presentation. *You are not required to speak but we want to make you aware of the opportunity*. Please inform our office if you plan on doing so as we will incorporate any materials or attachments for City Council to review.

The twenty-day posting period for your liquor license application is set to expire on October 7, 2026, and the application may be removed from the premises at that time.

If you have any questions, please email me at Jessica.Matias@Flagstaffaz.gov .

Sincerely,

Jessica Matias
Acting Deputy City Clerk

Enclosures

City of Flagstaff

Liquor License Application
Hearing Procedures

1. When the matter is reached at the Council meeting, the presiding officer will open the public hearing on the item.

2. The presiding officer will then ask whether City staff have information to present to the Council regarding the application. Staff should come forward at this point and present information to the Council in a presentation not exceeding ten (10) minutes. Council may question City staff regarding the testimony or other evidence provided by City staff.

3. The presiding officer will request that the Applicant come forward to address the Council regarding the application. The applicant can give a presentation not exceeding ten (10) minutes. Council may question the Applicant regarding the testimony or other evidence provided by the Applicant.

4. Other parties, if any, may then testify, limited to three (3) minutes per person. Council may question these parties regarding the testimony they present to the Council.

5. The Applicant may make a concise closing statement to the Council, limited to five (5) minutes. During this statement, Council may ask additional questions of the Applicant.

6. City staff may make a concise closing statement to the Council, limited to five (5) minutes. During this statement, Council may ask additional questions of City Staff.

7. The presiding officer will then close the public hearing.

8. The Council will then, by motion, vote to forward the application to the State with a recommendation of approval, disapproval, or shall vote to forward with no recommendation.

R19-1-702. Determining Whether to Grant a License for a Certain Location

A. To determine whether public convenience requires and the best interest of the community will be substantially served by issuing or transferring a license at a particular unlicensed location, local governing authorities and the Board may consider the following criteria:

1. Petitions and testimony from individuals who favor or oppose issuance of a license and who reside in, own, or lease property within one mile of the proposed premises;

2. Number and types of licenses within one mile of the proposed premises;

3. Evidence that all necessary licenses and permits for which the applicant is eligible at the time of application have been obtained from the state and all other governing bodies;

4. Residential and commercial population of the community and its likelihood of increasing, decreasing, or remaining static;

5. Residential and commercial population density within one mile of the proposed premises;

6. Evidence concerning the nature of the proposed business, its potential market, and its likely customers;

7. Effect on vehicular traffic within one mile of the proposed premises;

8. Compatibility of the proposed business with other activity within one mile of the proposed premises;

9. Effect or impact on the activities of businesses or the residential neighborhood that might be affected by granting a license at the proposed premises;

10. History for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant received a detailed report of the violations and criminal activity at least 20 days before the hearing by the Board;

11. Comparison of the hours of operation at the proposed premises to the hours of operation of existing businesses within one mile of the proposed premises; and

12. Proximity of the proposed premises to licensed childcare facilities as defined by A.R.S. § 36-881.

B. This Section is authorized by A.R.S. § 4-201(I).

FLAGSTAFF POLICE DEPARTMENT
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ADMIN FAX (928)213-3372
TDD 1-800-842-4681

Police Chief
Sean P. Connolly

MEMORANDUM

Memo #26-043

TO: **Jessica Kelly**

FROM: **Detective Hyde #600**

DATE: **October 5, 2026**

RE: **New Application – Series 010 Liquor License Application – Maverick**

On October 5th, 2026, I initiated an investigation into a new application for a Series 010 (beer and wine) liquor license from Lauren Kay Merrett (Agent), Crystal Call Maggelet (Controlling Person), and Kelly Ann Boren (Manager) on behalf of Maverick located at 4190 E Butler Ave. This is for a new application, and the application number is 409864.

I conducted a query through local systems on Lauren and Crystal. I discovered no derogatory records. I conducted a search for current or historical liquor violations on the business and discovered no violations.

I found evidence that the applicant has taken the mandatory liquor license training. This business is not located within 300 feet of a school.

Planning and Development Services Memorandum

To: Jessica Kelly, on behalf of Georganna Staskey, Deputy City Clerk

From: Reggie Eccleston, Code Compliance Manager

CC: Michelle McNulty, Planning Director

Date: September 29, 2026

Re: Application for Liquor License #409864
4190 E Butler Ave. Flagstaff, AZ 86004
Assessor's Parcel Number 107-18-142
Laruen Kay Merrett on behalf of Maverick

This application is a request for a new Series 010 beer and wine store license by Laruen Kay Merrett on behalf of Maverick. This business is located within the Suburban Commercial district. This district does allow for this use.

There are no active Zoning Code violations associated with the applicant or the property at this time.

License Types: Series 10 Beer and Wine Store License (Beer and wine only)

Non-transferable
Off-sale retail privileges
Note: Terms in **BOLD CAPITALS** are defined in the glossary.

PURPOSE:
Allows a retail store to sell beer and wine (no other spirituous liquors), only in the original unbroken package, to be taken away from the premises of the retailer and consumed off the premises.

ADDITIONAL RIGHTS AND RESPONSIBILITIES:
A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of **DELIVERY**. The retailer must complete a Department approved "Record of Delivery" form for each spirituous liquor retail delivery.

On any original applications, new managers and/or the person responsible for the day-to-day operations must attend a basic and management training class.

A licensee acting as a **RETAIL AGENT**, authorized to purchase and accept delivery of spirituous liquor by other licensees, must receive a certificate of registration from the Department.

A **PREGNANCY WARNING SIGN** for pregnant women consuming spirituous liquor must be posted within twenty (20) feet of the cash register or behind the bar.


N Foxglenn St
Longley Dr
1500
4001
4505
4021
4110
99
4015
4009
4005
Cinnabon
E Butler Ave
N Foxglenn St
E Butler Ave
N Foxglenn St

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Claire Harper, Airport Communications Manager

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Approval of Contract: Ailevon Pacific Aviation Consulting - Air Service Development Consulting Services

STAFF RECOMMENDED ACTION:

1. Authorize a contract with Ailevon Pacific Aviation Consultants to provide air service development and retention services for a term of one year. The contract may be renewed for up to four additional one-year terms upon mutual written consent of both parties. The total contract amount shall not exceed $34,992.00 for the initial term, exclusive of conference fees, travel-related expenses, and other incidentals. The contract shall not exceed $175,000.00 in total across all terms and renewals over five years.
2. Authorize the City Manager to execute any documents.

Executive Summary:

Flagstaff Pulliam Airport (FLG) seeks authorization to contract with Ailevon Pacific Aviation Consulting to support the Airport's air service development and retention objectives. Ailevon Pacific Aviation Consulting will provide strategic guidance, industry analysis, carrier engagement, and representation at key aviation conferences to strengthen FLG's existing commercial air service and pursue new route opportunities. Under this contract, Ailevon Pacific Aviation Consulting will assist FLG in advancing its air service development goals with new and incumbent carriers, including network planning discussions, market evolution analysis, and recruitment for new destinations. The consultant will also support FLG in implementing outcomes of the Small Community Air Service Development (SCASD) grant program, including development of related agreements such as leases and minimum revenue guarantees. The scope of work includes ongoing carrier opportunity analysis, presentations to airline network planning teams, priority representation at major industry conferences, and monthly and quarterly reporting on key performance metrics. This contract enhances FLG's ability to compete for new commercial air service, retain existing service, and proactively navigate a highly competitive airline network planning environment.

Financial Impact:

Project Name: Ailevon Pacific Aviation Consulting
Cost: Not to exceed $175,000 with all terms and renewals over five years
Account Number Budgeted:053-07-214-0851-4-4271
FY Budgeted Amount: $34,992 is funded with $200,000 funding for airport marketing that is funded one-time funding in FY2026-27. Future year contract extensions will require future approved budget requests before the extension can be granted.
Grant Funded: No
Funding Source: Discover Flagstaff, BBB- Tourism

Policy Impact:

None

Previous Council Decision or Community Discussion:
None

Options and Alternatives to Recommended Action:
1. Approve the Ailevon Pacific Aviation Consulting contract as submitted.
2. Approve the Ailevon Pacific Aviation Consulting contract with conditions and provide staff guidance on those conditions.
3. Table the contract and provide staff with direction on the next steps.
4. Do not approve the contract.

Background and History:
On July 24, 2026 Purchasing posted a Request for Proposals (RFP) solicitation for an Air Service Development Consultant on the Opengov.com platform. There were three (3) proposals received on August 24, 2026. A Selection Committee consisting of five (5) City staff evaluated the proposals. Based upon the numerical scoring, Ailevon Pacific Aviation Consulting was the top scoring firm.

Scoring below:

Ailevon Pacific Aviation Consulting: 89.2/100
Atkin Aviation: 73/100
Mead and Hunt, Inc.: 74/100

Connection to PBB Priorities and Objectives:
Inclusive and Engaged Community - Ensure City facilities, services, and programs are accessible for all residents and representative of Flagstaff's diverse community. Additional air service may lower fares out of FLG making air travel more affords for residents.

Robust and Resilent Economy - Support and strengthen a robust, diverse, and sustainable economy. Additional air service makes a region more attractive to companies that rely on fast, reliable travel for employees, clients, and cargo. Better connectivity helps retain existing businesses and attracts new ones.More flights and more destinations make it easier for visitors to travel to the region. This diversifies economic activity and generates tax revenue.

Connection to Regional Plan:
HE.1: Attract and retain businesses and industries that complement the Region’s vision and priorities and support a stable and healthy workforce.

A.1: Provide safe, efficient, reliable, resilient, and sustainable transportation facilities that encourage and accommodate air and related ground services at the Flagstaff Pulliam Airport.

Connection to Carbon Neutrality Plan:
None

Connection to 10-Year Housing Plan:
None

Attachments: Agreement

CONSULTANT SERVICES CONTRACT

Contract No. 2027-148

This Contract by and between the City of Flagstaff, a political subdivision of the State or Arizona ("City") and Ailevon Pacific Aviation Consulting, LLC, a/an Texas limited liability company ("Consultant") shall be effective as of the date of the last signature below. The City and Consultant may be referred to as "Party" or jointly as "Parties."

WHEREAS, the City desires to receive Air Service Development Consulting;

WHEREAS, Consultant is able to provide the necessary consulting services; and

NOW THEREFORE, in consideration for the mutual promises herein, the Parties agree as follows:

AGREEMENT

1. Scope of Work

1.1 General Description

Consultant will provide the consulting services generally described as: Air Service Development Consulting.

1.2 Services Purchased

The specific requirements of the consulting services are specified in the Scope of Work attached here to as *Exhibit A* (the "Services").

2. Term and Renewal

2.1 Contract Term

The term is for a period of one (1) years unless terminated pursuant to the provisions of the Contract. The Contract will be effective as of the date signed by both parties. The City Council has the authority to amend the term of the Contract.

2.2 Renewal

The Contract may be renewed for up to four (4), one (1)- year additional terms by mutual written consent of the parties. The City Manager or his/her designee (the Purchasing Director) shall have authority to approve renewal on behalf of the City.

2.3 Unilateral Extension

The Contract may be unilaterally extended for one (1) 90-day period. The City Manager or his/her designee (the Purchasing Director) shall have the authority to approve the extension on behalf of the City. Consultant will be provided written notice of the Unilateral Extension prior to expiration of the Contract.

3. Compensation

3.1 Compensation

Consultant shall be paid for satisfactory performance of the Contract in an amount not to exceed thirty-four thousand nine hundred ninety-two dollars and zero cents ($34,992.00) exclusive of all conference fees, travel

related expenses, and related incidentals,, and not to exceed one hundred seventy five thousand dollars and zero cents ($175,000.00) with all terms and renewals, including fees and taxes, based on an hourly rate or other measurement made in accordance with the Scope of Work, attached hereto as *Exhibit A*.

3.2 Price Adjustment

Any price adjustment must be approved by mutual written consent of the parties through a formal amendment.

3.3 City Council Approval May be Necessary

The City Manager or his/her designee may approve an amendment if the total amount of the Contract, as amended, is less than $100,000; otherwise, City Council approval is required.

3.4 Payment

3.1 Invoicing: Invoices shall include the Contract number, a reasonably detailed description of the services rendered under the Contract, and dates when the work has been performed. Invoices shall be monthly sent within thirty (30) days following completion of the Services. Payment will only be made for satisfactory Services received and accepted by City.

3.2 Taxes: Consultant shall be responsible for payment of all taxes, including federal, state, and local taxes related to or arising out of performance of the Contract. Such taxes include, but are not limited to, federal and state income tax, social security tax, unemployment insurance taxes, transaction privilege taxes, use taxes, and any other taxes or business license fees, as required.

3.3 Exception: The City will pay any taxes which are specifically identified as a line-item dollar amount in Consultant's bid, proposal, or quote, or which were considered and approved by the City as part of the award process. Such taxes shall be identified as a separate line item in Consultant's invoices.

4. Termination & Cancellation Clauses

4.1 Non-Appropriation

The City may terminate the Contract due to budget constraints and non-appropriation of funds for the following fiscal year, without penalty or liability to Consultant.

4.2 For Convenience

Either Party may terminate the Contract for any reason by giving the other Party written notice of such termination no less than fifteen (15) days prior to the date of termination. If the Contract is so terminated, the City’s only payment obligation under the Contract shall be for those Services completed prior to the effective date of the termination

4.3 Conflict of Interest

The Contract is subject to the terms of A.R.S. § 38-511.

4.4 Payment Upon Termination

Upon termination of the Contract, the City shall pay Consultant for satisfactory performance up until the effective date of termination. The City shall make final payment within thirty (30) days from receipt of the Consultant's final invoice.

5. Insurance

5.1 Liability

Consultant shall maintain the necessary state and/or federal insurance to provide the Services described within the Contract. The City may request proof of insurance.

5.2 Professional Liability

Where the Consultant is required by state statute to maintain certain licensure to provide the Services required in the Contract, Consultant shall maintain $2,000,000 of Professional Liability insurance. The City may request proof of Professional Liability Insurance.

6. General Indemnification

Consultant agrees to indemnify, defend, save, and hold harmless the City, its officers, officials, agents, and employees from and against any and all claims, demands, actions, liabilities, damages, losses, or expenses, including court costs, attorneys' fees, and costs of claim processing, investigation and litigation (hereinafter collectively referred to as “Claims”) that arise out of any actual or alleged bodily injury to any person (including death) or property damage caused or alleged to have been caused, in whole or in part, by the acts, errors, omissions, or negligence of the Consultant or any of Consultant's directors, officers, agents, employees, or volunteers in connection with or incident to this Contract. This indemnity provision shall survive the termination, cancellation, or revocation, whether in whole or in part, of this Contract.

7. Employees and Subcontractors

7.1 Assignment/Subcontracting

Consultant was selected for its special knowledge, skills, and expertise and shall not assign, sell, transfer, or subcontract rights, or delegate responsibilities of this Contract, in whole or in part, without the City’s prior written approval which may be withheld.

7.2 Independent Contractor

Consultant shall be an independent contractor for purposes of all laws, including but not limited to the Fair Labor Standards Act, Federal Insurance Contribution Act, Social Security Act, Federal Unemployment Tax Act, Internal Revenue Code, Immigration and Naturalization Act; Arizona revenue and taxation, compulsory Workers' Compensation laws of the State of Arizona under A.R.S. § 23-901 (et. seq.) and/or unemployment insurance laws.

7.3 Nondiscrimination

Consultant shall not discriminate against any employee or applicant for employment or person to whom it provides Services because of race, color, religion, sex, national origin, disability, genetic information, veteran’s status, pregnancy, and/or familial status and represents and warrants that it complies with all applicable federal, state, and local laws, ordinances and executive orders regarding employment.

7.4 Drug Free Workplace

The City has adopted a Drug Free Workplace policy for itself and those doing business with the City to ensure the safety and health of all persons working on City contracts and projects. Consultant’s personnel shall abstain from use or possession of illegal drugs while engaged in performance of the Contract.

7.5 Immigration Laws

Pursuant to A.R.S. § 41-4401, Consultant hereby warrants that it and each of its subcontractors shall comply with all state and federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). A breach of state and/or federal immigration laws and regulations shall constitute a material breach of the Contract.

7.6 Forced Labor of Ethnic Uyghurs

Consultant hereby certifies that it does not use the forced labor of ethnic Uyghurs in the People’s Republic of China as defined in A.R.S. § 35-394, et seq.

8. Delivery of Report/Data

8.1 City Ownership of Document and Data

Any original documents prepared or collected by Consultant in performance of this Contract such as models, samples, reports, surveys, survey results, graphics, tables, charts, plans, computations and other data shall be the property of City ("City's work product"). Consultant agrees that all materials prepared under this Contract are "works for hire" within the meaning of the copyright laws of the United States and hereby assigns to the City all rights and interests Consultant may have in the materials it prepares under this Contract, including any right to derivative use of the material.

8.2 Re-Use

The City may use the City's work product without further compensation to Consultant; provided, however, that the City's reuse without written verification or adaption by Consultant for purposes other than contemplated herein is at the City's sole risk and without liability to Consultant. Consultant shall not engage in any conflict of interest nor appropriate any portion of the City's work product for the benefit of Consultant or any third parties without the City's prior written consent.

8.3 Delivery of Document and Data

Upon termination of this Contract in whole or part, or upon expiration if not previously terminated, Consultant shall immediately deliver to the City copies all of the City's work product and any other documents and data accumulated by Consultant in performance of this Contract, whether complete or in process.

9. In General

9.1 Amendment

The Contract is intended to be the complete and final agreement of the Parties. The Contract may be amended through a formal written amendment of the Parties.

9.2 Non-Exclusive

Unless expressly provided otherwise in the Contract, the Contract is non-exclusive and the City reserves the right to contract with others for services.

9.3 Compliance with Laws

Consultant shall comply with all applicable federal, state, and local laws, regulations, standards, codes, and ordinances.

9.4 Licenses and Permits

Consultant, at its own expense, shall acquire the requisite insurance, licenses, permits, and approvals, required to perform the Contract, and provide copies to City upon request.

9.5 Public Records

Pursuant to A.R.S. § 39-121 et seq., the Contract and any related materials are a matter of public record and subject to disclosure. If Consultant has clearly marked its proprietary information as "confidential", the City will endeavor to notify Consultant prior to release of such information.

9.6 No Boycott of Israel

Pursuant to A.R.S. §§ 35-393 and 35-393.01, if a Party has over ten (10) employees and the Contract is worth at least one-hundred thousand dollars and no cents ($100,000), the Party shall certify that it is not currently engaged in, and agrees, for the duration of the Contract, will not engage in a boycott of Israel.

9.7 Governing Law and Forum

The Contract shall be construed in accordance with the laws of the State of Arizona and in the event of litigation relating to the Contract, any action in law or in equity shall be filed in Coconino County, Arizona.

9.8 Conflict of Interest and Disclosure

Ailevon Pacific shall promptly disclose in writing to FLG any work performed for other airports within FLG's catchment area that could create a conflict of interest.

10. Notice

Any formal notice under the Contract shall be in writing via certified mail and email as follows:

To the City:
Claire Harper
EV - Airport
City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001
Email:claire.harper@flagstaffaz.gov
Phone:(928) 213-2944

To the Contractor:
Rhett Morgan
Ailevon Pacific Aviation Consulting, LLC
PO Box 734952
Dallas, TX 75373-4952
Email: rhett.morgan@ailevonpacific.com
Phone: (678) 591-1201

With a copy to:
Teddy Callan
City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001
Email: teddy.callan@flagstaffaz.gov

11. Authority

Each Party warrants that it has authority to enter into the Contract and perform its obligations hereunder, and that it has taken all actions necessary to enter into the Contract.

IN WITNESS WHEREOF, the City and Consultant, by their duly authorized representatives, have executed this Contract as of the date of the last signature below.

CONSULTANT

SIGNATURE

TITLE

DATE

CITY OF FLAGSTAFF

SIGNATURE

TITLE

DATE

ATTEST:

SIGNATURE

City Clerk

TITLE

Stacy Saltzburg

FULL NAME

DATE SIGNED

APPROVED AS TO FROM:

SIGNATURE

FULL NAME

City Attorney's Office

TITLE

DATE SIGNED

Exhibits List

A - LOA2 FLG Retainer Proposal Nov 1 26 final

Exhibit A

LOA2 FLG Retainer Proposal Nov 1 26 final

AILEVONPACIFIC
AVIATION CONSULTING

September 10, 2026

Claire Harper
Airport Communications Manager
Flagstaff Pulliam Airport
6200 S. Pulliam Dr.
Flagstaff, AZ 86005

SCOPE OF WORK

Objective
Ailevon Pacific Aviation Consulting (APAC) to provide consulting services to support air service development & retention goals for Flagstaff Pulliam Airport (FLG).

Description of Services / Statement of Work

Deliverables include:

- Continued pursuit of Air Service Development (ASD) strategic goals
  - Work with American Airlines (AA) network planning on evolution of DFW and PHX markets including expansion of mainline service, introduction of additional aircraft types (ie. E175), and market maturation
  - Recruitment of airlines (including, but not limited to Skywest (OO), United (UA), Delta (DL), Alaska (AS), Jet Suite X (JSX)) for service to new destinations (including, but not limited to Denver, Salt Lake City, and southern California)

- Assist FLG with Small Community Air Service Development Program Grant (SCASD) results and implementation pending 2026 award notifications. Assistance includes but is not limited to development of airport and airline agreements, such as leases, minimum revenue guarantees, and license agreements.

- Carrier opportunity analysis and presentation for up to 1 (one) airline at their corporate headquarters or 2 (two) virtual meetings via Teams

- Priority representation, including analysis and presentation preparation, at the 2027 Take Off Conference (XNA – December 2026), and 2027 ACI-NA JumpStart Conference (CMH – June 2027)

- Leveraging professional and personal relationships with carrier Network Planning officials to advocate on behalf of FLG, both privately and at industry events

- On call availability and priority for ad-hoc requests including data sources such as (Placer AI mobility, migration, etc.)
- Serve as point-of-contact (POC) for all air service-related questions, projects, inquiries for FLG
- Provide monthly and quarterly reporting on key performance indicators including demand, fares, and competitive benchmarking vs comparable airports

Project Terms
Ailevon Pacific will provide FLG with the service indicated in this agreement for three years, with the option of an additional 2 years, if agreed upon by both parties. Services will be evaluated on an annual basis based on the air service development and retention needs of FLG. The contract shall not exceed $175,000 over five years.

Year 1 - Ailevon Pacific will provide FLG with the services indicated above in this agreement for 12 consecutive months beginning on November 1, 2026, and ending October 31, 2027. The cost of these services will be $34,992 *exclusive* of all conference fees, travel-related expenses, and related incidentals. Conference expenses will be pro-rated across APAC's client base attending each conference. The conference fees must be provided by APAC in advance and approved by FLG in writing.

Services and fees for additional years will be negotiated between FLG and APAC and are subject to available funding.

Additional projects that fall outside the final scope of work would be negotiated on an *ad hoc* basis and would be subject to mutual agreement on terms. Either party may terminate this agreement without cause with a 90-day notice.

Payment Terms:
FLG will be invoiced monthly during the term of the agreement in twelve (12) equal installments of $2,916. Ailevon Pacific will issue the first invoice on November 30, 2026. Ailevon Pacific will be paid within 30 days of each submitted invoice.

This constitutes the entire agreement between the parties.

Proposal prepared by:

Rhett Morgan – Senior Director
Ailevon LLC dba Ailevon Pacific Aviation Consulting

Proposal accepted by:

Name _____ Title_____

Company_____

Signature_____ Date_____

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Jen Brown, Public Works Section Director - Facilities & Fleet

Co-Submitter: Nathan Naliborski

Co-Submitter: Nathan Naliborski

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Approval of Purchase: Cooperative purchase under State of Arizona agency contract with Sands Chevrolet in the total amount of $109,704.34, for the purchase of (2) vehicles:

- (1) Chevrolet Blazer EV for the Fire Department ($44,143.22)
- (1) Chevrolet Silverado EV for Engineering - Transportation ($65,561.12)

STAFF RECOMMENDED ACTION:

1. Approve the purchase of (1) 2027 Chevrolet Blazer EV ($44,143.22) for the Fire Department Inspector and (1) Chevrolet Silverado EV ($65,561.12) for Engineering -Transportation, both from Sands Chevrolet.
2. Authorize the City Manager to execute the necessary documents.

Executive Summary:

The State of Arizona agency contract was solicited through a competitive process and allows for the cooperative purchase of two vehicles from Sands Chevrolet. The first is a Chevrolet Blazer EV and will be assigned to a newly approved Fire Inspector position within the Fire Department. The second is a Chevrolet Silverado EV, which will replace unit E2027 in the Engineering/Transportation division. This vehicle was approved for replacement and was also involved in a collision which resulted in a total loss of the vehicle. Both vehicles were selected as full-battery electric vehicles in accordance with the City's Fleet Management Directive and fit well with the operational needs of each position.

Financial Impact:

This request was reviewed and approved by the Fleet Management Committee (FMC) during the FY 2026-27 budget request process.

Fire Department - 2027 Chevrolet Blazer EV
Cost: $44,143.22
Account Number & Budget: 001-03-051-0201-2-4401 and $65,000

Engineering/Transportation - Chevrolet Silverado EV
Cost: $65,561.12
Account Number & Budget: 001-10-124-0312-4-4401 and $60,000
Remaining balance: EV Replacement Fund Account Number & Budget: 001-06-154-0552-3-4401 and $42,456

Total Contract Amount: $109,704.34

Policy Impact:
Both purchases satisfy the City's Fleet Management Directive for EV First. The vehicle requests were reviewed jointly by the requesting Division, Fleet Services and Sustainability to confirm that the assigned duties could be met by a full-battery electric vehicle before approval. Per the City's Fleet Management Directive fleet electrization review process, an EV is selected whenever the vehicle's duties can be fully performed on battery power and the necessary charging infrastructure is available. If not, a plug-in hybrid or hybrid option is considered next, with an internal combustion vehicle being considered last.

Previous Council Decision or Community Discussion:
None.

Options and Alternatives to Recommended Action:

1. Approve the purchase of these two vehicles.
2. Do not approve the purchase of the purchase of the (2) vehicles from Sands Chevrolet and provide alternative direction.

Background and History:
Fire Department - Chevrolet Blazer EV (addition)
The Fire Department received approval for a new Fire Inspector position to serve in the City's Community Risk Reduction inspection program. The position is funded at .5 FTE for FY 2026-27 and is expected to come online in January. The vehicle will serve as the primary vehicle for this position, used approximately five days per week and 150-200 miles per week, including access to muddy and snow-covered construction sites. Fleet Services, Fire Department, and Sustainability staff jointly reviewed the vehicle specifications and because the position's duties can be met by a battery electric vehicle and charging infrastructure is available, a Chevrolet Blazer EV was selected and approved by the FMC for FY 2026-27.

Engineering/Transportation - Chevrolet Silverado EV (replacement)
Unit E2027, assigned to Engineering/Transportation, was totaled in a collision last year. Prior to the loss, the vehicle had already met the City's fleet replacement criteria, so replacement is appropriate rather than repair and was deemed a total loss. The vehicle supports seven employees in the Transportation section and is used to set up traffic and pedestrian counting equipment, conduct field investigations, meeting with residents and visit project and construction sites, including limited off-road access areas. Fleet Services, Engineering/Transportation, and Sustainability staff jointly reviewed the vehicle specifications and, because the position's duties can be met by a battery electric vehicle and charging infrastructure is available, a Chevrolet Silverado EV was selected and approved by the FMC for FY 2026-27.

Procurement Notes:
AZ State contract is current, was solicited via a competitive process, and allows for cooperative purchases.

Connection to PBB Priorities and Objectives:
High Performing Governance: Serve the public by providing high-quality customer service. Be an inclusive employer of choice by providing employees with the necessary tools, training, support, and compensation.

Connection to Regional Plan:
N/A

Connection to Carbon Neutrality Plan:
The City of Flagstaff Fleet Services, along with the Fire Department and Engineering are committed to meeting the goal of the Carbon Neutrality Plan. The selection of full electric vehicles for both requests meets the FMC directive and reduces the City's fleet related carbon footprint.

Connection to 10-Year Housing Plan:

N/A

Connection to Division Specific Plan:

N/A

Attachments: CTR059324 Contract Packet
Sands Chevrolet Quote 9.2.2026
Sands Chevrolet EV Fire Quote

DocuSign Envelope ID: 7AE6D603-F496-4243-9920-A7948B4C771C

ADOT
Procurement

OFFER AND ACCEPTANCE

OFFER

TO THE STATE OF ARIZONA:

The undersigned hereby offers and agrees to perform in compliance with all terms, conditions, specifications and amendments of this solicitation and any written exceptions in the offer. Signature also acknowledges receipt of all pages indicated in the Table of Contents.

Sands Motor Company Offeror (Company) Name	 Signature of Person Authorized to Sign Offer
5418 NW Grand Ave. Address	Jerrold Moore — January 18, 2021 Printed Name — Date
Glendale, AZ 85301 City State Zip	Dealer Principal Title
aray@sandsag.com Email Address	623-474-9393 Phone Number
aray@sandsag.com Company Email Address	623-034-9720 Fax Number

By signature in the Offer section above, the Offeror certifies that the submission of the Offer did not involve collusion or other anticompetitive practices.

ACCEPTANCE OF OFFER (FOR DEPARTMENT USE ONLY)

The Contractor is now bound to perform based upon Contract Number CTR059324 including all terms, conditions, specifications, amendments, etc., and the Contractor's offer as accepted by the state.

The Contractor is hereby cautioned not to commence any billable work or provide any material, service or construction under this contract until contractor receives a purchase order document.

State of Arizona

Effective this 17th day of March 2022

DocuSigned by:
Pamela Ward
69C61CE38A6E4B6...
Procurement Officer

3/10/2022
Awarded Date

Procurement

STATE OF ARIZONA
ARIZONA DEPARTMENT OF TRANSPORTATION
1739 W. Jackson St., Ste. A
Phoenix, AZ 85007

REQUEST FOR PROPOSAL

SOLICITATION NUMBER: BPM004157

DESCRIPTION: New Vehicle Purchases

QUESTIONS: Inquiries regarding the solicitation are to be submitted online through the State's e-Procurement system, Arizona Procurement Portal (APP) (https://app.az.gov/) using the Discussion Forum tab.

OFFERORS ARE STRONGLY ENCOURAGED TO READ THE ENTIRE SOLICITATION.

Thomas Kornell
Procurement Officer
Phone: 602-712-8520
Email: Tkornell@azdot.gov

This solicitation is issued in accordance with A.R.S. §41-2534 and A.A.C. R2-7-C301 et seq., Competitive Sealed Proposals.

"An Equal Opportunity Agency"

The Arizona Department of Transportation, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252.42 U.S.C. §§ 2000d-4) and the Americans with Disabilities Act (ADA), hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin in consideration for an award.

Persons that require a reasonable accommodation based on language or disability should contact ADOT's Procurement Office by phone (602) 712-2089. Requests should be made as early as possible to ensure the State has an opportunity to address the accommodation.

Las personas que requieran asistencia (dentro de lo razonable) ya sea por el idioma o discapacidad deben ponerse en contacto con ADOT (602) 712-2089.

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1. Statement of Need

1.1. Pursuant to the Arizona Procurement Code, A.R.S. §41-2501 et seq., the State of Arizona Department of Transportation (Department), has a requirement for New Vehicle Purchase.

2. Introduction and Background

2.1 The State of Arizona Department of Transportation (Department) is seeking to contract with a qualified vendor(s) who can provide new vehicles (all fuel types, hybrid, and full electric) including but not limited to: Sedans, Trucks up to 19,500 GVWR, Vans, Sport Utility Vehicles (SUVs), and Crossovers for the State of Arizona and participating Eligible Agencies. These vehicles will be used to support official organizational goals. These vehicles will be used on highways, city/county roads and shall be designed to operate under typical Arizona ambient temperatures.

2.2 Background: The State and its Eligible Agencies currently spend an estimated twenty-one million dollars in the purchase of new vehicles annually.

2.3 The following are the Three Categories covered in this Scope of Work:

- **Category One: Phase One (1) Vehicle Purchases**
- **Category Two: Phase Two (2) Vehicle Purchases**
- **Category Three: FTA Funded Vehicles**

3 General Requirements

3.1 Vehicles shall be new and supplied with all equipment and accessories indicated as standard equipment in the manufacturer's published literature (or website). Optional equipment necessary to meet the minimum requirements shall be included.

3.2 All vehicles ordered through Phase 1 (off the line) shall be Manufacturer's current year models in production throughout the term of this contract and shall be serviced completely by the vendor before delivery and ready in all respects for use. For the initial contract period; vehicles shall be new model year 2022 or greater.

3.3 Vehicles ordered through Phase 2 (on the lot) shall have less than 100 original odometer miles and be new (have never been previously owned) unless pre-approved in writing by the Eligible Agency.

3.4 All vehicles shall meet requirements of applicable Arizona Motor Vehicle laws and all other applicable Federal Motor Vehicle Safety Standards (including the Federal Bridge Formula), whether or not such requirements are specified in detail.

3.5 For Phase Two (2) vehicles, the Contractor shall supply a quote within five (5) calendar days after receiving a request from the Eligible Agency. The quotation shall include but not be limited to the following information: State contract number, vehicle availability and delivery lead-time, Vehicle Identification Number (VIN), dealer stock number, vehicle base bid price, itemized options, applicable tax, delivery cost, total price, and point of contact. For vehicles requiring up-fit/modifications, all applicable cost may be included in quotation or as a separate quotation.

3.6 Delivery location shall be identified on the issuing agency purchase order. Deliveries shall be made within 120 days of receipt of purchase orders, unless factory delays make this impossible. Dealer shall notify the ordering agency of such delays along with a revised delivery estimate from the factory immediately after it becomes known. If the manufacturer has a website available to check order status, this information will be shown in space provided on Offer Response Form.

3.7 All deliveries shall be made Monday through Friday from 8:00 A.M. to 2:00 P.M. The Contractor shall be required to give the using agency a minimum of 24-hour notification prior to delivery with the anticipated time of delivery and number of units to be delivered.

3.8 All vehicles shall be delivered with four (4) entrance tools and a full tank(s) of fuel, less delivery fuel.

3.9 The following documents shall be provided upon delivery of the vehicle(s):

3.9.1 M.S.O. (Manufacturer Statement of Origin) that includes the odometer statement
3.9.2 Warranty Document
3.9.3 Manufacturers unaltered invoice
3.9.4 Delayed warranty / in service start request form (if requested by ordering entity)
3.9.5 Level 1 Inspection if applicable, completed before delivery

3.10 For Phase One (1) the Contractor shall provide the Eligible Agency copies of the manufacturer's vehicle identification numbers (VIN#) to confirm vehicles have been ordered unless impossible due to manufacture delay within ninety (90) calendar days after receipt of a purchase order. If confirmation of manufacturer's VIN #(s) is not received within this timeframe the Eligible Agency has the option to award to the second lowest bidder meeting specifications. This shall be considered a mandatory requirement and the timeframe must be met unless there is a manufacture delay. Failure to provide this document for each vehicle ordered may be cause for determination of default of contract.

4 Specific Requirements

4.1 The Contractors are encouraged to provide a full line of new vehicles (gasoline, hybrid, full electric) including but not limited to the following categories: Sedans, Trucks up to 19,500 GVWR, Vans (cargo, passenger, transit, etc.), Sport Utility Vehicles (SUVs), and Crossovers. Eligible Agencies throughout the State will have varying vehicle needs. Contractors are to provide a full line of manufactured new vehicles and all subsequent variants of each vehicle; including but not be limited to: models and manufacturer options, trim package, etc. to meet each need of an Eligible Agency.

4.2 As new model year vehicles become available, vendor shall submit pricing at either the same rate as the previous model, or submit a request for an increase or decrease based only on the manufacturer's increase or decrease. Documentation must be submitted to the Procurement Officer within 30 days of the effective date of change. New model year vehicles cannot be offered without approval from the Procurement Officer.

4.3 The following fuel types are allowable under this contract are to include but are not limited too.

4.3.1 Flexible Fuel Vehicles (FFV) also called Ethanol or E85
4.3.2 Diesel

4.3.3 Gasoline
4.3.4 Compressed Natural Gas (CNG): CNG systems must be O.E.M. or O.E.M. approved
4.3.5 Hybrid-Electric Vehicles (HEV)
4.3.6 Plug-in Hybrid Electric Vehicles (PHEV)
4.3.7 Electric Vehicles (EV) also called Battery Electric Vehicles (BEV)
4.3.8 Fuel Cell Vehicles (FCV)

4.4 Vehicle Up-fit / Modifications

4.4.1 The Eligible Agency may request the awarded Contractor(s) to up-fit/modify any vehicle for specific organizational needs. For example, the cab and chassis of ½ ton, ¾ ton, and/or up to 19,500 GVW trucks may require a specialized body (i.e.: dump body, landscape body, etc.). Other vehicles may require interior and/or exterior modifications per the individual Eligible Agency.

4.4.2 The Eligible Agency will supply all up-fit/modification requests to the Contractor. The Contractor shall identify any conditions that apply to the up-fit/modification on a quotation to the Eligible Agency for review before any work commences.

4.5 Minimum Vehicle Requirements: All prices shall include the following equipment:

4.5.1 All standard factory equipment

4.5.2 Automatic transmission [maximum towing/payload capacity shall be provided upon request)

4.5.3 Bluetooth capabilities

4.5.4 AM/FM radio

4.5.5 Cruise Control

4.5.6 Power Door Locks/Power Windows
4.5.7 Power Mirrors when available

4.5.8 Four (4) entrance tools (in any combination allowed; keyless entry remotes, integrated or smart keys, standard cut keys) per vehicle.
a. Type of keys to be provided shall be indicated on quote.

4.5.9 Air conditioning
a. Rear air conditioning on all vehicles, when available

4.5.10 Cloth seats

4.5.11 Rear view mirrors including on driver and passenger doors
a. FOR TRUCKS: Rear view mirrors on driver front and passenger front doors, largest available without upgrading vehicle options package.
b. Back up Camera

4.5.12 Spare tire
a. Full size standard steel wheel with matching Original Equipment Manufacturer spare tire identical to standard equipment with the trim level of the delivered vehicle.
b. If full spare is not available due to space or manufacturer standards, an alternative shall be provided and noted on quote provided.

4.5.13 Floor Mats

a. O.E.M. floor mat sets installed in all seating rows where the vehicle comes with carpeted floors.
b. Fixed driver floor mat

4.5.14 Arizona legal tinted glass

4.5.15 Minimum of 2 USB charging Ports

4.6 Specific Requirements for Trucks (when available)

4.6.1 Anti-slip differential for two-wheel drive pickup trucks, ¾ ton, up to 19,500 GVW.

4.6.2 Skid plate package and anti-slip differential for four-wheel drive vehicles

4.6.3 Front tow hooks

5 Contractor's Responsibilities

Contractor shall be responsible for processing the registration, licensing, title and plating of all new vehicles ordered only if requested by the Eligible Agency.

6 Department's Responsibilities

The Eligible Agencies will provide final acceptance and approval of any equipment and services delivered

SPECIAL TERMS AND CONDITIONS

1. CONTRACT TERM

The term of any resultant contract shall commence on the effective day of award and shall continue for a period of twelve months (12) thereafter, unless terminated, cancelled or extended as otherwise provided herein.

2. CONTRACT EXTENSION

By mutual written contract amendment, any resultant contract may be extended for supplemental periods of up to a maximum of forty-eight (48) months.

3. ELIGIBLE AGENCIES

This contract shall be for the use of all State of Arizona departments, agencies and boards. In addition, eligible universities, political subdivisions and nonprofit educational or public health institutions may participate at their discretion. In order to participate in any resultant contract, a university, political subdivision or nonprofit educational or public health institution must have entered into a cooperative purchasing agreement with the State Procurement Office as required by Arizona Revised Statutes §41-2632.

4. NON-EXCLUSIVE CONTRACT

This contract shall be for the sole convenience of the Department. The Department reserves the right to obtain like goods or services from another source when necessary. The Off-Contract Purchase Authorization and subsequent procurement shall be consistent with the Arizona Procurement Code.

5. ORDERING PROCESS

The Department shall issue a purchase order to the Contractor. Each purchase order must cite the contract number. This purchase order shall be the only document required for the Department to order and the Contractor to deliver the material and/or service.

Any attempts to represent any material and/or service not specifically awarded as being under contract is a breach of the contract and a violation of the Arizona Procurement Code. Any such action is subject to the legal and contractual remedies available to the State inclusive of but not limited to contract cancellation, suspension and/or debarment of the Contractor.

6. SHIPPING TERMS

Delivery shall be F.O.B. Destination to the location designated herein. Contractor shall retain title and control of all goods until they are delivered. All risk of transportation and related charges shall be the responsibility of the Contractor. All claims for visible or concealed damage shall be filed by the Contractor. The Department will notify the Contractor promptly of any damaged goods and shall assist the Contractor in arranging for inspection.

7. DELIVERY

Contract prices shown for each vehicle include delivery cost within a sixty (60) mile radius of Phoenix.

For the purpose of this contract, the address used for mapping the radius within Phoenix will be as follows:

Equipment services shop/ADOT
2225 S 22nd Ave, Phoenix, AZ 85009

Delivery costs for each county outside of the Phoenix area shall be indicated on Offer Response form.

This will be an added cost to the contract price.

Deliveries shall be completed In accordance with the requirements of the contract.
Delivery of the product does not constitute acceptance.

8. INSPECTION AND ACCEPTANCE

Each item delivered shall be subject to a complete inspection by the Department within 10 days after delivery. Inspection criteria shall include, but not be limited to, conformity to the specifications, workmanship, quality and materials.

If the delivered product is not accepted and returned for corrective action, an additional fifteen (15) calendar days shall be allowed for inspection of the corrected or replacement product.

The Contractor shall be responsible for the transport of the material to and from the Department for the correction of items or workmanship not in compliance with the specifications.

Product returned for corrective action may delay payment. Invoices will be processed for payment only after the product is accepted.

9. INVOICING and PAYMENT

Contractor shall submit all billing notices or invoices to the Eligible Agency or Co-Op Buyer at the address Indicated on the applicable Order document.

Separate invoices are required for each shipment of product or delivery of service and shall include at a minimum:

- Department Location's Name and Address
- Vendor Name, Remit to Address and Contact Information
- Contract Number
- Purchase Order Number
- Invoice Number and Date
- Date the items were shipped to the Department
- Applicable payment terms
- Contract Line Item Number
- Line Item Description or Item or Service
- Quantity Purchased

- Line Item Unit of Measure
- Price per Unit and Total per Unit
- Catalog or Other Discount (if applicable)
- Net Unit Price and Total per Unit (if applicable)
- Applicable taxes (as a separate invoice line item)
- Applicable Shipping/Freight Charges etc. (as a separate invoice line item) Materials only.
- Total Invoice Amount Due

Invoices not sent to the proper address, or not containing the necessary and required information may delay payment. A Contractor whose payments are delayed due to improper invoicing shall make no claim against the Department or the State for late or finance charges.

The Department will make every effort to process payment for the purchase of product within thirty (30) calendar days after the Department has conducted the necessary reviews, inspections and acceptance as described herein.

The department acceptance date will be the valid date for starting the thirty (30) calendar day payment period.

Payment due dates, including discount periods, will be computed from the date of acceptance or date of correct invoice (whichever is later) to the date the Department's warrant is mailed.

10. ESTIMATED USAGE

The Department anticipates considerable usage under this contract. The Department reserves the right to increase or decrease actual quantities ordered as circumstances may require. No guarantees are made concerning actual purchases under this contract.

11. PRICING

1 Phase 1 and 2 pricing for vehicles shall be a minimum Percentage off MSRP, less the manufacturer's rebates and any additional discounts available for that model/power-train combination.

a. Contractor shall provide a copy of manufacturer's invoice to the ordering agency upon request. The manufacturer's invoice shall be unaltered to include original pricing from the manufacturer.
b. Transportation costs to transfer a vehicle from another dealer for a Phase 2 or purchase from stock may be added to the cost of the vehicle. The justification for this cost is at the discretion of the Eligible Agency.
c. Any reference to Phase 1 pricing shall be in reference to vehicles ordered prior to the factory cut-off date.
d. Any reference to Phase 2 pricing shall be in reference to vehicles purchased from stock or "on the lot".
e. Phase 2 pricing shall receive the same cost considerations as Phase 1 pricing, all discounts and rebates should be passed onto the Eligible Agency.
f. All vehicles are to be billed at prices in effect at the time of order, not the date of shipment.

g. Pricing for vehicles shall include all discounts and deductions, less Federal and State taxes. Pricing shall be firm for life of contract unless amended by way of contract change order.

2 CONTRACTOR'S BEST PRICING: Supplier warrants that, for the term of the Contract, the prices and discounts set out in the Pricing Documents, including any subsequent agreed amendment to it (the "Contract Pricing"), will be equal to or better than the lowest prices and largest discounts, both separately and in combination, at which Contractor sells equivalent items of equipment and materials.

2.1 That price-plus-discount equivalence ("Contractor's Best Pricing") is intended to be irrespective of whether or not those other sales have special purchase terms, conditions, rebates or allowances.

2.2 If Contractor's Best Pricing for equivalent items of equipment and materials is better than the Contract Pricing, then Contractor agrees to adjust the Contract Pricing to match the Contractor's Best Pricing for all sales related to the Contractor made after the date when the Contractor's Best Pricing was first better than the Contract Pricing.

2.3 For clarification of intent, that date is intended to be the date when the difference first occurred, which might have been before the difference was first identified. If it was before, then Supplier agrees to charge at less than the Contract Pricing until the extended difference that would have been realized (i.e., if the Contractor's Best Pricing had been applied when it should have been) has been settled.

3 PRICING-ALL-INCLUSIVE: Pricing is all-inclusive, including any ancillary fees and costs required to accomplish the Scope of Work and all aspects of Contractor's offer as accepted by State. Details of service not explicitly stated in the Scope of Work or in Contractor's Offer, but necessarily a part of, are deemed to be understood by Contractor and included herein. All administrative, reporting, or other requirements, all overhead costs and profit and any other costs toward the accomplishment of the requirements in the Contract are included in the pricing provided.

4 LARGE VOLUME DISCOUNT PRICING: An Eligible Agency may seek to obtain additional volume discount pricing for large orders provided Contractor is willing to offer additional discounts for large volume orders. No amendment to this Contract is necessary for Contractor to offer discount pricing to an Eligible Agency for large volume purchases.

5 A price reduction adjustment may be offered at any time during the term of a contract and shall become effective upon notice through a written contract amendment.

12. PRICE INCREASE

The Department will review **fully documented** requests for price increases for any contract which will or has been in effect for twelve (12) months. The request shall be submitted no less than 60 days prior to the contract renewal date. The Contractor shall provide fully documented information which supports the price increase request. Fully documented means that the request shall present detailed information and calculations that make it clear how the claimed increase has an impact on the contract unit prices. All assumptions regarding cost factors that have an impact on the requested increase shall also be

clearly identified and justified. The requested price increase must be based upon a cost increase that was clearly unpredictable at the time of the offer and can be shown to directly affect the price of the item concerned. Any price increase adjustment request prior to the time of contract extension will be a factor in the extension review process. The Department will determine whether the requested price increase or an alternate option, is in the best interest of the State. All pricing should reflect the minimum percentage of MSRP.

13. SAFETY STANDARDS

Items supplied under this contract shall comply with all current applicable safety standards and regulations including the Occupational Safety and Health Standards of the State of Arizona Industrial Commission, the National Electric Code and the National Fire Protection Association Standards.

14. WARRANTY

The Contractor warrants:

1. That all services performed hereunder shall conform to the requirements of this contract and shall be performed by qualified personnel in accordance with the highest professional standards.

2 At a minimum all equipment supplied under these specifications shall be fully warranted by the vehicle manufacturer against mechanical and electrical defects for a minimum period of thirty-six (36) months from the date vehicle is placed in service.

3 This warranty shall cover such items as actual repair labor, parts, and shipping charges to and from the nearest service facility or other designated repair depot.

4 Any defects of design, workmanship or material, shall be fully corrected by the vendor without cost to the state agency or political subdivision.

5 The written warranty shall be included with the delivered vehicles to the Eligible Agency. The warranty terms shall be stated on Attachment 3-A, where indicated. Failure to provide this general information may result in the offer being rejected.

6 Hybrid / Electric Vehicle Warranty: Hybrid-related components including catalytic convertor, electronic control unit, onboard emissions diagnostic device, high voltage battery, transmission, DC/DC convertor for hybrid vehicles shall be covered for 8 years/100,000 miles, battery for electric vehicles shall be 8/years/100,000 miles and bidder shall indicate limitation of warranty due to voltage and amps. The warranty terms shall be stated where indicated on Attachment 3-A. Failure to provide this general information may result in the bid being rejected.

15. CURRENT PRODUCTS

All products supplied under this contract shall be in current and ongoing production; shall have been formally announced for general marketing purposes; shall be a model or type currently functioning in a user (paying customer) environment and capable of meeting or exceeding all specifications and requirements set forth in the contract.

16. PRODUCT DISCONTINUANCE

In the event that a product or model is discontinued by the manufacturer, the Department at its sole discretion may allow the Contractor to provide a substitute for the discontinued item. The Contractor shall request authorization to substitute a new product or model and provide the following:

1. A formal announcement from the manufacturer that the product or model has been discontinued.

2. Documentation from the manufacturer that names the replacement product or model.

3. Documentation that provides clear and convincing evidence that the replacement meets or exceeds all specifications required by the original solicitation.

4. Documentation that provides clear and convincing evidence that the replacement will be compatible with all the functions or uses of the discontinued product or model.

5. Documentation confirming that the price for the replacement is the same as or less than the discontinued product or model.

17. CONTRACT ADMINISTRATION

The Contractor shall contact the assigned Procurement Officer for guidance or direction in matters of contract interpretation or questions regarding the terms, conditions or scope of the contract.

18. NOTICES

All notices, requests, demands, consents, approvals, and other communications which may or are required to be served or given hereunder (for the purposes of this provisions collectively called "Notices"), shall be in writing and shall be sent by certified United States mail, return receipt requested, or by any other method that provides evidence of receipt, addressed to the party or parties to receive such notice as follows:

A. If intended for the State, to:

Arizona Department of Transportation, Procurement Group
1739 W. Jackson Street, MD 100P
Phoenix, Arizona 85007-3276

B. If intended for the Contractor, to the address as identified in the Contractor's electronic vendor profile. Or to such other address as either party may from time to time furnish in writing to the other by notice hereunder. Any notice so mailed shall be deemed to have been given as of the date such notice is received as shown on the return receipt. Furthermore, such notice may be given by delivering personally such notice, if intended for the State, to the Arizona Department of Transportation, Procurement Officer and, if intended for the Contractor, to the person named on the Offer & Contract Award of this contract, or to such other person as either party may from time to time furnish in writing to the other by notice hereunder. Any notice so delivered shall be deemed to have been given as of the date such notice is personally delivered to the other party.

19. CANCELLATION FOR POSSESSION OF WEAPONS ON ADOT PROPERTY

This contract may be cancelled if Contractor or any subcontractors or others in the employ or under the supervision of the Contractor or subcontractors is found to be in possession of weapons.

Possession of weapons (firearms, explosive device, knife or blade of more than three inches, or any other instrument designed for lethal or disabling use) is prohibited on ADOT property.

Further, if the Contractor or any subcontractors or others in the employ or under the supervision of the Contractors or subcontractors are asked by an ADOT official to leave the ADOT property, they are advised that failure to comply with such a request shall result in cancellation of the contract and anyone who refuses, whether armed or not, is subject to prosecution under A.R.S. § 13-1502, "Criminal trespass in the third degree; classification."

20. INDEMNIFICATION CLAUSE

To the fullest extent permitted by law, Contractor shall defend, indemnify, and hold harmless the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees (hereinafter referred to as "Indemnitee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Contractor or any of its owners, officers, directors, agents, employees or subcontractors. This indemnity includes any claim or amount arising out of, or recovered under, the Workers' Compensation Law or arising out of the failure of such Contractor to conform to any federal, state, or local law, statute, ordinance, rule, regulation, or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by Contractor from and against any and all claims. It is agreed that Contractor will be responsible for primary loss investigation, defense, and judgment costs where this indemnification is applicable. In consideration of the award of this contract, the Contractor agrees to waive all rights of subrogation against the State of Arizona, its officers, officials, agents, and employees for losses arising from the work performed by the Contractor for the State of Arizona. This indemnity shall not apply if the contractor or sub-contractor(s) is/are an agency, board, commission or university of the State of Arizona.

21. INSURANCE REQUIREMENTS

21.1 Contractor and subcontractors shall procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Contract, insurance against claims for injury to persons or damage to property arising from, or in connection with, the performance of the work hereunder by the Contractor, its agents, representatives, employees or subcontractors.

21.2 The Insurance Requirements herein are minimum requirements for this Contract and in no way limit the indemnity covenants contained in this Contract. The State of Arizona in no way

warrants that the minimum limits contained herein are sufficient to protect the Contractor from liabilities that arise out of the performance of the work under this Contract by the Contractor, its agents, representatives, employees or subcontractors, and the Contractor is free to purchase additional insurance.

21.3 Minimum Scope and Limits of Insurance Contractor shall provide coverage with limits of liability not less than those stated below.

21.3.1 Commercial General Liability (CGL) – Occurrence Form

The Contractor shall furnish Certificate(s) of Insurance inclusive of the following requirements to the Department. Certificate(s) shall be received within 10 calendar days of notification of contract award by the Procurement Officer.

Policy shall include bodily injury, property damage, and broad form

contractual liability coverage.

- General Aggregate $2,000,000
- Products – Completed Operations Aggregate $1,000,000
- Personal and Advertising Injury $1,000,000
- Damage to Rented Premises $50,000
- Each Occurrence $1,000,000

a. The policy shall be endorsed, as required by this written agreement, to include the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees as additional insureds with respect to liability arising out of the activities performed by or on behalf of the Contractor.

b. Policy shall contain a waiver of subrogation endorsement, as required by this written agreement, in favor of the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

21.3.2 Business Automobile Liability

Bodily Injury and Property Damage for any owned, hired, and/or non-owned automobiles used in the performance of this Contract.

- Combined Single Limit (CSL) $1,000,000

a. Policy shall be endorsed, as required by this written agreement, to include the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees as additional insureds with respect to liability arising out of the activities performed by, or on behalf of, the Contractor involving

automobiles owned, hired and/or non-owned by the Contractor.

b. Policy shall contain a waiver of subrogation endorsement as required by this written agreement in favor of the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

21.3.3 Workers' Compensation and Employers' Liability

• Workers' Compensation	Statutory
• Employers' Liability	
o Each Accident	$1,000,000
o Disease – Each Employee	$1,000,000
o Disease – Policy Limit	$1,000,000

a. Policy shall contain a waiver of subrogation endorsement, as required by this written agreement, in favor of the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

b. This requirement shall not apply to each Contractor or subcontractor that is exempt under A.R.S. § 23-901, and when such Contractor or subcontractor executes the appropriate waiver form (Sole Proprietor or Independent Contractor).

21.4 Additional Insurance Requirements The policies shall include, or be endorsed to include, as required by this written agreement, the following provisions:

21.4.1 The Contractor's policies, as applicable, shall stipulate that the insurance afforded the Contractor shall be primary and that any insurance carried by the Department, its agents, officials, employees or the State of Arizona shall be excess and not contributory insurance, as provided by A.R.S. § 41-621 (E).

21.4.2 Insurance provided by the Contractor shall not limit the Contractor's liability assumed under the indemnification provisions of this Contract.

21.5 Notice of Cancellation Applicable to all insurance policies required within the Insurance Requirements of this Contract, Contractor's insurance shall not be permitted to expire, be suspended, be canceled, or be materially changed for any reason without thirty (30) days prior written notice to the State of Arizona. Within two (2) business days of receipt, Contractor must provide notice to the State of Arizona if they receive notice of a policy that has been or will be suspended, canceled, materially changed for any reason, has expired, or will be expiring. Such notice shall be sent directly to the Department and shall be mailed, emailed, hand delivered or sent by facsimile transmission to (State Representative's Name, Address & Fax Number).

21.6 Acceptability of Insurers Contractor's insurance shall be placed with companies licensed in the State of Arizona or hold approved non-admitted status on the Arizona Department of Insurance List of Qualified Unauthorized Insurers. Insurers shall have an "A.M. Best" rating of

not less than A- VII. The State of Arizona in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.

21.7 Verification of Coverage Contractor shall furnish the State of Arizona with certificates of insurance (valid ACORD form or equivalent approved by the State of Arizona) evidencing that Contractor has the insurance as required by this Contract. An authorized representative of the insurer shall sign the certificates.

21.7.1 All such certificates of insurance and policy endorsements must be received by the State before work commences. The State's receipt of any certificates of insurance or policy endorsements that do not comply with this written agreement shall not waive or otherwise affect the requirements of this agreement.

21.7.2 Each insurance policy required by this Contract must be in effect at, or prior to, commencement of work under this Contract. Failure to maintain the insurance policies as required by this Contract, or to provide evidence of renewal, is a material breach of contract.

21.7.3 All certificates required by this Contract shall be sent directly to the Department. The State of Arizona project/contract number and project description shall be noted on the certificate of insurance. The State of Arizona reserves the right to require complete copies of all insurance policies required by this Contract at any time.

21.8 Subcontractors Contractor's certificate(s) shall include all subcontractors as insureds under its policies or Contractor shall be responsible for ensuring and/or verifying that all subcontractors have valid and collectable insurance as evidenced by the certificates of insurance and endorsements for each subcontractor. All coverages for subcontractors shall be subject to the minimum Insurance Requirements identified above. The Department reserves the right to require, at any time throughout the life of the Contract, proof from the Contractor that its subcontractors have the required coverage.

21.9 Approval and Modifications the Contracting Agency, in consultation with State Risk, reserves the right to review or make modifications to the insurance limits, required coverages, or endorsements throughout the life of this contract, as deemed necessary. Such action will not require a formal Contract amendment but may be made by administrative action.

21.10 Exceptions In the event the Contractor or subcontractor(s) is/are a public entity, then the Insurance Requirements shall not apply. Such public entity shall provide a certificate of self-insurance. If the Contractor or subcontractor(s) is/are a State of Arizona agency, board, commission, or university, none of the above shall apply.

22. USAGE REPORT

The Contractor shall furnish Two (2) Usage reports, the first to the Department on a quarterly basis showing purchasing activity under this contract. This usage report shall be provided in a form substantially equivalent to Exhibit 03. Usage reports shall be submitted to the Procurement Officer no later than 30 days after the end of each quarter.

Usage report quarters shall be defined as follows:

- January through March – Report due April 30
- April through June – Report due July 30
- July through September – Report due October 30
- October through December – Report due January 30

Contractor shall submit the second to the State documenting all Contract sales to both Eligible Agencies and Co-Op Buyers, itemized separately. A *Quarterly Usage Report* shall still be submitted; even if there have been no sales to either Eligible Agencies and/or Co-Op Buyers. Contractor shall further itemize divisions, groups or areas within a given Eligible Agency if they place Orders independently of each other. Failure to submit the report is a material breach of contract, and will entitle State to its remedies under Article 8 and its right to terminate for default under Article 9. Contractor shall submit the report using the forms and following the instructions on the State Procurement Office website:

https://spo.az.gov/contractor-resources/statewide-contracts-administrative-fee

23. CONTRACT ORDER OF PRECEDENCE

In the event of a conflict in the provisions of the Contract, as accepted by the Department and as they may be amended, the following shall prevail in the order set forth below:

- Federal Provisions
- Special Terms and Conditions
- Uniform Terms and Conditions
- Statement or Scope of Work
- Specifications
- Attachments
- Exhibits
- Special Instructions to Offerors
- Uniform Instructions to Offerors
- Other documents referenced or included in the Solicitation

24. LICENSES, PERMITS, CERTIFICATIONS

Contractor, at their expense, shall maintain in current status without any violations, complaints, or suspensions during the term of this contract all Federal, State and Local licenses, permits and certifications required for the operation of a business conducted by the Contractor.

25. CO-OP USAGE

Contractor shall verify if an ordering entity is a bona fide Co-Op Buyer before selling Materials to or providing Services for them under the Contract. The current list of Co-Op Buyers is available on the State Procurement Office website:

https://spo.az.gov/contractor-resources/statewide-contracts-administrative-fee

Contractor shall sell to Co-Op Buyers at the same price, and with the same lead times and other terms and conditions under which it sells to Eligible Agencies. With the sole exception of any legitimate additional costs for extraordinary shipping, or delivery requirements, if the Co-Op Buyer is having Materials delivered or installed or Services performed at locations not contemplated in the contracted pricing (e.g. delivery to a location outside Arizona).

Contractor shall acknowledge each Order from Co-Op Buyers in conformance with each buyer's instructions given at the time of ordering or in any supplemental participating agreement Contractor might have with them. Orders from Co-Op Buyers create no obligation on State's part, since they are entirely between the Co-Op Buyer and Contractor. That notwithstanding, Contractor's obligation under the Contract is to service Co-Op Buyers commercially as though they were with an Eligible Agency, and Contractor's refusal to do so would be a material breach of the Contract.

26. POST AWARD MEETING

At the discretion of the Department, the Contractor, at their expense, shall attend and participate in post award meetings as scheduled by the Procurement Officer.

1. Definition of Terms

As used in this Solicitation and any resulting Contract, the terms listed below are defined as follows:

1.1. *"Attachment"* means any item the Solicitation requires the Offeror to submit as part of the Offer.

1.2. *"Contract"* means the combination of the Solicitation, including the Uniform and Special Instructions to Offerors, the Uniform and Special Terms and Conditions, and the Specifications and Statement or Scope of Work; the Offer and any Best and Final Offers; and any Solicitation Amendments or Contract Amendments.

1.3. "*Contract Amendment*" means a written document signed by the Procurement Officer that is issued for the purpose of making changes in the Contract.

1.4. *"Contractor"* means any person who has a Contract with the State.

1.5. *"Days"* means calendar days unless otherwise specified.

1.6. *"Exhibit"* means any item labeled as an Exhibit in the Solicitation or placed in the Exhibits section of the Solicitation.

1.7. *"Gratuity"* means a payment, loan, subscription, advance, deposit of money, services, or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value is received.

1.8. "*Materials"* means all property, including equipment, supplies, printing, insurance and leases of property but does not include land, a permanent interest in land or real property or leasing space.

1.9. *"Procurement Officer"* means the person, or his or her designee, duly authorized by the State to enter into and administer Contracts and make written determinations with respect to the Contract.

1.10. *"Services"* means the furnishing of labor, time or effort by a contractor or subcontractor which does not involve the delivery of a specific end product other than required reports and performance, but does not include employment agreements or collective bargaining agreements.

1.11. *"Subcontract"* means any Contract, express or implied, between the Contractor and another party or between a subcontractor and another party delegating or assigning, in whole or in part, the making or furnishing of any material or any service required for the performance of the Contract.

1.12. *"State"* means the State of Arizona and Department or Agency of the State that executes the Contract.

1.13. *"State Fiscal Year"* means the period beginning with July 1 and ending June 30.

2. Contract Interpretation

2.1. Arizona Law. The Arizona law applies to this Contract including, where applicable, the Uniform Commercial Code as adopted by the State of Arizona and the Arizona

Procurement Code, Arizona Revised Statutes (A.R.S.) Title 41, Chapter 23, and its implementing rules, Arizona Administrative Code (A.A.C.) Title 2, Chapter 7.

2.2. Implied Contract Terms. Each provision of law and any terms required by law to be in this Contract are a part of this Contract as if fully stated in it.

2.3. Contract Order of Precedence. In the event of a conflict in the provisions of the Contract, as accepted by the State and as they may be amended, the following shall prevail in the order set forth below:

- Federal Provisions
- Special Terms and Conditions
- Uniform Terms and Conditions
- Statement or Scope of Work
- Specifications
- Attachments
- Exhibits
- Special Instructions to Offerors
- Uniform Instructions to Offerors
- Other documents referenced or included in the Solicitation

2.4. Relationship of Parties. The Contractor under this Contract is an independent Contractor. Neither party to this Contract shall be deemed to be the employee or agent of the other party to the Contract.

2.5. Severability. The provisions of this Contract are severable. Any term or condition deemed illegal or invalid shall not affect any other term or condition of the Contract.

2.6. No Parole Evidence. This Contract is intended by the parties as a final and complete expression of their agreement. No course of prior dealings between the parties and no usage of the trade shall supplement or explain any terms used in this document and no other understanding either oral or in writing shall be binding.

2.7. No Waiver. Either party's failure to insist on strict performance of any term or condition of the Contract shall not be deemed a waiver of that term or condition even if the party accepting or acquiescing in the nonconforming performance knows of the nature of the performance and fails to object to it.

3. Contract Administration and Operation

3.1. Records. Under A.R.S. § 35-214 and § 35-215, the Contractor shall retain and shall contractually require each subcontractor to retain all data and other "records" relating to the acquisition and performance of the Contract for a period of five years after the completion of the Contract. All records shall be subject to inspection and audit by the State at reasonable times. Upon request, the Contractor shall produce a legible copy of any or all such records.

3.2. Non-Discrimination. The Contractor shall comply with State Executive Order No. 2009-09 and all other applicable Federal and State laws, rules and regulations, including the Americans with Disabilities Act.

3.3. Audit. Pursuant to ARS § 35-214, at any time during the term of this Contract and five (5) years thereafter, the Contractor's or any subcontractor's books and records shall be subject to audit by the State and, where applicable, the Federal Government, to the extent that the books and records relate to the performance of the Contract or Subcontract.

3.4. Facilities Inspection and Materials Testing. The Contractor agrees to permit access to its facilities, subcontractor facilities and the Contractor's processes or services, at reasonable times for inspection of the facilities or materials covered under this Contract. The State shall also have the right to test, at its own cost, the materials to be supplied under this Contract. Neither inspection of the Contractor's facilities nor materials testing shall constitute final acceptance of the materials or services. If the State determines non-compliance of the materials, the Contractor shall be responsible for the payment of all costs incurred by the State for testing and inspection.

3.5. Notices. Notices to the Contractor required by this Contract shall be made by the State to the person indicated on the Offer and Acceptance form submitted by the Contractor unless otherwise stated in the Contract. Notices to the State required by the Contract shall be made by the Contractor to the Solicitation Contact Person indicated on the Solicitation cover sheet, unless otherwise stated in the Contract. An authorized Procurement Officer and an authorized Contractor representative may change their respective person to whom notice shall be given by written notice to the other and an amendment to the Contract shall not be necessary.

3.6. Advertising, Publishing and Promotion of Contract. The Contractor shall not use, advertise or promote information for commercial benefit concerning this Contract without the prior written approval of the Procurement Officer.

3.7. Property of the State. Any materials, including reports, computer programs and other deliverables, created under this Contract are the sole property of the State. The Contractor is not entitled to a patent or copyright on those materials and may not transfer the patent or copyright to anyone else. The Contractor shall not use or release these materials without the prior written consent of the State.

3.8. Ownership of Intellectual Property. Any and all intellectual property, including but not limited to copyright, invention, trademark, trade name, service mark, and/or trade secrets created or conceived pursuant to or as a result of this contract and any related subcontract ("Intellectual Property"), shall be work made for hire and the State shall be considered the creator of such Intellectual Property. The agency, department, division, board or commission of the State of Arizona requesting the issuance of this contract shall own (for and on behalf of the State) the entire right, title and interest to the Intellectual Property throughout the world. Contractor shall notify the State, within thirty (30) days, of the creation of any Intellectual Property by it or its subcontractor(s). Contractor, on behalf of itself and any subcontractor(s), agrees to execute any and all document(s) necessary to assure ownership of the Intellectual Property vests in the State and shall take no affirmative actions that might have the effect of vesting all or part of the Intellectual Property in any entity other than the State. The Intellectual Property shall not be disclosed by contractor or its subcontractor(s) to any entity not the

State without the express written authorization of the agency, department, division, board or commission of the State of Arizona requesting the issuance of this contract.

3.9. Federal Immigration and Nationality Act. The contractor shall comply with all federal, state and local immigration laws and regulations relating to the immigration status of their employees during the term of the contract. Further, the contractor shall flow down this requirement to all subcontractors utilized during the term of the contract. The State shall retain the right to perform random audits of contractor and subcontractor records or to inspect papers of any employee thereof to ensure compliance. Should the State determine that the contractor and/or any subcontractors be found noncompliant, the State may pursue all remedies allowed by law, including, but not limited to; suspension of work, termination of the contract for default and suspension and/or debarment of the contractor.

3.10 E-Verify Requirements. In accordance with A.R.S. § 41-4401, Contractor warrants compliance with all Federal immigration laws and regulations relating to employees and warrants its compliance with Section A.R.S. § 23-214, Subsection A.

3.11 Offshore Performance of Work Prohibited.
Any services that are described in the specifications or scope of work that directly serve the State of Arizona or its clients and involve access to secure or sensitive data or personal client data shall be performed within the defined territories of the United States. Unless specifically stated otherwise in the specifications, this paragraph does not apply to indirect or 'overhead' services, redundant back-up services or services that are incidental to the performance of the contract. This provision applies to work performed by subcontractors at all tiers.

4. Costs and Payments

4.1. Payments. Payments shall comply with the requirements of A.R.S. Titles 35 and 41, Net 30 days. Upon receipt and acceptance of goods or services, the Contractor shall submit a complete and accurate invoice for payment from the State within thirty (30) days.

4.2. Delivery. Unless stated otherwise in the Contract, all prices shall be F.O.B. Destination and shall include all freight delivery and unloading at the destination.

4.3. Applicable Taxes.

4.3.1. Payment of Taxes. The Contractor shall be responsible for paying all applicable taxes.

4.3.2. State and Local Transaction Privilege Taxes. The State of Arizona is subject to all applicable state and local transaction privilege taxes. Transaction privilege taxes apply to the sale and are the responsibility of the seller to remit. Failure to collect such taxes from the buyer does not relieve the seller from its obligation to remit taxes.

4.3.3. Tax Indemnification. Contractor and all subcontractors shall pay all Federal, state and local taxes applicable to its operation and any persons employed by the Contractor. Contractor shall, and require all subcontractors to hold the State harmless from any responsibility for taxes, damages and interest, if

applicable, contributions required under Federal, and/or state and local laws and regulations and any other costs including transaction privilege taxes, unemployment compensation insurance, Social Security and Worker's Compensation.

4.3.4. IRS W9 Form. In order to receive payment the Contractor shall have a current I.R.S. W9 Form on file with the State of Arizona, unless not required by law.

4.4. Availability of Funds for the Next State fiscal year. Funds may not presently be available for performance under this Contract beyond the current state fiscal year. No legal liability on the part of the State for any payment may arise under this Contract beyond the current state fiscal year until funds are made available for performance of this Contract.

4.5. Availability of Funds for the current State fiscal year. Should the State Legislature enter back into session and reduce the appropriations or for any reason and these goods or services are not funded, the State may take any of the following actions:

4.5.1. Accept a decrease in price offered by the contractor;

4.5.2. Cancel the Contract; or

4.5.3. Cancel the contract and re-solicit the requirements.

5. Contract Changes

5.1. Amendments. This Contract is issued under the authority of the Procurement Officer who signed this Contract. The Contract may be modified only through a Contract Amendment within the scope of the Contract. Changes to the Contract, including the addition of work or materials, the revision of payment terms, or the substitution of work or materials, directed by a person who is not specifically authorized by the procurement officer in writing or made unilaterally by the Contractor are violations of the Contract and of applicable law. Such changes, including unauthorized written Contract Amendments shall be void and without effect, and the Contractor shall not be entitled to any claim under this Contract based on those changes.

5.2. Subcontracts. The Contractor shall not enter into any Subcontract under this Contract for the performance of this contract without the advance written approval of the Procurement Officer. The Contractor shall clearly list any proposed subcontractors and the subcontractor's proposed responsibilities. The Subcontract shall incorporate by reference the terms and conditions of this Contract.

5.3. Assignment and Delegation. The Contractor shall not assign any right nor delegate any duty under this Contract without the prior written approval of the Procurement Officer. The State shall not unreasonably withhold approval.

6. Risk and Liability

6.1. Risk of Loss: The Contractor shall bear all loss of conforming material covered under this Contract until received by authorized personnel at the location designated in the purchase order or Contract. Mere receipt does not constitute final acceptance. The risk of loss for nonconforming materials shall remain with the Contractor regardless of receipt.

6.2. Indemnification

6.2.1. Contractor/Vendor Indemnification (Not Public Agency) The parties to this contract agree that the State of Arizona, its departments, agencies, boards and commissions shall be indemnified and held harmless by the contractor for the vicarious liability of the State as a result of entering into this contract. However, the parties further agree that the State of Arizona, its departments, agencies, boards and commissions shall be responsible for its own negligence. Each party to this contract is responsible for its own negligence.

6.2.2. Public Agency Language Only Each party (as 'indemnitor') agrees to indemnify, defend, and hold harmless the other party (as 'indemnitee') from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as 'claims') arising out of bodily injury of any person (including death) or property damage but only to the extent that such claims which result in vicarious/derivative liability to the indemnitee, are caused by the act, omission, negligence, misconduct, or other fault of the indemnitor, its officers, officials, agents, employees, or volunteers."

6.3. Indemnification - Patent and Copyright**.** The Contractor shall indemnify and hold harmless the State against any liability, including costs and expenses, for infringement of any patent, trademark or copyright arising out of Contract performance or use by the State of materials furnished or work performed under this Contract. The State shall reasonably notify the Contractor of any claim for which it may be liable under this paragraph. If the contractor is insured pursuant to A.R.S. § 41-621 and § 35-154, this section shall not apply.

6.4. Force Majeure.

6.4.1 Except for payment of sums due, neither party shall be liable to the other nor deemed in default under this Contract if and to the extent that such party's performance of this Contract is prevented by reason of force majeure. The term *"force majeure"* means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Without limiting the foregoing, force majeure includes acts of God; acts of the public enemy; war; riots; strikes; mobilization; labor disputes; civil disorders; fire; flood; lockouts; injunctions-intervention-acts; or failures or refusals to act by government authority; and other similar occurrences beyond the control of the party declaring force majeure which such party is unable to prevent by exercising reasonable diligence.

6.4.2. Force Majeure shall not include the following occurrences:

6.4.2.1. Late delivery of equipment or materials caused by congestion at a manufacturer's plant or elsewhere, or an oversold condition of the market;

6.4.2.2. Late performance by a subcontractor unless the delay arises out of a force majeure occurrence in accordance with this force majeure term and condition; or

6.4.2.3. Inability of either the Contractor or any subcontractor to acquire or maintain any required insurance, bonds, licenses or permits.

6.4.3. If either party is delayed at any time in the progress of the work by force majeure, the delayed party shall notify the other party in writing of such delay, as soon as is practicable and no later than the following working day, of the commencement thereof and shall specify the causes of such delay in such notice. Such notice shall be delivered or mailed certified-return receipt and shall make a specific reference to this article, thereby invoking its provisions. The delayed party shall cause such delay to cease as soon as practicable and shall notify the other party in writing when it has done so. The time of completion shall be extended by Contract Amendment for a period of time equal to the time that results or effects of such delay prevent the delayed party from performing in accordance with this Contract.

6.4.4. Any delay or failure in performance by either party hereto shall not constitute default hereunder or give rise to any claim for damages or loss of anticipated profits if, and to the extent that such delay or failure is caused by force majeure.

6.5. Third Party Antitrust Violations. The Contractor assigns to the State any claim for overcharges resulting from antitrust violations to the extent that those violations concern materials or services supplied by third parties to the Contractor, toward fulfillment of this Contract.

7. Warranties

7.1. Liens. The Contractor warrants that the materials supplied under this Contract are free of liens and shall remain free of liens.

7.2. Quality. Unless otherwise modified elsewhere in these terms and conditions, the Contractor warrants that, for one year after acceptance by the State of the materials, they shall be:

7.2.1. Of a quality to pass without objection in the trade under the Contract description;

7.2.2. Fit for the intended purposes for which the materials are used;

7.2.3. Within the variations permitted by the Contract and are of even kind, quantity, and quality within each unit and among all units;

7.2.4. Adequately contained, packaged and marked as the Contract may require; and

7.2.5. Conform to the written promises or affirmations of fact made by the Contractor.

7.3. Fitness. The Contractor warrants that any material supplied to the State shall fully conform to all requirements of the Contract and all representations of the Contractor, and shall be fit for all purposes and uses required by the Contract.

7.4. Inspection/Testing. The warranties set forth in subparagraphs 7.1 through 7.3 of this paragraph are not affected by inspection or testing of or payment for the materials by the State.

7.5. Compliance With Applicable Laws. The materials and services supplied under this

Contract shall comply with all applicable Federal, state and local laws, and the Contractor shall maintain all applicable license and permit requirements.

7.6. Survival of Rights and Obligations after Contract Expiration or Termination.

7.6.1. Contractor's Representations and Warranties. All representations and warranties made by the Contractor under this Contract shall survive the expiration or termination hereof. In addition, the parties hereto acknowledge that pursuant to A.R.S. § 12-510, except as provided in A.R.S. § 12-529, the State is not subject to or barred by any limitations of actions prescribed in A.R.S., Title 12, Chapter 5.

7.6.2. Purchase Orders. The Contractor shall, in accordance with all terms and conditions of the Contract, fully perform and shall be obligated to comply with all purchase orders received by the Contractor prior to the expiration or termination hereof, unless otherwise directed in writing by the Procurement Officer, including, without limitation, all purchase orders received prior to but not fully performed and satisfied at the expiration or termination of this Contract.

8. State's Contractual Remedies

8.1. Right to Assurance. If the State in good faith has reason to believe that the Contractor does not intend to, or is unable to perform or continue performing under this Contract, the Procurement Officer may demand in writing that the Contractor give a written assurance of intent to perform. Failure by the Contractor to provide written assurance within the number of Days specified in the demand may, at the State's option, be the basis for terminating the Contract under the Uniform Terms and Conditions or other rights and remedies available by law or provided by the contract.

8.2. Stop Work Order.

8.2.1. The State may, at any time, by written order to the Contractor, require the Contractor to stop all or any part, of the work called for by this Contract for period(s) of days indicated by the State after the order is delivered to the Contractor. The order shall be specifically identified as a stop work order issued under this clause. Upon receipt of the order, the Contractor shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage.

8.2.2. If a stop work order issued under this clause is canceled or the period of the order or any extension expires, the Contractor shall resume work. The Procurement Officer shall make an equitable adjustment in the delivery schedule or Contract price, or both, and the Contract shall be amended in writing accordingly.

8.3. Non-exclusive Remedies. The rights and the remedies of the State under this Contract are not exclusive.

8.4. Nonconforming Tender. Materials or services supplied under this Contract shall fully comply with the Contract. The delivery of materials or services or a portion of the

materials or services that do not fully comply constitutes a breach of contract. On delivery of nonconforming materials or services, the State may terminate the Contract for default under applicable termination clauses in the Contract, exercise any of its rights and remedies under the Uniform Commercial Code, or pursue any other right or remedy available to it.

8.5. Right of Offset. The State shall be entitled to offset against any sums due the Contractor, any expenses or costs incurred by the State, or damages assessed by the State concerning the Contractor's non-conforming performance or failure to perform the Contract, including expenses, costs and damages described in the Uniform Terms and Conditions.

9. Contract Termination

9.1. Cancellation for Conflict of Interest. Pursuant to A.R.S. § 38-511, the State may cancel this Contract within three (3) years after Contract execution without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating the Contract on behalf of the State is or becomes at any time while the Contract or an extension of the Contract is in effect an employee of or a consultant to any other party to this Contract with respect to the subject matter of the Contract. The cancellation shall be effective when the Contractor receives written notice of the cancellation unless the notice specifies a later time. If the Contractor is a political subdivision of the State, it may also cancel this Contract as provided in A.R.S. § 38-511.

9.2. Gratuities. The State may, by written notice, terminate this Contract, in whole or in part, if the State determines that employment or a Gratuity was offered or made by the Contractor or a representative of the Contractor to any officer or employee of the State for the purpose of influencing the outcome of the procurement or securing the Contract, an amendment to the Contract, or favorable treatment concerning the Contract, including the making of any determination or decision about contract performance. The State, in addition to any other rights or remedies, shall be entitled to recover exemplary damages in the amount of three times the value of the Gratuity offered by the Contractor.

9.3. Suspension or Debarment. The State may, by written notice to the Contractor, immediately terminate this Contract if the State determines that the Contractor has been debarred, suspended or otherwise lawfully prohibited from participating in any public procurement activity, including but not limited to, being disapproved as a subcontractor of any public procurement unit or other governmental body. Submittal of an offer or execution of a contract shall attest that the contractor is not currently suspended or debarred. If the contractor becomes suspended or debarred, the contractor shall immediately notify the State.

9.4. Termination for Convenience. The State reserves the right to terminate the Contract, in whole or in part at any time when in the best interest of the State, without penalty or recourse. Upon receipt of the written notice, the Contractor shall stop all work, as directed in the notice, notify all subcontractors of the effective date of the termination and minimize all further costs to the State. In the event of termination under this paragraph, all documents, data and reports prepared by the Contractor under the Contract shall become the property of and be delivered to the State upon demand. The

Contractor shall be entitled to receive just and equitable compensation for work in progress, work completed and materials accepted before the effective date of the termination. The cost principles and procedures provided in A.A.C. R2-7-701 shall apply.

9.5. Termination for Default.

9.5.1. In addition to the rights reserved in the contract, the State may terminate the Contract in whole or in part due to the failure of the Contractor to comply with any term or condition of the Contract, to acquire and maintain all required insurance policies, bonds, licenses and permits, or to make satisfactory progress in performing the Contract. The Procurement Officer shall provide written notice of the termination and the reasons for it to the Contractor.

9.5.2. Upon termination under this paragraph, all goods, materials, documents, data and reports prepared by the Contractor under the Contract shall become the property of and be delivered to the State on demand.

9.5.3. The State may, upon termination of this Contract, procure, on terms and in the manner that it deems appropriate, materials or services to replace those under this Contract. The Contractor shall be liable to the State for any excess costs incurred by the State in procuring materials or services in substitution for those due from the Contractor.

9.6. Continuation of Performance Through Termination. The Contractor shall continue to perform, in accordance with the requirements of the Contract, up to the date of termination, as directed in the termination notice.

10. Contract Claims

All contract claims or controversies under this Contract shall be resolved according to A.R.S. Title 41, Chapter 23, Article 9, and rules adopted thereunder.

11. Arbitration

The parties to this Contract agree to resolve all disputes arising out of or relating to this contract through arbitration, after exhausting applicable administrative review, to the extent required by A.R.S. § 12-1518, except as may be required by other applicable statutes (Title 41).

12. Comments Welcome

The State Procurement Office periodically reviews the Uniform Terms and Conditions and welcomes any comments you may have. Please submit your comments to: State Procurement Administrator, State Procurement Office, 100 North 15th Avenue, Suite 201, Phoenix, Arizona, 85007.

FEDERAL PROVISIONS

1. INCORPORATION OF FEDERAL TRANSIT ADMINISTRATION (FTA) TERMS

The following provisions include, in part, certain Standard Terms and Conditions required by DOT, whether or not expressly set forth in the preceding contract provisions. All contractual provisions required by DOT, as set forth in FTA Circular 4220 available at: https://www.transit.dot.gov/regulations-and-guidance/fta-circulars/third-party-contracting-guidance are hereby incorporated by reference. Anything to the contrary herein notwithstanding, all FTA mandated terms shall be deemed to control in the event of a conflict with other provisions contained in this Agreement. The Contractor shall not perform any act, fail to perform any act, or refuse to comply with any (name of grantee) requests which would cause (name of grantee) to be in violation of the FTA terms and conditions.

The Federal Terms and Conditions under this Contract shall be incorporated in any sub-contractor, or lower-tier agreement for any federally-funded task assignment / project awarded under this Contract.

2. NO FEDERAL GOVERNMENT OBLIGATIONS TO THIRD PARTIES

The Department and Contractor acknowledge and agree that, notwithstanding any concurrence b the Federal Government in or approval of the solicitation or award of the underlying contract, absent the express written consent by the Federal Government, the Federal Government is not a party to this contract and shall not be subject to any obligations or liabilities to the Department, Contractor, or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying contract.

The Contractor agrees to include the above clause in each subcontract financed in whole or in part with Federal assistance provided by Federal Funding Agency. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

3. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS AND RELATED ACTS

Contractor acknowledges that the provisions of the Program Fraud Civil Remedies Act of 1986, as amended, 31 USC 3801 et seq. and USDOT regulations, "Program Fraud Civil Remedies," 49 CFR 31, apply to its actions pertaining to this project.

Upon execution of the underlying contract, contractor certifies or affirms the truthfulness and accuracy of any statement it has made, it makes, it may make, or causes to be made, pertaining to the underlying contract or FTA assisted project for which this contract work is being performed. In addition to other penalties that may be applicable, contractor further acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submittal, or certification, the US Government reserves the right to impose the penalties of the Program Fraud Civil Remedies Act (1986) on contractor to the extent the US Government deems appropriate.

The Contractor also acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification to the Federal Government under a contract connected with a project that is financed in whole or in part with Federal assistance originally awarded by FTA under the authority of 49 U.S.C. § 5307, the Government reserves the right to impose the penalties of 18 U.S.C. § 1001 and 49 U.S.C. § 5307(n)(1) (5323(l)) on the Contractor, to the extent the Federal Government deems appropriate.

Contractor shall include the above two clauses in each subcontract financed in whole or in part with FTA assistance. The clauses shall not be modified, except to identify the subcontractor who will be subject to the provisions.

4. ACCESS TO RECORDS AND REPORTS

The following access to records requirements apply to this Contract:

1. Where the Purchaser is not a State but a local government and is the FTA Recipient or a subgrantee of the FTA Recipient in accordance with 49 C. F. R. 18.36(i), the Contractor shall - provide the Purchaser, the FTA, the US Comptroller General or their authorized representatives access to any books, documents, papers and contractor records which are pertinent to this contract for the purposes of making audits, examinations, excerpts and transcriptions. Contractor shall also , pursuant to 49 C. F. R. 633.15, provide authorized FTA representative including any PMO Contractor access to Contractor's records and construction sites pertaining to a capital project, defined at 49
U.S.C. 5302(a)1, which is receiving assistance through the programs described at 49 U.S.C. 5307, 5309 or 5311.

2. Where the Purchaser is a State and is the FTA Recipient or a subgrantee of the FTA Recipient in accordance with 49 C.F.R. 633.15, Contractor shall provide the Purchaser, authorized FTA representatives, including any PMO Contractor, access to the Contractor's records and construction sites pertaining to a major capital project, defined at 49 U.S.C. 5302(a)1, which receives FTA assistance through the programs described at 49 U.S.C. 5307, 5309 or 5311. By definition, a major capital project excludes contracts of less than the simplified acquisition threshold currently set at
$250,000.00.

3. Where the Purchaser enters into a negotiated contract for other than a small purchase or under the simplified acquisition threshold and is an institution of higher education, a hospital or other non- profit organization and is the FTA Recipient or a subgrantee of the FTA Recipient in accordance with 49 C.F.R. 19.48, Contractor shall provide the Purchaser, FTA, the US Comptroller General or their authorized representatives with access to any books, documents, papers and record of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts and transcriptions.

4. Where a Purchaser which is the FTA Recipient or a subgrantee of the FTA Recipient in accordance with 49 U.S.C. 5325(a) enters into a contract for a capital project or improvement (defined at 49 U.S.C. 5302(a)1) through other than competitive bidding, the Contractor shall make available records related to the contract to the Purchaser, the Secretary of USDOT and the US Comptroller General or any authorized officer or employee of any of them for the purposes of conducting an audit and inspection.

5. Contractor shall permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

6. The Contractor shall retain, and shall require its subcontractors at all tiers, all books, records, accounts and reports required under this contract for a period of not less than five years after the date of termination or expiration of this contract, except in the event of litigation or settlement of claims arising from the performance of this contract, in which case Contractor agrees to maintain same until the Purchaser, the FTA Administrator, the Comptroller General, or any of their duly authorized representatives, have disposed of all such litigation, appeals, claims or exceptions related thereto. Reference 49 CFR 18.39(i)(11).

5. TERMS OF THE MASTER AGREEMENT AND COMPLIANCE

Contractor shall at all times comply with all applicable Federal Funding Agency laws, regulations, policies, procedures and directives, including without limitation those listed directly or by reference in the Master Agreement, available at https://www.transit.dot.gov/funding/grantee-resources/sample-fta- agreements/fta-grant-agreements, between the Department and FTA, as they may be amended or promulgated from time to time during the term of this contract. This Master Agreement does not have an Expiration Date. This Master Agreement continues to apply to the Recipient and its Underlying Agreement, until modified or superseded by a more recently enacted or issued applicable federal law, regulation, requirement, or guidance, or amendment to this Master Agreement or the Underlying Agreement. To assure compliance the Recipient must take measures to assure that other participants in its Underlying Agreements (*e.g.*, Third Party Participants) comply. Contractor's failure to so comply shall constitute a material breach of this contract.

All contractual provisions required by the U.S. Department of Transportation are hereby incorporated by reference. In the event of additional funding provided by FHWA, the applicable requirements of the Stewardship Agreement, available at https://www.fhwa.dot.gov/federalaid/stewardship, between the Department and FHWA are incorporated by reference.

6. CIVIL RIGHTS REQUIREMENTS

The AGENCY is an Equal Opportunity Employer. As such, the AGENCY agrees to comply

with all applicable Federal civil rights laws and implementing regulations. Apart from inconsistent requirements imposed by Federal laws or regulations, the AGENCY agrees to comply with the requirements of 49 U.S.C. § 5323(h) (3) by not using any Federal assistance awarded by FTA to support procurements using exclusionary or discriminatory specifications.

Under this Agreement, the Contractor shall at all times comply with the following requirements and shall include these requirements in each subcontract entered into as part thereof.

Equal Employment Opportunity

1. Nondiscrimination - In accordance with Title VI of the Civil Rights Act, as amended, 42 U.S.C. § 2000d, section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and Federal transit law at 49 U.S.C. § 5332, the Contractor agrees that it will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, sex(including sexual orientation and gender identity), age, or disability. In addition, the Contractor agrees to comply with applicable Federal implementing regulations and other implementing requirements Federal Funding Agency may issue.

2. Race, Color, religion, National Origin, Sex - In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000e, and Federal transit laws at 49 U.S.C. § 5332, the Contractor agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 C.F.R. Parts 60 et seq., (which implement Executive Order No. 11246, "Equal Employment Opportunity," as amended by Executive Order No. 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," 42 U.S.C. § 2000e note), and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future affect construction activities undertaken in the course of the Project. The Contractor agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the Contractor agrees to comply with any implementing requirements Federal Funding Agency may issue.

3. Age - In accordance with section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. § 623 and Federal transit law at 49 U.S.C. § 5332, the Contractor agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the Contractor agrees to comply with any implementing requirements Federal Funding Agency may issue.

4. Disabilities - In accordance with section 102 of the Americans with Disabilities Act, as amended, 42
U.S.C. § 12112, the Contractor agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, "Regulations to Implement the Equal Employment Provisions of the Americans with Disabilities Act," 29 C.F.R. Part 1630, pertaining to employment of persons with disabilities. In addition, the Contractor agrees to comply with any implementing requirements Federal Funding Agency may issue.

The Contractor also agrees to include these requirements in each subcontract financed in whole or in part with Federal assistance provided, modified only if necessary to identify the affected parties.

7. TERMINATION

Termination of the contract shall be in accordance with the Uniform Terms and Conditions, Section 9., paragraph 9.1 through 9.6.

8. DEBARMENT OR SUSPENSION

This contract is a covered transaction for purposes of 49 CFR Part 29. As such, the contractor is required to verify that none of the contractor, its principals, as defined at 49 CFR 29.995, or affiliates, as defined at 49 CFR 29.905, are excluded or disqualified as defined at 49 CFR 29.940and 29.945. The contractor is required to comply with 49 CFR 29, Subpart C and must include the requirement to comply with 49 CFR 29, Subpart C in any lower tier covered transaction it enters into.

As such, the Contractor shall verify that its principals, affiliates, and subcontractors are eligible to participate in this federally funded contract and are not presently declared by any Federal department or agency to be:

a) Debarred from participation in any federally assisted Award;

b) Suspended from participation in any federally assisted Award;

c) Proposed for debarment from participation in any federally assisted Award;

d) Declared ineligible to participate in any federally assisted Award;

e) Voluntarily excluded from participation in any federally assisted Award; or

f) Disqualified from participation in ay federally assisted Award.

By signing and submitting its bid or proposal, the bidder or proposer certifies as follows:

The certification in this clause is a material representation of fact relied upon by the Department. If it is later determined that the bidder or proposer knowingly rendered an erroneous certification, in addition to remedies available to the Department, the

Federal Government may pursue available remedies, including but not limited to suspension and/or debarment. The bidder or proposer agrees to comply with the requirements of 49 CFR 29, Subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

8.1 GOVERNMENT-WIDE DEBARMENT AND SUSPENSION (NONPROCUREMENT)

The Contractor agrees to the following:

(1) It will comply with the requirements of 2 C.F.R. part 180, subpart C, as adopted and supplemented by U.S. DOT regulations at 2 C.F.R. part 1200, which include the following:

(a) It will not enter into any arrangement to participate in the development or implementation of the Project with any Third Party Participant that is debarred or suspended except as authorized by: 1 U.S. DOT regulations, "Nonprocurement Suspension and Debarment," 2 C.F.R. part 1200, 2 U.S. OMB, "Guidelines to Agencies on Government wide Debarment and Suspension (Nonprocurement)," 2 C.F.R. part 180, including any amendments thereto, and 3 Executive Orders Nos. 12549 and 12689, "Debarment and Suspension," 31 U.S.C. § 6101 note,

(b) It will review the U.S. GSA "System for Award Management," https://www.sam.gov, if required by U.S. DOT regulations, 2 C.F.R. part 1200, and

(c) It will include, and require each of its Third Party Participants to include, a similar provision in each lower tier covered transaction, ensuring that each lower tier Third Party Participant:

(1) Will comply with Federal debarment and suspension requirements, and 2 Reviews the "System for Award Management" at https://www.sam.gov, if necessary to comply with U.S. DOT regulations, 2 C.F.R. part 1200, and

If the Department suspends, debars, or takes any similar action against a Third Party Participant or individual, the Department will provide immediate written notice to the:

(a) FTA Regional Counsel for the Region in which the Recipient is located or implements the Project,
(b) FTA Project Manager if the Project is

administered by an FTA Headquarters Office, or

(c) FTA Chief Counsel.

9. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER

POLLUTION CONTROL ACT Clean Water

Contractor shall comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 USC 1251 et seq. Contractor shall report each violation to the recipient and understands and agrees that the recipient shall, in turn, report each violation as required to FTA and the appropriate EPA Regional Office. Contractor shall include these requirements in each subcontract exceeding $150,000 financed in whole or in part with FTA assistance.

Clean Air

1) Contractor shall comply with all applicable standards, orders or regulations pursuant to the Clean Air Act, 42 USC 7401 et seq. Contractor shall report each violation to the recipient and understands and agrees that the recipient will, in turn, report each violation as required to FTA and the appropriate EPA Regional Office.

2) Contractor shall include these requirements in each subcontract exceeding $150,000 financed in whole or in part with FTA assistance.

10. BUY AMERICA

In any task assignment / project for construction, acquisition of goods, or rolling stock valued at more than $150,000, the contractor agrees to comply with 49 U.S.C. 5323(j) and 49 C.F.R. part 661, which provide that Federal funds may not be obligated unless all steel, iron, and manufactured products used in FTA funded projects are produced in the United States, unless a waiver has been granted by FTA or the product is subject to a general waiver. General waivers are listed in 49 C.F.R. § 661.7. Separate requirements for rolling stock are set out at 49 U.S.C. 5323(j)(2)(C) and 49 C.F.R. § 661.11.

Contractor shall comply with 49 USC 5323(j) and 49 CFR 661, stating that Federal funds may not be obligated unless steel, iron, and manufactured products used in FTA-funded projects are produced in the United States, unless a waiver has been granted by FTA or the product is subject to a general waiver. General waivers are listed in 49 CFR 661.7, and include software, microcomputer equipment and small purchases (currently less than $150,000) made with capital, operating, or planning funds. Separate requirements for rolling stock are stated at 5323(j)(2)(C) and 49 CFR 661.11. Rolling stock must be manufactured in the US and have a minimum 65% domestic content for FY2019 and a minimum 70% domestic content for FY2020 and beyond. A bidder or offeror shall submit appropriate Buy America certification to the recipient with all bids on FTA-funded contracts, except those subject to a general waiver. Proposals not accompanied by a completed a certification shall be rejected as

nonresponsive. This requirement does not apply to lower tier subcontractors.

11. BREACHES AND DISPUTE RESOLUTION

The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. No action or failure to act by the (Recipient), (Architect) or Contractor shall constitute a waiver of any right or duty afforded any of them under the Contract, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically agreed in writing.

Disputes arising in the performance of this contract which are not resolved by agreement of the parties shall be decided in writing by the Department. This decision shall be final and conclusive unless within ten days from the date of receipt of its copy, contractor mails or otherwise furnishes a written appeal to the Department. In connection with such appeal, contractor shall be afforded an opportunity to be heard and to offer evidence in support of its position. The decision of the Department shall be binding upon contractor and contractor shall abide by the decision. FTA has a vested interest in the settlement of any violation of Federal law including the False Claims Act, 31 U.S.C. § 3729.

Performance During Dispute - Unless otherwise directed by the recipient, contractor shall continue performance under this contract while matters in dispute are being resolved. Claims for Damages - Should either party to the contract suffer injury or damage to person or property because of any act or omission of the party or of any of its employees, agents or others for whose acts it is legally liable, a claim for damages therefore shall be made in writing to such other party within ten days after the first observance of such injury or damage.

Remedies - Unless this contract provides otherwise, all claims, counterclaims, disputes and other matters in question between the Department and contractor arising out of or relating to this agreement or its breach will be decided by arbitration if the parties mutually agree, or in a court of competent jurisdiction within the residing State.

Rights and Remedies - Duties and obligations imposed by the contract documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. No action or failure to act by the Department or contractor shall constitute a waiver of any right or duty afforded any of them under the contract, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically agreed in writing.

12. LOBBYING

The Contractor agrees to comply with the provisions of Title 31, U.S. C 1352 as

amended by the Lobbying Disclosure Act of 1995, P.L. 104-65 [to be codified at 2 U.S.C. 1601, et seq.] and (Public Law 101.121) as codified in Title 48, Federal Acquisition Regulations Subpart 3.8 and Subpart 52.203-11. The legislation prohibits Federal funds from being expended by a recipient or any lower tier sub- recipients of a Federal contract, grant, loan, or cooperative agreement to pay any person for influencing or attempting to influence a Federal agency or Congress in connection with the award of any Federal contract, the making of any Federal grant or loan, or entering into any cooperative agreement, including the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement. All disclosure statements are to be furnished to the Department.

Contractors who apply or propose/bid for an award of $100,000 or more in value shall file the attached Lobbying Certification {01Lobbying Certification document} required by 49 CFR part 20, "New Restrictions on Lobbying." Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier shall also disclose the name of any registrant under the Lobbying Disclosure Act of 1995 who has made lobbying contacts on its behalf with non-Federal funds with respect to that Federal contract, grant or award covered by 31 U.S.C. 1352. Such disclosures are forwarded from tier to tier up to the recipient.

13. FLY AMERICA

The Contractor agrees to comply with 49 U.S.C. 40118 (the "Fly America" Act) in accordance with the General Services Administration's regulations at 41 CFR Part 301-10, which provide that recipients of Federal funds and their contractors are required to use U.S. Flag air carriers for U.S Government- financed international air travel and transportation of their personal effects or property, to the extent such service is available, unless travel by foreign air carrier is a matter of necessity, as defined by the Fly America Act. The Contractor shall submit, if a foreign air carrier was used, an appropriate certification or memorandum adequately explaining why service by a U.S. flag air carrier was not
available or why it was necessary to use a foreign air carrier and shall, in any event, provide a certificate of compliance with the Fly America requirements. The Contractor agrees to include the requirements of this section in all subcontracts that may involve international air transportation.

14. ENERGY CONSERVATION

The contractor agrees to comply with mandatory standards and policies relating to energy efficiency, stated in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

15. CONFLICTS OF INTEREST / EMPLOYMENT OF FEDERAL PERSONNEL

Contractors will maintain a written code of standards of conduct governing the performance of their employees engaged in the award and administration of contracts. No employee, officer or agent of the Department or the Federal funding agency shall participate in selection, or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when: The employee, officer or agent, any member of his immediate family, His or her partner, or an organization which employs, or is about to employ, any of the above, has a financial or other interest in the firm selected for award. Department officers, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to subagreements.

16. COPYRIGHT AND PATENT

To the extent permitted by A.R.S. § 41-621 and § 35-154, the Contractor shall indemnify and hold harmless ADOT against any liability, including costs and expenses, for infringement of any patent, trademark or copyright arising out of this contract performance or use by ADOT of materials furnished or work performed under this contract. ADOT shall reasonably notify the Contractor of any claim for which it may be liable under this paragraph.

Copyrights pursuant to 23 CFR 420.121 (b): The Department, as a State DOT may copyright any books, publications, or other copyrightable materials developed in the course of the project, and does herein exercise that right. The federal funding agency reserves a royalty-free, nonexclusive and irrevocable right to reproduce, publish, or otherwise use, and to authorize others to use, the work for Government purposes.

Patents pursuant to 23 CFR 420.121 (i): The Department, as a State DOT is subject to the provisions of 37 CFR part 401 governing patents and inventions and must include or cite the standard patent rights clause at 37 CFR 401.14, except for §401.14(g), in all subgrants or contracts. In addition, State DOTs must include the following clause, suitably modified to identify the parties, in all subgrants or contracts, regardless of tier, for experimental, developmental or research work: “The subgrantee or contractor will retain all rights provided for the State in this clause, and the State will not, as part of the consideration for awarding the subgrant or contract, obtain rights in the subgrantee's or contractor's subject inventions.”

Standard Patent Rights required pursuant to 37 CFR 401.14:

(a) Definitions

(1) Invention means any invention or discovery which is or may be patentable or otherwise protectable under Title 35 of the United States Code, or any novel variety of plant which is or may be protected under the Plant Variety Protection Act (7 U.S.C.

2321 et seq.).

(2) Subject invention means any invention of the contractor conceived or first actually reduced to practice in the performance of work under this contract, provided that in the case of a variety of plant, the date of determination (as defined in section 41(d) of the Plant Variety Protection Act, 7 U.S.C. 2401(d)) must also occur during the period of contract performance.

(3) Practical Application means to manufacture in the case of a composition or product, to practice in the case of a process or method, or to operate in the case of a machine or system; and, in each case, under such conditions as to establish that the invention is being utilized and that its benefits are, to the extent permitted by law or government regulations, available to the public on reasonable terms.

(4) Made when used in relation to any invention means the conception or first actual reduction to practice of such invention.

(5) Small Business Firm means a small business concern as defined at section 2 of Pub. L. 85-536 (15
U.S.C. 632) and implementing regulations of the Administrator of the Small Business Administration. For the purpose of this clause, the size standards for small business concerns involved in government procurement and subcontracting at 13 CFR 121.3-8 and 13 CFR 121.3-12, respectively, will be used.

(6) Nonprofit Organization means a university or other institution of higher education or an organization of the type described in section 501(c)(3) of the Internal Revenue Code of 1954 (26 U.S.C. 501(c) and exempt from taxation under section 501(a) of the Internal Revenue Code (25 U.S.C. 501(a)) or any nonprofit scientific or educational organization qualified under a state nonprofit organization statute.

(7) The term statutory period means the one-year period before the effective filing date of a claimed invention during which exceptions to prior art exist per 35 U.S.C. 102(b) as amended by the Leahy-Smith America Invents Act, Public Law 112-29.

(8) The term contractor means any person, small business firm or nonprofit organization, or, as set forth in section 1, paragraph (b)(4) of Executive Order 12591, as amended, any business firm regardless of size, which is a party to a funding agreement.

(b) Allocation of Principal Rights

The Contractor may retain the entire right, title, and interest throughout the world to each subject invention subject to the provisions of this clause and 35 U.S.C. 203. With respect to any subject invention in which the Contractor retains title, the Federal government shall have a nonexclusive, nontransferable, irrevocable, paid-up license to practice or have practiced for or on behalf of the United States the subject invention

throughout the world.

(c) Invention Disclosure, Election of Title and Filing of Patent Application by Contractor

(1) The contractor will disclose each subject invention to the Federal Agency within two months after the inventor discloses it in writing to contractor personnel responsible for patent matters. The disclosure to the agency shall be in the form of a written report and shall identify the contract under which the invention was made and the inventor(s). It shall be sufficiently complete in technical detail to convey a clear understanding to the extent known at the time of the disclosure, of the nature, purpose, operation, and the physical, chemical, biological or electrical characteristics of the invention. The disclosure shall also identify any publication, on sale or public use of the invention and whether a manuscript describing the invention has been submitted for publication and, if so, whether it has been accepted for publication at the time of disclosure. In addition, after disclosure to the agency, the Contractor will promptly notify the agency of the acceptance of any manuscript describing the invention for publication or of any on sale or public use planned by the contractor.

(2) The contractor will elect in writing whether or not to retain title to any such invention by notifying the Federal agency within two years of disclosure to the Federal agency. However, in any case where a patent, a printed publication, public use, sale, or other availability to the public has initiated the one year statutory period wherein valid patent protection can still be obtained in the United States, the period for election of title may be shortened by the agency to a date that is no more than 60 days prior to the end of the statutory period.

(3) The contractor will file its initial patent application on a subject invention to which it elects to retain title within one year after election of title or, if earlier, prior to the end of any statutory period wherein valid patent protection can be obtained in the United States after a publication, on sale, or public use. If the contractor files a provisional application as its initial patent application, it shall file a non-provisional application within 10 months of the filing of the provisional application. The contractor will file patent applications in additional countries or international patent offices within either ten months of the first filed patent application or six months from the date permission is granted by the Commissioner of Patents to file foreign patent applications where such filing has been prohibited by a Secrecy Order.

(4) For any subject invention with Federal agency and contractor co-inventors, where the Federal agency employing such co-inventor determines that it would be in the interest of the government, pursuant to 35 U.S.C. 207(a)(3), to file an initial patent application on the subject invention, the Federal agency employing such co-inventor, at its discretion and in consultation with the contractor, may file such application at its own expense, provided that the contractor retains the ability to elect title pursuant to 35 U.S.C. 202(a).

(5) Requests for extension of the time for disclosure, election, and filing under

paragraphs (1), (2), and (3) of this clause may, at the discretion of the Federal agency, be granted. When a contractor has requested an extension for filing a non-provisional application after filing a provisional application, a one-year extension will be granted unless the Federal agency notifies the contractor within 60 days of receiving the request.

(d) Conditions When the Government May Obtain Title

The contractor will convey to the Federal agency, upon written request, title to any subject invention—

(1) If the contractor fails to disclose or elect title to the subject invention within the times specified in paragraph (c) of this clause, or elects not to retain title.

(2) In those countries in which the contractor fails to file patent applications within the times specified in paragraph (c) of this clause; provided, however, that if the contractor has filed a patent application in a country after the times specified in paragraph (c) of this clause, but prior to its receipt of the written request of the Federal agency, the contractor shall continue to retain title in that country.

(3) In any country in which the contractor decides not to continue the prosecution of any non- provisional patent application for, to pay a maintenance, annuity or renewal fee on, or to defend in a reexamination or opposition proceeding on, a patent on a subject invention.

(e) Minimum Rights to Contractor and Protection of the Contractor Right to File

(1) The contractor will retain a nonexclusive royalty-free license throughout the world in each subject invention to which the Government obtains title, except if the contractor fails to disclose the invention within the times specified in (c), above. The contractor's license extends to its domestic subsidiary and affiliates, if any, within the corporate structure of which the contractor is a party and includes the right to grant sublicenses of the same scope to the extent the contractor was legally obligated to do so at the time the contract was awarded. The license is transferable only with the approval of the Federal agency except when transferred to the sucessor of that party of the contractor's business to which the invention pertains.

(2) The contractor's domestic license may be revoked or modified by the funding Federal agency to the extent necessary to achieve expeditious practical application of the subject invention pursuant to an application for an exclusive license submitted in accordance with applicable provisions at 37 CFR part 404 and agency licensing regulations (if any). This license will not be revoked in that field of use or the geographical areas in which the contractor has achieved practical application and continues to make the benefits of the invention reasonably accessible to the public. The license in any foreign country may be revoked or modified at the discretion of the funding Federal agency to the extent the contractor, its licensees, or the domestic

subsidiaries or affiliates have failed to achieve practical application in that foreign country.

(3) Before revocation or modification of the license, the funding Federal agency will furnish the contractor a written notice of its intention to revoke or modify the license, and the contractor will be allowed thirty days (or such other time as may be authorized by the funding Federal agency for good cause shown by the contractor) after the notice to show cause why the license should not be revoked or modified. The contractor has the right to appeal, in accordance with applicable regulations in 37 CFR part 404 and agency regulations (if any) concerning the licensing of Government-owned inventions, any decision concerning the revocation or modification of the license.

(f) Contractor Action to Protect the Government's Interest

(1) The contractor agrees to execute or to have executed and promptly deliver to the Federal agency all instruments necessary to (i) establish or confirm the rights the Government has throughout the world in those subject inventions to which the contractor elects to retain title, and (ii) convey title to the Federal agency when requested under paragraph (d) above and to enable the government to obtain patent protection throughout the world in that subject invention.

(2) The contractor agrees to require, by written agreement, its employees, other than clerical and nontechnical employees, to disclose promptly in writing to personnel identified as responsible for the administration of patent matters and in a format suggested by the contractor each subject invention made under contract in order that the contractor can comply with the disclosure provisions of paragraph (c) of this clause, to assign to the contractor the entire right, title and interest in and to each subject invention made under contract, and to execute all papers necessary to file patent applications on subject inventions and to establish the government's rights in the subject inventions. This disclosure format should require, as a minimum, the information required by paragraph (c)(1) of this clause. The contractor shall instruct such employees through employee agreements or other suitable educational programs on the importance of reporting inventions in sufficient time to permit the filing of patent applications prior to U.S. or foreign statutory bars.

(3) For each subject invention, the contractor will, no less than 60 days prior to the expiration of the statutory deadline, notify the Federal agency of any decision: Not to continue the prosecution of a non- provisional patent application; not to pay a maintenance, annuity or renewal fee; not to defend in a reexamination or opposition proceeding on a patent, in any country; to request, be a party to, or take action in a trial proceeding before the Patent Trial and Appeals Board of the U.S. Patent and Trademark Office, including but not limited to post-grant review, review of a business method patent, inter partes review, and derivation proceeding; or to request, be a party to, or take action in a non-trial submission of art or information at the U.S. Patent and Trademark Office, including but not limited to a pre-issuance submission, a

post-issuance submission, and supplemental examination.

(4) The contractor agrees to include, within the specification of any United States patent applications and any patent issuing thereon covering a subject invention, the following statement, “This invention was made with government support under (identify the contract) awarded by (identify the Federal agency). The government has certain rights in the invention.”

(g) Subcontracts

(1) The contractor will include this clause, suitably modified to identify the parties, in all subcontracts, regardless of tier, for experimental, developmental or research work to be performed by a subcontractor.. The subcontractor will retain all rights provided for the contractor in this clause, and the contractor will not, as part of the consideration for awarding the subcontract, obtain rights in the subcontractor's subject inventions.

(2) The contractor will include in all other subcontracts, regardless of tier, for experimental developmental or research work the patent rights clause required by (cite section of agency implementing regulations or FAR).

(3) In the case of subcontracts, at any tier, when the prime award with the Federal agency was a contract (but not a grant or cooperative agreement), the agency, subcontractor, and the contractor agree that the mutual obligations of the parties created by this clause constitute a contract between the subcontractor and the Federal agency with respect to the matters covered by the clause; provided, however, that nothing in this paragraph is intended to confer any jurisdiction under the Contract Disputes Act in connection with proceedings under paragraph (j) of this clause.

(h) Reporting on Utilization of Subject Inventions

The Contractor agrees to submit on request periodic reports no more frequently than annually on the utilization of a subject invention or on efforts at obtaining such utilization that are being made by the contractor or its licensees or assignees. Such reports shall include information regarding the status of development, date of first commercial sale or use, gross royalties received by the contractor, and such other data and information as the agency may reasonably specify. The contractor also agrees to provide additional reports as may be requested by the agency in connection with any march-in proceeding undertaken by the agency in accordance with paragraph (j) of this clause. As required by 35 U.S.C. 202(c)(5), the agency agrees it will not disclose such information to persons outside the government without permission of the contractor.

(i) Preference for United States Industry

Notwithstanding any other provision of this clause, the contractor agrees that neither

it nor any assignee will grant to any person the exclusive right to use or sell any subject inventions in the United States unless such person agrees that any products embodying the subject invention or produced through the use of the subject invention will be manufactured substantially in the United States. However, in individual cases, the requirement for such an agreement may be waived by the Federal agency upon a showing by the contractor or its assignee that reasonable but unsuccessful efforts have been made to grant licenses on similar terms to potential licensees that would be likely to manufacture substantially in the United States or that under the circumstances domestic manufacture is not commercially feasible.

(j) March-in Rights

The contractor agrees that with respect to any subject invention in which it has acquired title, the Federal agency has the right in accordance with the procedures in 37 CFR 401.6 and any supplemental regulations of the agency to require the contractor, an assignee or exclusive licensee of a subject invention to grant a nonexclusive, partially exclusive, or exclusive license in any field of use to a responsible applicant or applicants, upon terms that are reasonable under the circumstances, and if the contractor, assignee, or exclusive licensee refuses such a request the Federal agency has the right to grant such a license itself if the Federal agency determines that:

(1) Such action is necessary because the contractor or assignee has not taken, or is not expected to take within a reasonable time, effective steps to achieve practical application of the subject invention in such field of use.

(2) Such action is necessary to alleviate health or safety needs which are not reasonably satisfied by the contractor, assignee or their licensees;

(3) Such action is necessary to meet requirements for public use specified by Federal regulations and such requirements are not reasonably satisfied by the contractor, assignee or licensees; or

(4) Such action is necessary because the agreement required by paragraph (i) of this clause has not been obtained or waived or because a licensee of the exclusive right to use or sell any subject invention in the United States is in breach of such agreement.

(k) Special Provisions for Contracts with Nonprofit Organizations

If the contractor is a nonprofit organization, it agrees that:

(1) Rights to a subject invention in the United States may not be assigned without the approval of the Federal agency, except where such assignment is made to an organization which has as one of its primary functions the management of inventions, provided that such assignee will be subject to the same provisions as the contractor;

(2) The contractor will share royalties collected on a subject invention with the inventor, including Federal employee co-inventors (when the agency deems it appropriate) when the subject invention is assigned in accordance with 35 U.S.C. 202(e) and 37 CFR 401.10;

(3) The balance of any royalties or income earned by the contractor with respect to subject inventions, after payment of expenses (including payments to inventors) incidental to the administration of subject inventions, will be utilized for the support of scientific research or education; and

(4) It will make efforts that are reasonable under the circumstances to attract licensees of subject inventions that are small business firms and that it will give a preference to a small business firm when licensing a subject invention if the contractor determines that the small business firm has a plan or proposal for marketing the invention which, if executed, is equally as likely to bring the invention to practical application as any plans or proposals from applicants that are not small business firms; provided, that the contractor is also satisfied that the small business firm has the capability and resources to carry out its plan or proposal. The decision whether to give a preference in any specific case will be at the discretion of the contractor. However, the contractor agrees that the Federal agency may review the contractor's licensing program and decisions regarding small business applicants, and the contractor will negotiate changes to its licensing policies, procedures, or practices with the Federal agency when the Federal agency's review discloses that the contractor could take reasonable steps to implement more effectively the requirements of this paragraph (k)(4). In accordance with 37 CFR 401.7, the Federal agency or the contractor may request that the Secretary review the contractor's licensing program and decisions regarding small business applicants.

17. RECOVERED MATERIALS

The Contractor agrees to provide a preference for those products and services that conserve natural resources, protect the environment, and are energy efficient by complying with and facilitating compliance with Section 6002 of the Resource Conservation and Recovery Act, as amended, 42 U.S.C. § 6962, and U.S. Environmental Protection Agency (U.S. EPA), “Comprehensive Procurement Guideline for Products Containing Recovered Materials,” 40 C.F.R. part 247.

18. SAFE OPERATION OF MOTOR VEHICLES

a. Seat Belt Use. The Recipient agrees to implement Executive Order No. 13043, “Increasing Seat Belt Use in the United States,” April 16, 1997, 23 U.S.C. § 402 note, (62 Fed. Reg. 19217), by:

(1) Adopting and promoting on-the-job seat belt use policies and programs for its employees and other personnel that operate company-owned vehicles, company-rented vehicles, or personally operated vehicles, and

(2) Including a "Seat Belt Use" provision in each third party agreement related to the Award.

b. Distracted Driving, Including Text Messaging While Driving. The Recipient agrees to comply with:

(1) Executive Order No. 13513, "Federal Leadership on Reducing Text Messaging While Driving," October 1, 2009, 23 U.S.C. § 402 note, (74 Fed. Reg. 51225),

(2) U.S. DOT Order 3902.10, "Text Messaging While Driving," December 30, 2009, and

(3) The following U.S. DOT Special Provision pertaining to Distracted Driving:

(a) Safety. The Recipient agrees to adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers, including policies to ban text messaging while using an electronic device supplied by an employer, and driving a vehicle the driver owns or rents, a vehicle Recipient owns, leases, or rents, or a privately-owned vehicle when on official business in connection with the Award, or when performing any work for or on behalf of the Award,

(b) Recipient Size. The Recipient agrees to conduct workplace safety initiatives in a manner commensurate with its size, such as establishing new rules and programs to prohibit text messaging while driving, re-evaluating the existing programs to prohibit text messaging while driving, and providing education, awareness, and other outreach to employees about the safety risks associated with texting while driving, and

(c) Extension of Provision. The Recipient agrees to include the preceding Special Provision of section 34.b(3)(a) – (b) of this Master Agreement in its third party agreements, and encourage its Third Party Participants to comply with this Special Provision, and include this Special Provision in each third party subagreement at each tier supported with federal assistance.

19. CERTIFICATION AND ASSURANCES

The FTA Certifications and Assurances are incorporated herein by reference. Upon award or contract renewal, the Contractor must agree to comply with the most current FTA Certifications and Assurances by signing and submitting the signature page provided by the Department. In the event FTA issues new Certifications and Assurances, the Department reserves the right to require submission of a new signature page agreeing to comply; to be added to the terms and conditions by Amendment. All such requests are a condition of continued award.

20. DISADVANTAGED BUSINESS ENTERPRISES

1.0 Policy:

The Arizona Department of Transportation (hereinafter the Department) has established a Disadvantaged Business Enterprise (DBE) program in accordance with the regulations of the U.S. Department of Transportation (USDOT), 49 CFR Part 26. The Department has received Federal financial assistance from the U.S. Department of Transportation and as a condition of receiving this assistance, the Department has signed an assurance that it will comply with 49 CFR Part 26.

It is the policy of the Department to ensure that DBEs, as defined in Part 26, have an equal opportunity to receive and participate in USDOT-assisted contracts. It is also the policy of the Department:

1. To ensure nondiscrimination in the award and administration of USDOT-assisted contracts;
2. To create a level playing field on which DBEs can compete fairly for USDOT-assisted contracts;
3. To ensure that the DBE program is narrowly tailored in accordance with applicable law;
4. To ensure that only firms that fully meet 49 CFR Part 26 eligibility standards are counted as DBEs;
5. To help remove barriers to the participation of DBEs in USDOT-assisted contracts;
6. To assist in the development of firms that can compete successfully in the market place outside the DBE program; and
7. To promote the use of DBEs in all types of federally-assisted contracts and procurement activities.

It is also the policy of the Department to facilitate and encourage participation of Small Business Concerns (SBCs), as defined herein, in USDOT-assisted contracts. The Department encourages contractors to take reasonable steps to eliminate obstacles to SBCs' participation and to utilize SBCs in performing contracts.

2.0 Assurances of Non-Discrimination:

The contractor, subrecipient, or subcontractor shall not discriminate on the basis of race, color, sex or national origin in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the Department deems appropriate, which may include, but are not limited to:

1. Withholding monthly progress payments;
2. Assessing sanctions;

3. Liquidated damages;
4. Suspension or Debarment per Uniform Terms and Conditions Paragraph 9.3 of the contractor from future bidding; and/or
5. Cancellation, termination, or suspension of the Contract, in whole or in part.

The contractor, subrecipient, or subcontractor shall ensure that all subcontract agreements contain this non-discrimination assurance.

3.0 Definitions:

(A) Commercially Useful Function (CUF): Commercially Useful Function is defined fully in 49 CFR 26.55, which definition is incorporated herein by reference.

(B) Disadvantaged Business Enterprise (DBE): a for-profit small business concern which meets both of the following requirements:

(1) Is at least 51 percent owned by one or more socially and economically disadvantaged individuals or, in the case of any publicly owned business, at least 51 percent of the stock is owned by one or more such individuals; and,

(2) Whose management and daily business operations are controlled by one or more of the socially and economically disadvantaged individuals who own it.

(C) NAICS Code: The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

(D) Non-DBE: any firm that is not a DBE.

(E) Race-Conscious (RC): a measure or program focused specifically on assisting only DBEs, including women-owned DBEs.

(F) Race-Neutral (RN): a measure or program used to assist all small businesses. For the purposes of this part, race-neutral includes gender-neutrality.

(G) Small Business Concern (SBC): a business that meets all of the following conditions:

(1) Operates as a for-profit business registered to do business in Arizona;

(2) Operates a place of business primarily within the U.S., or makes a significant contribution to the U.S. economy through payment of taxes

or use of American products, materials, or labor;

(3) Is independently owned and operated;

(4) Is not dominant in its field on a national basis; and

(5) Does not have annual gross receipts that exceed the Small Business Administration size standards average annual income criteria for its primary North American Industry Classification System (NAICS) code.

(H) Socially and Economically Disadvantaged Individuals: any individual who is a citizen (or lawfully admitted permanent resident) of the United States and who is:

(1) Any individual who is found to be a socially and economically disadvantaged individual on a case-by-case basis.

(2) Any individual in the following groups, members of which are rebuttably presumed to be socially and economically disadvantaged:

(i) "Black Americans," which includes persons having origins in any of the Black racial groups of Africa;

(ii) "Hispanic Americans," which includes persons of Mexican, Puerto Rican, Cuban, Dominican, Central or South American, or other Spanish or Portuguese culture or origin, regardless of race;

(iii) "Native Americans," which includes persons who are enrolled members of federally or State recognized Indian tribe, Alaskan Natives or Native Hawaiians;

(iv) “Asian-Pacific Americans,” which includes persons whose origins are from Japan, China, Taiwan, Korea, Burma (Myanmar), Vietnam, Laos, Cambodia (Kampuchea), Thailand, Malaysia, Indonesia, the Philippines, Brunei, Samoa, Guam, the U.S. Trust Territories of the Pacific Islands (Republic of Palau), the Republic of the Northern Marianas Islands, Macao, Fiji, Tonga, Kiribati, Tuvalu, Nauru, Federated States of Micronesia, or Hong Kong;

(v) “Subcontinent Asian Americans,” which includes persons whose origins are from India, Pakistan, Bangladesh, Bhutan, the Maldives Islands, Nepal or Sri Lanka;

(vi) "Women;"

(vii) Any additional groups whose members are designated as socially and economically disadvantaged by the Small Business

Administration (SBA), at such time as the SBA designation becomes effective.

4.0 Working with DBEs:

The Department works with DBEs and assists them in their efforts to participate in the highway construction. All proposers should contact the Department's Business Engagement and Compliance Office (BECO) by phone, through email, or at the address shown below, for assistance in their efforts to use DBEs in the highway construction industry. BECO contact information is as follows:

Arizona Department of Transportation Business Engagement and Compliance Office 1801 W. Jefferson St., Ste. 101, Mail Drop 154A
Phoenix, AZ 85007
Phone (602) 712-7761
FAX (602) 712-8429
Email: contractorcompliance@azdot.gov Website: www.azdot.gov/bec

4.01 Mentor-Protégé Program:

The Department has established a Mentor- Protégé program as an initiative to encourage and develop disadvantaged businesses in the highway construction industry. The program encourages prime contractors to provide certain types of assistance to certified DBE subcontractors. ADOT encourages contractors and certified DBE subcontractors to engage in a Mentor-Protégé agreement under certain conditions. Such an agreement must be mutually beneficial to both parties and to ADOT in fulfilling requirements of 49 CFR Part 23. For guidance regarding this program refer to the Mentor-Protégé Program Guidelines available on the BECO website.

The Mentor-Protégé program is intended to increase legitimate DBE activities. The program does not diminish the DBE rules or regulations, and participants may not circumvent these rules.

5.0 Applicability:

The Department has established an overall annual goal for DBE participation on Federal aid contracts. The Department intends for the goal to be met with a combination of race conscious efforts and race neutral efforts. Race conscious participation occurs when the contractor uses a percentage of DBEs, as defined herein, to meet the contract specified goal. Race neutral efforts are those that are, or can be, used to assist all small businesses or increase opportunities for all small businesses. The regulation, 49 CFR 26, defines race neutral as when a DBE wins a prime contract through customary competitive procurement procedures or is awarded a subcontract

on a prime contract that does not carry a DBE contract goal.

Prime contractors are encouraged to obtain DBE participation even if a DBE goal was not established on a contract.

The DBE provisions are applicable to all contractors including DBE contractors.

6.0 Certification and Registration:

6.1 DBE Certification:

Certification as a DBE shall be predicated on:

(1) The completion and execution of an application for certification as a "Disadvantaged Business Enterprise".

(2) The submission of documents pertaining to the firm(s) as stated in the application(s), including but not limited to a statement of social disadvantage and a personal financial statement.

(3) The submission of any additional information which the Department or the applicable Arizona Unified Certification (UCP) agency may require to determine the firm's eligibility to participate in the DBE program.

(4) The information obtained during the on-site visits to the offices of the firm and to active job-sites.

Applications for certification may be filed online with the Department or the applicable UCP agency at any time through the Arizona Unified Transportation Registration and Certification System (AZ UTRACS) website at http://www.azutracs.com.

DBE firms and firms seeking DBE certification shall cooperate fully with requests for information relevant to the certification process. Failure or refusal to provide such information is a ground for denial or removal of certification.

ADOT is a member of the AZ Unified Certification Program (AZUCP). Only DBE firms that are certified by the AZUCP are eligible for credit on ADOT projects. A list of DBE firms certified by AZUCP is available on the internet at http://www.azutracs.com/. The list will indicate contact information and specialty for each DBE firm, and may be sorted in a variety of ways. However, ADOT does not guarantee the accuracy and/or completeness of this information, nor does ADOT represent that any licenses or registrations are appropriate for the work to be done.

The Department's certification of a DBE is not a representation of qualifications and/or abilities nor does it mean that a DBE firm is guaranteed or entitled to receive or be awarded a contract. Being certified simply means that a firm has met the criteria for

DBE certification as outlined in 49 CFR Part 26. The contractor bears all risks of ensuring that DBE firms selected by the contractor are able to perform the work.

6.2 SBC Registration:

To comply with 49 CFR Part 26.39, ADOT's DBE Program incorporates contracting requirements to facilitate participation by Small Business Concerns (SBCs) in federally assisted contracts. SBCs are for- profit businesses authorized to do businesses in Arizona that meet the Small Business Administration (SBA) size standards for average annual revenue criteria for its primary North American Industry Classification System (NAICS) code.

While the SBC component of the DBE program does not require utilization of goals on projects, ADOT strongly encourages contractors to utilize small businesses that are registered in AZ UTRACS on their contracts, in addition to DBEs meeting the certification requirement. The contractor may use the AZ UTRACS website to search for certified DBEs and registered SBCs that can be used on the contract. However, SBCs that are not DBEs will not be counted toward DBE participation.

SBCs can register online at the AZ UTRACS website.

The Department's registration of SBCs is not a representation of qualifications and/or abilities nor does it mean that an SBC firm is guaranteed or entitled to receive or be awarded a contract. Being SBC registered simply means that a firm has met the criteria for SBC registration as outlined in 49 CFR Part
26. The contractor bears all risks of ensuring that SBC firms selected by the contractor are able to perform the work.

7.0 DBE Financial Institutions:

The Department thoroughly investigates the full extent of services offered by financial institutions owned and controlled by socially and economically disadvantaged individuals in its service area and makes reasonable efforts to use these institutions. The Department encourages prime contractors to use such institutions on USDOT assisted contracts. However, use of DBE financial institutions will not be counted toward DBE participation.

The Department encourages prime contractors to research the Federal Reserve Board website at www.federalreserve.gov to identify minority-owned banks in Arizona derived from the Consolidated Reports of Condition and Income filed quarterly by banks (FFIEC 031 and 041) and from other information on the Board's National Information Center database.

8.0 Time is of the Essence:

TIME IS OF THE ESSENCE IN RESPECT TO THE DBE PROVISIONS.

9.0 Computation of Time:

In computing any period of time described in this DBE special provision, such as calendar days, the day from which the period begins to run is not counted, and when the last day of the period is a Saturday, Sunday, or Federal or State holiday, the period extends to the next day that is not a Saturday, Sunday, or Federal or State holiday. In circumstances where the Department's offices are closed for all or part of the last day, the period extends to the next day on which the Department's offices are open.

10.0 Contractor and Subcontractor Requirements:

10.1 General:

Each contractor shall establish a program that will ensure nondiscrimination in the award and administration of contracts and subcontracts.

Agreements between the bidder and a DBE in which the DBE promises not to provide subcontracting quotations to other bidders are prohibited.

10.2 DBE Liaison:

The contractor shall designate a DBE Liaison responsible for the administration of the contractor's DBE program. The name of the designated DBE Liaison shall be included in the DBE Intended Participation Affidavit Summary.

11.0 DBE Goals

The Department has not established contract goals for DBE participation in this contract.

Contractors are still encouraged to employ reasonable means to obtain DBE participation. Contractors must retain records in accordance with these DBE specifications. The contractor is notified that this record keeping is important to the Department so that it can track DBE participation where only race neutral efforts are employed.

11.1 Race Neutral Contract (With No DBE Goal)

The Department has established a Disadvantaged Business Enterprise (DBE) program in accordance with the regulations of the U.S. Department of Transportation (USDOT), 49 CFR Part 26. ADOT has received federal financial assistance from the USDOT and as a condition of receiving this assistance, ADOT has signed an assurance that it shall comply with 49 CFR Part 26.

It is ADOT's policy to ensure that DBEs, as defined in 49 CFR Part 26, have an equal opportunity to receive and participate in federally-funded contracts.

NO CONTRACT DBE GOAL HAS BEEN ESTABLISHED FOR DBE PARTICIPATION ON THIS CONTRACT.

Contractors are still encouraged to employ reasonable means to obtain DBE participation. Contractors must retain records in accordance with these DBE specifications. The consultant is notified that this record keeping is important to the Department so that it can track DBE participation where only race neutral efforts are employed.

12.0 Bidders/Proposers List and AZ UTRACS Registration Requirement:

Under Title 49 CFR of the Code of Federal Regulations, Part 26.11, DOTs are required to collect certain information from all contractors and subcontractors who seek to work on federally-assisted contracts in order to set overall and contract DBE goals. ADOT collects this information when firms register their companies on the Arizona Unified Transportation Registration and Certification System (AZ UTRACS) web portal at http://www.azutracs.com/ a centralized database for companies that seek to do business with ADOT. This information will be maintained as confidential to the extent allowed by federal and state law.

Prime contractors and all subcontractors, including DBEs listed in the offer must be registered in AZUTRACS. Proposers may verify that their firm and each subcontractor is registered using the AZUTRACS website.

Proposers may obtain additional information at the AZ UTRACS website or by contacting BECO.

All proposers shall create a Bidders/Proposers list in the AZ UTRACS by selecting all firms, service providers, and vendors that expressed interest or submitted proposals or quotes for this contract. The Bidders/Proposers List form must be complete and must include the names for all subcontractors, service providers, and vendors that submitted proposals or quotes on this project regardless of the proposer's intentions to use the those firms on the project.

All proposers must complete and submit the Bidders/Proposers List online at AZ UTRACS prior to Offer submittal. A confirmation email will be generated by the system. This email confirmation shall be submitted with the Offer.

13.0 Payment Reporting:

The contractor shall report on a monthly basis indicating the amounts paid to all subcontractors, of all tiers, working on the project. Reporting shall be in accordance with below.

Subcontracts:

a. Sub-Contract Terms:

1. The Contractor agrees to execute a written Contract with all Subcontractors for work to be completed under this Contract. The executed Contract shall include Subcontractor's Scope of Work and all the Uniform Terms and Conditions set forth in this Contract.

2. The Contractor shall provide electronic copies of signed subcontract agreements with all Subcontractors to ADOT Business Engagement and Compliance Office (BECO) by uploading them to the BECO's online DBE Contract & Labor Compliance Management System (**DBE System**) at https://adot.dbesystem.com. Subcontract agreements shall include all required assurances and required clauses as outlined in this Contract. Each agreement and required attachment shall be dated and signed by the Subcontractor in order for the subcontract to be considered valid.

3. The Contractor may be in breach of this Contract if the Contractor materially modifies the federal regulations and State statutes in its subcontract agreements terms and conditions with its Subcontractors. Deviations from the terms of this Contract may result in termination of the Contract, or any other such remedy as deemed appropriate by the Department.

b. Sub-Contract Payments

1. Retention: If the prime contract does not provide for retention, the contractor and each subcontractor of any tier shall not withhold retention on any subcontract. If the prime contract provides for retention, the prime contractor and each subcontractor of any tier shall not retain a higher percentage than the Department may retain under the prime contract. Retainage shall be paid to the subcontractor within 7 days of satisfactory completion of the work performed by the subcontractor.

2. No Set-offs Arising from Other Contracts: If a subcontractor is performing work on multiple contracts for the same contractor or subcontractor of any tier, the contractor or subcontractor of any tier shall not withhold or reduce payment from its subcontractors on the contract because of disputes or claims on another contract.

3. Partial Payment: The contractor and each subcontractor of any tier shall make prompt partial payments to its subcontractors within seven days of receipt of payment from the Department. Notwithstanding any provision of Arizona Revised Statutes Section 28-411, the parties may not agree otherwise.

4. Final Payment: The contractor and each subcontractor of any tier shall make prompt final payment to each of its subcontractors. The contractor and each subcontractor of any tier shall pay all monies, including retention, due to its subcontractor within seven days of receipt of payment. Notwithstanding any provision of Arizona Revised Statutes Section 28-411, the parties may not agree otherwise.

5. Payment Reporting: For the purposes of this subsection "Reportable Contracts" means any subcontract, of any tier, DBE or non-DBE, by which work shall be performed on behalf of the contractor and any contract of any

tier with a DBE material or service supplier.

The requirements of this subsection apply to all Reportable Contracts.

Payment Reporting for all Reportable Contracts shall be done through the Department's web- based DBE System. The DBE System can be accessed from the Department's BECO website. No later than fifteen calendar days after the Notice to Proceed is issued, the contractor shall log into the Department's web based DBE System and enter or verify the name, contact information, and subcontract amounts for Reportable Contracts on the project. As Reportable Contracts are approved over the course of the contract, the contractor shall enter them in the system. Reportable contracts shall be entered into the system no later than five calendar days after approval by the Department.

The contractor shall report on a monthly basis indicating the amounts actually paid and the dates of each payment under any Reportable Contract on the project. In addition, the contractor shall require that all participants in any Reportable Contract electronically verify receipt of payment on the contract by the last day of the month and the contractor shall actively monitor the Department's DBE System to ensure that the verifications are input. The contractor shall proactively work to resolve any payment discrepancies in the DBE System between payment amounts it reports and payment confirmation amounts reported by others.

The contractor shall ensure that all Reportable Contract activity is reported to the Department. This includes all lower-tier Reportable Contracts, regardless of whether a DBE is involved or not.

The contractor shall maintain records for each payment explaining the amount requested by the subcontractor, and the amount actually paid pursuant to the request, which may include but are not limited to, estimates, invoices, pay requests, copies of checks or wire transfers, and lien waivers in support of the monthly payments in the DBE System.

The contractor shall provide information for payments made on all Reportable Contracts during the previous month by the 15th day of the current month. In the event that no payments were made during a given month, the contractor shall identify that by entering a dollar value of zero. If the contractor does not pay the full amount of any invoice from a subcontractor, the contractor shall note that and provide the reasons in the comment section of the Monthly Payment Audit of the DBE System.

For each Reportable Contract on which the contractor fails to submit timely payment information the Department will retain $1,000.00 as liquidated damages, from the monies due to the contractor. Liquidated damages will be deducted each month for each Reportable Contract on which the contractor fails to submit payment information until the contractor provides the required information as described herein. After 90 consecutive days of non- reporting, the liquidated damages will increase to $2,000.00 for each subsequent month, for each Reportable Contract on which the contractor fails to report until the information is provided. These liquidated damages

shall be in addition to all other retention or liquidated damages provided for elsewhere in the contract.

Payment reporting requirements apply to all contracts, federal and non-federal funded.

The contractor shall ensure that a copy of this Subsection is included in every Reportable Contract of every tier.

(a) Sanctions for Inadequate Reporting:

For each Reportable Contract on which the contractor fails to submit timely and complete payment information the Department will retain $1,000.00 as liquidated damages, from the monies due to the contractor. Liquidated damages will be deducted each month for each Reportable Contract on which the contractor fails to submit payment information until the contractor provides the required information as described herein. After 90 consecutive days of non-reporting, the liquidated damages will increase to $2,000.00 for each subsequent month, for each Reportable Contract on which the contractor fails to report until the information is provided. These liquidated damages shall be in addition to all other retention or liquidated damages provided for elsewhere in the contract.

6. Completion of Work: A subcontractor's work is satisfactorily completed when all the tasks called for in the subcontract have been accomplished, documented, and accepted by the Department.

7. Disputes: If disputes arise regarding payment of subcontractors, the contractor shall immediately provide the ADOT Project Manager with a written, verifiable explanation if:

   - The contractor does not pay the full amount of any invoice from a subcontractor within seven days of receipt of a progress payment from the Department, or
   - The monthly estimate does not include all work claimed by a subcontractor to have been performed.

   The Department will determine whether the contractor has acted in good faith concerning any such explanations. The Department reserves the right to request and receive documents from the contractor and all subcontractors of any tier, in order to determine whether termination requirements were met. The contractor shall implement and use the dispute resolution process outlined in the subcontract, as described in Uniform Terms and Conditions Paragraph, to resolve payment disputes.

8. Non-Compliance: Failure to make prompt partial payment or prompt final payment including any retention, within the time frames established in this contract, will result in remedies, as the Department deems appropriate, which may include, but are not limited to:

   - Liquidated Damages: These liquidated damages shall be in addition to all other retention or liquidated damages provided for elsewhere in the

contract.

(i) The Department will withhold two times the disputed dollar amount not paid to each subcontractor.
(ii) If full payment is made within 30 days of the Department's payment to the contractor, the amount withheld by the Department will be released.
(iii) If full payment is made after 30 days of the Department's payment to the contractor, the Department will release 75 percent of the funds withheld. The Department will retain 25 percent of the monies withheld as liquidated damages.

- Additional Remedies: If the contractor fails to make prompt payment for three consecutive months, or any four months over the course of one project, or if the contractor fails to make prompt payment on two or more contracts within 24 months, the Department may, in addition, invoke the following remedies:

(i) Withhold monthly progress payments until the issue is resolved and full payment has been made to all subcontractors and vendors subject to the requirements outlined under "Liquidated Damages" above,
(ii) Terminate the contract for default in accordance with this Contract, and/or
(iii) Suspension or Debarment per Uniform Terms and Conditions Paragraph 9.3 of the contractor from future bidding temporarily or permanently, depending on the number and severity of violation.
(iv) Reflect the contractor's performance in submitting payment reports and making subcontractor payments utilizing the Department's Vendor Performance Report.

14.0 Crediting DBE Participation:

14.01 General Requirements:

To count toward DBE participation, the DBE firms must be certified at the time of Offer submission in each NAICS code applicable to the kind of work the firm will perform on the contract. NAICS for each DBE can be found on the AZ UTRACS website. General descriptions of all NAICS codes can be found at http://www.naics.com/search/.

Credit is given only after the DBE has been paid for the work performed.

The entire amount of a contract that is performed by the DBE's own forces, including the cost of supplies and materials purchased by the DBE for the work on the contract and equipment leased by the DBE will be credited toward DBE participation. Supplies and equipment the DBE subcontractor purchases or leases from the prime contractor or its affiliate will not be credited toward DBE participation.

The contractor bears the responsibility to determine whether the DBE possesses the

proper contractor's license(s) to perform the work and, if DBE credit is requested, that the DBE subcontractor is certified for the requested type of work.

The Department's certification is not a representation of a DBE's qualifications and/or abilities. The contractor bears all risks that the DBE may not be able to perform its work for any reason.

A DBE may participate as a prime contractor, subcontractor, or as a vendor of materials or supplies. The dollar amount of work to be accomplished by DBEs, including partial amount of a lump sum or other similar item, shall be on the basis of subcontract, purchase order, hourly rate, rate per ton, etc., as agreed to between parties.

DBE credit may be obtained only for specific work done for the project, supply of equipment specifically for physical work on the project, or supply of materials to be incorporated in the work. DBE credit will not be allowed for costs such as overhead items, capital expenditures (for example, purchase of equipment), and office items.

The contractor may credit second-tier subcontracts issued to DBEs by non-DBE subcontractors. Any second-tier subcontract to a DBE must meet the requirements of a first-tier DBE subcontract.

A prime contractor may credit the entire amount of that portion of a contract that is performed by the DBE's own forces. The cost of supplies and materials obtained by the DBE for the work of the contract can be included so long as that cost is reasonable. Leased equipment may also be included. No credit is permitted for supplies purchased or equipment leased from the prime contractor or its affiliate(s).

When a DBE subcontracts a part of the work of its contract to another firm, the value of the subcontract may be credited towards DBE participation only if the DBE's subcontractor is itself a DBE and performs the work with its own forces. Work that a DBE subcontracts to a non-DBE firm does not count toward DBE participation.

A prime contractor may credit the entire amount of fees or commissions charged by a DBE firm for providing a bona fide service, such as professional, technical, consulting, or managerial services, or for providing bonds or insurance specifically required for the performance of a USDOT-assisted contract, provided the fees are reasonable and not excessive as compared with fees customarily allowed for similar services.

14.02 DBE Prime Contractor:

When a certified DBE firm proposes on a contract/Task Assignment all the work that is performed by the DBE contractor or any other DBE subcontractors and DBE suppliers will count toward DBE participation.

14.03 Effect of Loss of DBE Eligibility:

For On-Call Task Assignment contracts, if a DBE is deemed ineligible (decertified) or suspended by ADOT or one of its UCP Partner Agencies in accordance with 49 CFR 26.87 and 26.88, the DBE may not be count toward DBE participation on a new Task Assignment, but may be considered for the contract/Task Assignment DBE participation if a subcontract or contract modification for the work to be completed on the Task Assignment was executed before the DBE suspension or decertification is effective.

A subcontract or contract modification for work on the task assignment means, any subcontract or agreement for the task assignment, which includes a specific ADOT TRACS/Project Number, defined scope, duration and budget for the work to be completed under the Task Assignment that is duly signed by the contractor/contractor and subcontractor/subcontractor.

When the contractor/contractor intents to use an ineligible DBE firm or ADOT made a commitment to use an ineligible DBE prime contractor/contractor, but a subcontract or Contract Modification for the work to be completed on the Task Assignment has not been executed before a decertification notice is issued to the DBE firm by its certifying agency, the ineligible firm does not count toward DBE participation. When a subcontract or contract modification is executed with the DBE firm for the work to be completed on the Task Assignment before ADOT notified the firm of its ineligibility, the DBE's work on the Task Assignment may continue to be credited toward DBE participation for the firm's work.

14.04 Notifying the Contractor of DBE Certification Status:

Each DBE contract at any tier shall require any DBE subcontractor or supplier that is either decertified or certified during the term of the contract to immediately notify the contractor and all parties to the DBE contract in writing, with the date of decertification or certification. The contractor shall require that this provision be incorporated in any contract of any tier in which a DBE is a participant.

14.05 Commercially Useful Function:

A prime contractor can credit expenditures to a DBE subcontractor only if the DBE performs a Commercially Useful Function (CUF).

A DBE performs a CUF when it is responsible for execution of the work of a contract and carries out its responsibilities by actually performing, managing, and supervising the work involved. To perform a commercially useful function, the DBE must also be responsible, with respect to materials and supplies on the contract, for negotiating price, determining quality and quantity, ordering the material, and installing (where applicable) and paying for the material itself that it uses on the project. To determine whether a DBE is performing a commercially useful function, the Department will evaluate the amount of work subcontracted, industry practices, whether the amount the firm is to be paid under the contract is commensurate with the work it is actually

performing and the DBE credit claimed for its performance of the work, and other relevant factors.

A DBE will not be considered to perform a commercially useful function if its role is limited to that of an extra participant in a transaction, contract, or project through which funds are passed in order to obtain the appearance of DBE participation. In determining whether a DBE is such an extra participant, the Department will examine similar transactions, particularly those in which DBEs do not participate.

If a DBE does not perform or exercise responsibility for at least 30 percent of the total cost of its contract with its own work force, or if the DBE subcontracts a greater portion of the work of a contract than would be expected on the basis of normal industry practice for the type of work involved, the Department will presume that the DBE is not performing a commercially useful function.

When a DBE is presumed not to be performing a commercially useful function as provided above, the DBE may present evidence to rebut this presumption. The Department will determine if the firm is performing a CUF given the type of work involved and normal industry practices.

The Department will notify the contractor, in writing, if it determines that the contractor's DBE subcontractor is not performing a CUF. The contractor will be notified within seven calendar days of the Department's decision.

Decisions on CUF may be appealed to the Chief Procurement Officer (CPO). The appeal must be in writing and personally delivered or sent by certified mail, return receipt requested, to the CPO. The appeal must be received by the CPO no later than seven calendar days after the decision of BECO. BECO's decision remains in place unless and until the CPO reverses or modifies BECO's decision. CPO will promptly consider any appeals under this subsection and notify the contractor of CPO's findings and decisions. Decisions on CUF matters are not administratively appealable to USDOT.

The BECO may conduct project site visits on the contract to confirm that DBEs are performing a CUF. The contractor shall cooperate during the site visits and the BECO's staff will make every effort not to disrupt work on the project.

15.0 Required Provisions for DBE Subcontracts:

All subcontracts of any tier, all supply contracts, and any other contracts in which a DBE is a participant shall include as a physical attachment, DBE Subcontractor Compliance Assurances refer to the Federal Attachments and Exhibits.

Contractors executing agreements with subcontractors, DBE or non-DBE, that materially modify federal regulation and state statutes such as, prompt payment and retention requirements, through subcontract terms and conditions will be found in breach of contract which may result in termination of the contract, or any other such

remedy as the deemed appropriate as outlined in DBE Subsection 2.0 of these DBE provisions.

The Department reserves the right to conduct random reviews of DBE and non-DBE subcontract documentation to ensure compliance with federal requirements.

The contractor shall ensure that all subcontracts or agreements with DBEs to supply labor or materials require that the subcontract and all lower tier subcontracts be performed in accordance with 49 CFR Part 26 provisions.

The Contractor shall provide electronic copies of subcontract agreements with all Subcontractors by uploading them within 15 calendar days of an executed contract to the ADOT DBE System. Subcontract agreements shall include all required assurances and clauses as outlined in DBE Subcontractor Compliance Assurances refer to the Federal Attachments and Exhibits of the Contract. Each agreement and required attachment shall be dated and signed by the Subcontractor in order for the subcontract to be considered valid.

The Contractor shall be in breach of this Contract if the Contractor materially modifies the federal regulations and State statutes in its subcontract agreements terms and conditions with its Subcontractors. Deviations from the terms of this Contract may result in termination of the Contract, or any other such remedy as deemed appropriate by the Department

16.0 Certification of Final DBE Payments:

DBE participation on the contract is measured by actual payments made to the DBEs. The contractor shall submit the “Certification of Final DBE Payments” form for each DBE firm working on the contract. This form shall be signed by the contractor and the relevant DBE, and submitted to the Engineer no later than 30 days after the DBE completes its work.

The contractor will not be released from the obligations of the contract until the ”Certification of Final DBE Payments” forms are received and deemed acceptable by the Engineer and BECO.

17.0 False, Fraudulent, or Dishonest Conduct:

In addition to any other remedies or actions, the Department will bring to the attention of the US Department of Transportation any appearance of false, fraudulent, or dishonest conduct in connection with the DBE program, so that USDOT can take steps such as referral to the Department of Justice for criminal prosecution, referral to the USDOT Inspector General for possible initiation of suspension and debarment proceedings against the offending parties or application of “Program Fraud and Civil Penalties” rules provided in 49 CFR Part 31.

21. NONDISCRIMINATION

1. During the performance of this Contract, the Consultant, for itself, its Subconsultants, assignees and successors shall:

   a. Not discriminate on the basis of race, color, national origin, or sex and shall carry out applicable requirements of 49 CFR Part 26 in the performance of this Contract. Failure by the Consultant to carry out these requirements is a material breach of this Contract, which may result in the termination of this Contract, disqualification from proposing on other Contracts or other remedy as the State deems appropriate.

   b. Comply with Executive Order 2009-09, "Prohibition of Discrimination in Employment by Government Contractors and Subcontractors," which is hereby included in its entirety by reference and considered a part of this Contract.

   c. Comply with the provisions of Executive Order 11246, entitled "Equal Employment Opportunity," as amended by Executive Order 11375, and as supplemented in Department of Labor Regulations (41 CFR Part 60). Said provisions are made applicable by reference and are hereinafter considered a part of this Contract.

   d. Post in conspicuous places available to employees and applicants for employment, the following notice:

      "It is the policy of this company not to discriminate against any employee, or applicant for employment, because of race, color, religion, creed, national origin, sex, age, handicapped, or disabled veterans and Vietnam era veterans. Such actions shall include, but are not limited to: employment, upgrading, demotion, transfer, recruitment, or recruitment advertising; laying- off or termination; rates of pay or other compensation; and selection for training, and on-the- job training. Also, it is the policy to ensure and maintain a working environment free of harassment, intimidation and coercion."

   e. Comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the
      U.S. Department of Transportation (hereinafter USDOT), 49 CFR Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Contract.

   f. Not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of Subconsultants, including procurement of materials and leases of equipment. The Consultant shall not participate either directly or

indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices.

g. In all solicitations either by competitive bidding or negotiations made by the Consultant for work to be performed under a subcontract, including procurement of materials or leases of equipment, notify each potential Subconsultant or supplier of the Consultant's obligations under this Contract and the Regulations relative to nondiscrimination on the ground of race, color, or national origin.

h. Provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the State to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish this information, the Consultant shall so certify to the State as appropriate, and shall set forth what efforts it has made to obtain the information.

2. In the event of the Consultant's noncompliance with the NONDISCRIMININATION provision (Section A) of this Contract, the State shall impose such Contract sanctions as the State or FHWA may determine to be appropriate, including but not limited to:

   a. Withholding of payments to the Consultant under the Contract until the Consultant complies,

   and/or;

   b. Cancellation, termination, or suspension of the Contract, in whole or in part.

3. The Consultant shall include the provisions of paragraph 1.a. through 1.h. in every subcontract with Subconsultants, DBEs and non-DBEs, including procurement of materials and equipment leases, unless exempt by the Regulations or directives issued pursuant thereto.

4. The Consultant shall take such action with respect to any Subconsultants or procurement as the State or the Federal Aviation Administration (FAA), FHWA and the Federal Transit Administration (FTA) may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the Consultant becomes involved in or is threatened with litigation with a Subconsultant or supplier as a result of such direction, the Consultant may request the State to enter into such litigation to protect the interests of the State, and in addition, the Consultant may request the United States to enter into such litigation to protect the interests of the United States.

22. AFFIRMATIVE ACTION

Contractor shall take the following affirmative action steps with respect to securing supplies, equipment, or services under the terms of this contract:

a. Include qualified firms owned by socially and economically disadvantaged individuals on solicitation lists.

b. Assure that firms owned by socially and economically disadvantaged individuals are solicited whenever they are potential sources.

c. When economically feasible, divide total requirements into smaller tasks or quantities so as to permit maximum participation by firms owned by socially and economically disadvantaged individuals.

d. Where the requirement permits, establish delivery schedules which will encourage participation by firms owned by socially and economically disadvantaged individuals.

e. Use the services and assistance of the Small Business Administration, the Office of Minority Business Enterprise of the Department of Commerce, and the Community Services Administration, as required.

23. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

The following clauses apply to any Federal-aid contract in an amount in excess of $100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchmen and guards.

Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1.) of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed

with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1.) of this section, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1.) of this section.

Withholding for unpaid wages and liquidated damages. The FHWA or the contacting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2.) of this section.

Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1.) through (4.) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1.) through (4.) of this section.

24. FEDERAL CHANGES

The Contactor and its sub-contractors shall comply with all applicable FTA regulations, policies, procedures and directives, including without limitation those listed directly or by reference in the Master Agreement between the Department and FTA, as they be amended or promulgated from time to time during the term of the contract. Contractor's failure to comply shall constitute a material breach of the contract.

25. PROMPT PAY

The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than 30 days from the receipt of each payment the prime contract receives from the Recipient. The prime contractor agrees further to return retainage payments to each subcontractor within 30 days after the subcontractors work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the Recipient. This clause applies to both DBE and non-DBE subcontracts.

26. FULL AND OPEN COMPETITION

In accordance with 49 U.S.C. § 5325(h) all procurement transactions shall be

conducted in a manner that provides full and open competition.

27. PROHIBITION AGAINST EXCLUSIONARY OR DISCRIMINATORY SPECIFICATIONS

Apart from inconsistent requirements imposed by Federal statute or regulations, the contractor shall comply with the requirements of 49 USC 5323(h)(2) by refraining from using any FTA assistance to support procurements using exclusionary or discriminatory specifications.

28. CONFORMANCE WITH ITS NATIONAL ARCHITECTURE

Contractor shall conform, to the extent applicable, to the National Intelligent Transportation Standards architecture as required by SAFETEA-LU Section 5307(c), 23 U.S.C. Section 512 note and follow the provisions of FTA Notice, "FTA National Architecture Policy on Transit Projects," 66 Fed. Reg.1455 et seq., January 8, 2001, and any other implementing directives FTA may issue at a later date, except to the extent FTA determines otherwise in writing.

29. ACCESS REQUIREMENTS FOR PERSONS WITH DISABILITIES

Contractor shall comply with 49 USC 5301(d), stating Federal policy that the elderly and persons with disabilities have the same rights as other persons to use mass transportation services and facilities and that special efforts shall be made in planning and designing those services and facilities to implement that policy.

Contractor shall also comply with all applicable requirements of Sec. 504 of the Rehabilitation Act (1973), as amended, 29 USC 794, which prohibits discrimination on the basis of handicaps, and the Americans with Disabilities Act of 1990 (ADA), as amended, 42 USC 12101 et seq., which requires that accessible facilities and services be made available to persons with disabilities, including any subsequent amendments thereto.

30. NOTIFICATION OF FEDERAL PARTICIPATION

To the extent required by law, in the announcement of any third party contract award for goods and services (including construction services) having an aggregate value of $500,000 or more, contractor shall specify the amount of Federal assistance to be used in financing that acquisition of goods and services and to express that amount of Federal assistance as a percentage of the total cost of the third party contract.

31. INTEREST OF MEMBERS OR DELEGATES TO CONGRESS

No members of, or delegates to, the US Congress shall be admitted to any share or part of this contract nor to any benefit arising therefrom.

32. INELIGIBLE CONTRACTORS AND SUBCONTRACTORS

Any name appearing upon the Comptroller General's list of ineligible contractors for federally-assisted contracts shall be ineligible to act as a subcontractor for contractor pursuant to this contract. If contractor is on the Comptroller General's list of ineligible contractors (https://www.sam.gov/SAM/) for federally financed or assisted construction, the recipient shall cancel, terminate or suspend this contract.

33. OTHER CONTRACT REQUIREMENTS

To the extent not inconsistent with the foregoing Federal requirements, this contract shall also include those standard clauses attached hereto, and shall comply with the recipient's Procurement Guidelines, available upon request from the Department.

34. COMPLIANCE WITH FEDERAL REGULATIONS

Any contract entered pursuant to this solicitation shall contain the following provisions: All USDOT- required contractual provisions, as set forth in FTA Circular 4220, are incorporated by reference. Anything to the contrary herein notwithstanding, FTA mandated terms shall control in the event of a conflict with other provisions contained in this Agreement. Contractor shall not perform any act, fail to perform any act, or refuse to comply with any grantee request that would cause the recipient to be in violation of FTA terms and conditions. Contractor shall comply with all applicable FTA regulations, policies, procedures and directives, including, without limitation, those listed directly or incorporated by reference in the Master Agreement between the recipient and FTA, as may be amended or promulgated from time to time during the term of this contract. Contractor's failure to so comply shall constitute a material breach of this contract.

35. REAL PROPERTY

Any contract entered into shall contain the following provisions: Contractor shall at all times comply with all applicable statutes and USDOT regulations, policies, procedures and directives governing the acquisition, use and disposal of real property, including, but not limited to, 49 CFR 18.31-18.34, 49 CFR 19.30-19.37, 49 CFR Part 24, 49 CFR 5326 as amended by Map-21, 49 CFR part 18 or 19, 49 USC 5334, applicable FTA Circular 5010, and FTA Master Agreement, as they may be amended or promulgated during the term of this contract. Contractor's failure to so comply shall constitute a material breach of this contract.

36. ACCESS TO SERVICES FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY

To the extent applicable and except to the extent that FTA determines otherwise in writing, the Recipient agrees to comply with the policies of Executive Order No. 13166, "Improving Access to Services for Persons with Limited English Proficiency," 42 U.S.C. § 2000d 1 note, and with the provisions of U.S. DOT Notice, "DOT Guidance to Recipients on Special Language Services to Limited English Proficient (LEP)

Beneficiaries," 70 Fed. Reg. 74087, December 14, 2005.

37. ENVIROMENTAL JUSTICE

Except as the Federal Government determines otherwise in writing, the Recipient agrees to promote environmental justice by following: (1) Executive Order No. 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations," February 11, 1994, 42
U.S.C. § 4321 note, as well as facilitating compliance with that Executive Order, and (2) DOT Order 5610.2, "Department of Transportation Actions To Address Environmental Justice in Minority Populations and Low-Income Populations," 62 Fed. Reg. 18377, April 15, 1997, and (3) The most recent and applicable edition of FTA Circular 4703.1, "Environmental Justice Policy Guidance for Federal Transit Administration Recipients," August 15, 2012, to the extent consistent with applicable Federal laws, regulations, and guidance,

38. ENVIRONMENTAL PROTECTIONS

Compliance is required with any applicable Federal laws imposing environmental and resource conservation requirements for the project. Some, but not all, of the major Federal laws that may affect the project include: the National Environmental Policy Act of 1969; the Clean Air Act; the Resource Conservation and Recovery Act; the comprehensive Environmental response, Compensation and Liability Act; as well as environmental provisions with Title 23 U.S.C., and 49 U.C. chapter 53. The U.S. EPA, FHWA and other federal agencies may issue other federal regulations and directives that may affect the project. Compliance is required with any applicable Federal laws and regulations in effect now or that become effective in the future.

39. GEORGRAPHIC INFORMATION RELATED TO SPATIAL DATA

Any project activities involving spatial data or geographic information systems activities financed with Federal assistance are required to be consistent with the National Spatial Data Infrastructure promulgated by the Federal Geographic Data Committee, except to the extent that FTA determines otherwise in writing.

40. GEOGRAPHIC PREFERENCE

Pursuant to 2 CFR 200.319(b), all procurements must be conducted in a manner that prohibits the use of statutorily or administratively imposed state, local, or tribal geographical preferences in the evaluation of bids or proposals, except in those cases where applicable Federal statutes expressly mandate or encourage geographic preference. Nothing in this section preempts state licensing laws. When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract).

41. ORGANIZATIONAL CONFLICTS OF INTEREST

The Recipient agrees that it will not enter into a procurement that involves a real or apparent organizational conflict of interest described as follows:

(1) When It Occurs. An organizational conflict of interest occurs when the Project work, without appropriate restrictions on certain future activities, results in an unfair competitive advantage:

(a) To that Third Party Participant or another Third Party Participant performing the Project work, and
(b) That impairs that Third Party Participant's objectivity in performing the Project work, or

(2) Other. An organizational conflict of interest may involve other situations resulting in fundamentally unfair competitive conditions,

(3) Disclosure Requirements. Consistent with FTA policies, the Recipient must disclose to FTA, and each of its Subrecipients must disclose to the Recipient:

(a) Any instances of organizational conflict of interest, or
(b) Violations of federal criminal law, involving fraud, bribery, or gratuity violations potentially affecting the federal award, and

(4) Failure to Disclose. Failure to make required disclosures can result in remedies for noncompliance, including debarment or suspension.

42. VETRANS PREFERENCE

As provided by 49 U.S.C. § 5325(k), to the extent practicable, the Recipient agrees and assures that each of its Subrecipients:

(1) Will give a hiring preference to veterans, as defined in 5 U.S.C. § 2108, who have the skills and abilities required to perform construction work required under a third party contract in connection with a Capital Project supported with federal assistance appropriated or made available for 49 U.S.C. chapter 53, and
(2) Will not require an employer to give a preference to any veteran over any equally qualified applicant who is a member of any racial or ethnic minority, female, an individual with a disability, or a former employee.

43. CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) IDENTIFICATION NUMBER

The municipal project sponsor is required to identify in its accounts all Federal awards received and expended, and the Federal programs under which they were received. Federal program and award identification shall include, as applicable, the CFDA title and number, award number and year, name of the Federal agency, and name of the pass-through entity.

44. AMERICANS WITH DISABILITIES ACT (ADA)

The contractor agrees to comply with the requirements of 49 U.S.C. § 5301 (d), which states the Federal policy that the elderly and persons with disabilities have the same right as other persons to use mass transportation service and facilities, and that special efforts shall be made in planning and designing those services and facilities to implement that policy. The contractor also agrees to comply with all applicable requirements of section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. § 794, which prohibits discrimination on the basis of handicaps, with the Americans with Disabilities Act of 1990 (ADA), as amended, 42 U.S.C. §§ 12101 et seq., which requires that accessible facilities and services be made available to persons with disabilities, including any subsequent amendments to that Act, and with the Architectural Barriers act of 1968, as amended, 42 U.S.C. §§ 4151 et seq., which requires that buildings and public accommodations be accessible to persons with disabilities, including any subsequent amendments to that Act. In addition, the contractor agrees to comply with any and all applicable requirements issued by the FTA, DOT, DOJ, U.S. GSA, U.S. EEOC, U.S. FCC, any subsequent amendments thereto and any other nondiscrimination statute(s) that may apply to the Project.

45. BYRD ANTI-LOBBYING AMENDMENT

Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with nonfederal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the Agency."

46. NO GOVERNMENT OBLIGATION TO THIRD PARTIES

The Agency and Contractor acknowledge and agree that, notwithstanding any concurrence by the Federal Government in or approval of the solicitation or award of the underlying Contract, absent the express written consent by the Federal Government, the Federal Government is not a party to this Contract and shall not be subject to any obligations or liabilities to the Agency, Contractor or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying Contract. The Contractor agrees to include the above clause in each subcontract financed in whole or in part with Federal assistance provided by the FTA. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

44. BUS TESTING

The operator of the bust testing facility is required to provide the resulting test report to the entity that submits the bus for testing. The manufacturer or dealer of a new bus

model or a bus produced with a major change in component or configuration is required to provide a copy of the corresponding full bus testing report and any applicable partial testing report(s) to the Agency during the point in the procurement process specified by the Agency, but in all cases before final acceptance of the first bus by the Agency. The complete bus testing report requirements are provide in 49 C.F.R. § 665.11.

45. CARGO PREFERENCE REQUIREMENTS

The contractor agrees:

a. to use privately owned United States-Flag commercial vessels to ship at least 50 percent of the gross tonnage (computed separately for dry bulk carriers, dry cargo liners, and tankers) involved, whenever shipping any equipment, material, or commodities pursuant to the underlying contract to the extent such vessels are available at fair and reasonable rates for United States-Flag commercial vessels;

b. to furnish within 20 working days following the date of loading for shipments originating within the United States or within 30 working days following the date of loading for shipments originating outside the United States, a legible copy of a rated, "onboard" commercial ocean bill-of-lading in English for each shipment of cargo described in the preceding paragraph to the Division of National Cargo, Office of Market Development, Maritime Administration, Washington, DC 20590 and to the FTA Recipient (through the contractor in the case of a subcontractor's bill-of-lading.); and

c. to include these requirements in all subcontracts issued pursuant to this contract when the subcontract may involve the transport of equipment, material, or commodities by ocean vessel.

46. E-AWARD AND POST-DELIVERY AUDITS OF ROLLING STOCK PURCHASES

The Contractor agrees to comply with 49 U.S.C. § 5323(m) and FTA's implementing regulation at 49 C.F.R. part 663. The Contractor shall comply with the Buy America certification(s) submitted with its proposal/bid. The Contractor agrees to participate and cooperate in any pre-award and post-delivery audits performed pursuant to 49 C.F.R. part 663 and related FTA guidance.

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, the *Federal Highway Administration,* as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Non-discrimination:** The contractor, with regard to the work performance by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and Regulations relative to Non-discrimination on the grounds of race, color, or national origin.

4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the *Federal Highway Administration* to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the *Federal Highway Administration,* as appropriate, and will set forth what efforts it has made to obtain the information.

5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the *Federal Highway Administration* ,may determine to be appropriate, including, but not limited to:

    a. withholding payments to the contractor under the contract until the contractor complies; and/or
    b. cancelling, terminating, or suspending a contract, in whole or in part.

6. **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with request to any subcontract or procurement as the Recipient or the *Federal Highway Administration* may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that **if** the contractor becomes involved in, or is threatened with litigation by a subcontractor or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

EXHIBIT 2
Title VI/Non-Discrimination Assurances
Appendix E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.,* 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin): and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *etseq.),* (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.),* as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.),* (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1687 et. seq).

ADOT
Procurement

EXHIBIT 3
ADOT Procurement Quarterly Usage Report

This exhibit outlines the content required for the quarterly usage report. Usage reports will be submitted to the appropriate Procurement Officer in accordance with the requirements specified in Special Terms and Conditions. The Department reserves the right to make additions, deletions and changes as deemed necessary.

Reporting Period:

Contract ID/Code:		Contact Name:		Alternate Contact Name:	
Contract Label/Description:		Contact Phone Number:		Alternate Contact Phone Number:	
Contractor:		Contact Email:		Alternate Contact Email:	
Contractor Address:					

Agency/Org/Unit	Customer Name	Delivery Address	PO Number or Identify as "P-Card"	Order Date	Contract Item Number	Contract Item Description	Quantity	Unit of Measure	Contract Unit Price	Contract Extended Price	Invoice Number

EXHIBIT 4
ON-SITE MANUFACTURER INSPECTION COMPLIANCE CERTIFICATION

(Post-Delivery purchaser's requirement, in compliance with the federal requirements of 49 U.S.C. Section 5323(m))

ON-SITE MANUFACTURER INSPECTION COMPLIANCE CERTIFICATION

(Rolling Stock Procurements for more than 10 vehicles for areas >200,000 in population)

As required by 49 CFR Part 663Subpart C, the

_____
(Recipient's name)

Certifies that a resident inspector,

_____
(Name of inspector)

Was at

_____
(the manufacturer's)

manufacturing site during the period of manufacture of the buses,

_____
(description of buses).

The inspector visually inspecting the buses, the _____ (the recipient) has reviewed the inspection documentation, maintains a copy of this report, and certifies that the buses meet the contract specifications.

ON-SITE MANUFACTURER INSPECTION COMPLIANCE CERTIFICATION

(Rolling Stock Procurements for more than 20 vehicles for areas < 200,000 in population)

As required by 49 CFR Part 663 Subpart C, the

_____
(Recipient's name)

Certifies that a resident inspector,

_____
(Name of inspector)

Was at

_____
(the manufacturer's)

manufacturing site during the period of manufacture of the buses,

_____
(description of buses).

The inspector visually inspecting the buses, the _____ (the recipient) has reviewed the inspection documentation, maintains a copy of this report, and certifies that the buses meet the contract specifications.

Signature _____ Date _____/ _____/ _____
Title _____

EXHIBIT 5
PRE-AWARD AUDIT AND CERTIFICATION

Subrecipient		Date / Completed By
Description		
Program/Phase/Amounts		
PRE-AWARD AUDIT (before issuing purchase order)		
Pre-award audit requirements. A recipient purchasing revenue service rolling stock with FTA funds must ensure that a pre-award audit under this part is complete before the recipient enters into a formal contract for the purchase of such rolling stock.		Master Agreement; 49 CFR §663.21
49 CFR 661.13 Grantee Responsibility (a) The grantee shall adhere to the Buy America clause set forth in its grant contract with FTA Section 16. Preference for United States Products and Services. a. Buy America. Domestic preference procurement requirements of: (1) 49 U.S.C. § 5323(j), as amended by FAST Act, and (2) FTA regulations, "Buy America Requirements," 49 C.F.R. part 661, to the extent consistent with FAST Act,		49 CFR §663.13
49 CFR §663.23 Description of pre-award audit. A pre-award audit under this part includes— (a) A Buy America certification as described in §663.25 of this part; (b) A purchaser's requirements certification as described in §663.27 of this part; and (c) Where appropriate, a manufacturer's Federal Motor Vehicle Safety certification information as described in §663.41 or §663.43 of this part.		49 CFR §663.23
Met? Y/N (if NO 1b, 1 REQ'D)	(1) A Buy America certification:	49 CFR §663.25
	a) There is a letter from FTA which grants a waive OR	
Met? Y/N (if NO 1a, 2 REQ'D)	b) ADOT reviewed documentation provided by the manufacturer which lists—	
	1) Component and subcomponent parts of the rolling stock to be purchased identified by manufacturer of the parts, their country of origin and costs; and	
	2) The location of the final assembly point for the rolling stock, including a description of the activities that will take place at the final assembly point and the cost of final assembly.	
Met? Y/N (2 REQ'D)	(2) A purchaser's requirements certification:	49 CFR §663.27
	a) The rolling stock the recipient is contracting for is the same product described in the purchaser's solicitation specification; and	
	b) The proposed manufacturer is a responsible manufacturer with the capability to produce a vehicle that meets the recipient's	
Met? Y/N (1 REQ'D)	(3) A manufacturer's Federal Motor Vehicle Safety certification or Certification that Federal motor vehicle standards do not apply.	
	a) If a vehicle purchased under this part is subject to the Federal Motor Vehicle Safety Standards issued by the National Highway Traffic Safety Administration in part 571 of this title, a recipient shall keep on file its certification that it received, both at the pre-award and post-delivery stage, a copy of the manufacturer's self-certification information that the vehicle complies with relevant Federal Motor Vehicle Safety Standards.	49 CFR §663.41
	a) Except for rolling stock subject to paragraph (b) of this section, if a vehicle purchased under this part is not subject to the Federal Motor Vehicle Safety Standards issued by the National Highway Traffic Safety Administration in part 571 of this title, the recipient shall keep on file its certification that it received a statement to that effect from the manufacturer.	49 CFR §663.43

EXHIBIT 6
PURCHASER'S PRE-AWARD REQUIREMENTS CERTIFICATION

Subrecipient	
Description	
Program/Phase/Amounts	

Purchaser's Pre-Award Requirements Certification
49 CFR §663.27

I hereby certify that the rolling stock the recipient is contracting for is the same product described in the purchaser's solicitation specification; and

I hereby certify that the proposed manufacturer is a responsible manufacturer with the capability to produce a vehicle that meets the recipient's

	Signature	
	Date Signed	

EXHIBIT 7
PURCHASER'S POST-AWARD REQUIREMENTS CERTIFICATION

Subrecipient		Date / Completed By
Description		
Program/Phase/Amounts		
The Post-Delivery Review Requirements (http://www.fta.dot.gov/legislation_law/12921_5430.html)		
The Post-Delivery Buy America Certification Requirement		
Select basis' (1 REQ'D)	Buy America-Compliant Buses	49 CFR 663(b)
	§663.33 Description of post-delivery audit. A post-delivery audit under this part includes—	
	(a) A post-delivery Buy America certification as described in §663.35 of this part;	
	§663.35 Post-delivery Buy America certification. For purposes of this part, a post-delivery Buy America certification is a certification that the recipient keeps on file that—	
	(a) There is a letter from FTA which grants a waiver to the rolling stock received from the Buy America requirements under sections 165 (b)(1), or (b)(4) of the Surface Transportation Assistance Act of 1982, as amended; **or**	
	(b) The recipient is satisfied that the rolling stock received meets the requirements of section 165 (a) or (b)(3) of the Surface Transportation Assistance Act of 1982, as amended, after having reviewed itself or by means of an audit prepared by someone other than the manufacturer or its agent documentation provided by the manufacturer which lists— **(1)** Components and subcomponent parts of the rolling stock identified by manufacturer of the parts, their country of origin and costs; and (2) The actual location of the final assembly point for the rolling stock including a description of the activities which took place at the final assembly point and the cost of the final assembly.	
Met? Y/N (3 REQ'D)	(b) A post-delivery purchaser's requirements certification as described in §663.37 of this part; **and**	
	§663.37 Post-delivery purchaser's requirements certification. For purposes of this part, a post-delivery purchaser's requirements certification is a certification that the recipient keeps on file that—	
	(a) Except for procurements covered under paragraph (c) in this section, a resident inspector (other than an agent or employee of the manufacturer) was at the manufacturing site throughout the period of manufacture of the rolling stock to be purchased and monitored and completed a report on the manufacture of such rolling stock. Such a report, at a minimum, shall— **(1)** Provide accurate records of all vehicle construction activities; and (2) Address how the construction and operation of the vehicles fulfills the contract specifications.	
	(b) After reviewing the report required under paragraph (a) of this section, and visually inspecting and road testing the delivered vehicles, the vehicles meet the contract specifications.	
	(c) For procurements of: **(1)** Ten or fewer buses; or (2) Procurements of twenty vehicles or fewer serving rural (other than urbanized) areas, or urbanized areas of 200,000 people or fewer; or (3) Any number of primary manufacturer standard production and unmodified vans, after visually inspecting and road testing the vehicles, the vehicles meet the contract specifications.	
Met? Y/N (1 REQ'D)	**(c)** When appropriate, a manufacturer's Federal Motor Vehicle Safety Standard self-certification information as described in §663.41 or §663.43 of this part.	
	§663.41 Certification of compliance with Federal motor vehicle safety standards. If a vehicle purchased under this part is subject to the Federal Motor Vehicle Safety Standards issued by the National Highway Traffic Safety Administration in part 571 of this title, a recipient shall keep on file its certification that it received, both at the pre-award and post-delivery stage, a copy of the manufacturer's self-certification information that the vehicle complies with relevant Federal Motor Vehicle Safety Standards.	
	§663.43 Certification that Federal motor vehicle standards do not apply. (a) Except for rolling stock subject to paragraph (b) of this section, if a vehicle purchased under this part is not subject to the Federal Motor Vehicle Safety Standards issued by the National Highway Traffic Safety Administration in part 571 of this title, the recipient shall keep on file its certification that it received a statement to that effect from the manufacturer. (b) This subpart shall not apply to rolling stock that is not a motor vehicle.	

EXHIBIT 7
PURCHASER'S POST-AWARD REQUIREMENTS CERTIFICATION

Subrecipient		Date / Completed By
Description		
Program/Phase/Amounts		
The Post-Delivery Review Requirements (http://www.fta.dot.gov/legislation_law/12921_5430.html)		
The Post-Delivery Buy America Certification Requirement		
Select basis' (1 REQ'D)	Buy America-Compliant Buses	49 CFR 663(b)
	§663.33 Description of post-delivery audit. A post-delivery audit under this part includes—	
	(a) A post-delivery Buy America certification as described in §663.35 of this part;	
	§663.35 Post-delivery Buy America certification. For purposes of this part, a post-delivery Buy America certification is a certification that the recipient keeps on file that—	
	(a) There is a letter from FTA which grants a waiver to the rolling stock received from the Buy America requirements under sections 165 (b)(1), or (b)(4) of the Surface Transportation Assistance Act of 1982, as amended; or	
	(b) The recipient is satisfied that the rolling stock received meets the requirements of section 165 (a) or (b)(3) of the Surface Transportation Assistance Act of 1982, as amended, after having reviewed itself or by means of an audit prepared by someone other than the manufacturer or its agent documentation provided by the manufacturer which lists— (1) Components and subcomponent parts of the rolling stock identified by manufacturer of the parts, their country of origin and costs; and (2) The actual location of the final assembly point for the rolling stock including a description of the activities which took place at the final assembly point and the cost of the final assembly.	
Met? Y/N (3 REQ'D)	(b) A post-delivery purchaser's requirements certification as described in §663.37 of this part; and	
	§663.37 Post-delivery purchaser's requirements certification. For purposes of this part, a post-delivery purchaser's requirements certification is a certification that the recipient keeps on file that—	
	(a) Except for procurements covered under paragraph (c) in this section, a resident inspector (other than an agent or employee of the manufacturer) was at the manufacturing site throughout the period of manufacture of the rolling stock to be purchased and monitored and completed a report on the manufacture of such rolling stock. Such a report, at a minimum, shall— (1) Provide accurate records of all vehicle construction activities; and (2) Address how the construction and operation of the vehicles fulfills the contract specifications.	
	(b) After reviewing the report required under paragraph (a) of this section, and visually inspecting and road testing the delivered vehicles, the vehicles meet the contract specifications.	
	(c) For procurements of: (1) Ten or fewer buses; or (2) Procurements of twenty vehicles or fewer serving rural (other than urbanized) areas, or urbanized areas of 200,000 people or fewer, or (3) Any number of primary manufacturer standard production and unmodified vans, after visually inspecting and road testing the vehicles, the vehicles meet the contract specifications.	
Met? Y/N (1 REQ'D)	(c) When appropriate, a manufacturer's Federal Motor Vehicle Safety Standard self-certification information as described in §663.41 or §663.43 of this part.	
	§663.41 Certification of compliance with Federal motor vehicle safety standards. If a vehicle purchased under this part is subject to the Federal Motor Vehicle Safety Standards issued by the National Highway Traffic Safety Administration in part 571 of this title, a recipient shall keep on file its certification that it received, both at the pre-award and post-delivery stage, a copy of the manufacturer's self-certification information that the vehicle complies with relevant Federal Motor Vehicle Safety Standards.	
	§663.43 Certification that Federal motor vehicle standards do not apply. (a) Except for rolling stock subject to paragraph (b) of this section, if a vehicle purchased under this part is not subject to the Federal Motor Vehicle Safety Standards issued by the National Highway Traffic Safety Administration in part 571 of this title, the recipient shall keep on file its certification that it received a statement to that effect from the manufacturer. (b) This subpart shall not apply to rolling stock that is not a motor vehicle.	

EXHIBIT 8
PURCHASER'S POST-AWARD REQUIREMENTS CERTIFICATION

Subrecipient	
Description	
Program/Phase/Amounts	

Purchaser's Post-Award Requirements Certification
49 CFR §663.37

I hereby certify that the rolling stock the recipient is contracting for is the same product described in the purchaser's solicitation specification; and

I hereby certify that the proposed manufacturer is a responsible manufacturer with the capability to produce a vehicle that meets the recipient's

	Signature	
	Date Signed	

Procurement

ARIZONA DEPARTMENT OF TRANSPORTATION
1739 W. Jackson Street, MD 100P
Phoenix, AZ 85007
602.712.7211

Solicitation Amendment Summary

SOLICITATION NO.: BPM004157	**AMENDMENT NO.: One (1)**
DESCRIPTION: New Vehicles Purchase	

Pursuant to the Uniform Instructions to Offerors, Item B.6, Solicitation Amendments, the above referenced solicitation shall be amended as follows:

1. The solicitation due date has been changed from January 17, 2022 at 3:00 PM MST to January 19, 2022 at 3:00 PM MST.

2. All other terms, conditions and provisions of this solicitation remain unchanged.

ADOT
Procurement

ARIZONA DEPARTMENT OF TRANSPORTATION
1739 W. Jackson Street, MD 100P
Phoenix, AZ 85007
602.712.7211

Solicitation Amendment Summary

SOLICITATION NO.: BPM004157	**AMENDMENT NO.: Two (2)**
DESCRIPTION: New Vehicles Purchases	

Pursuant to the Uniform Instructions to Offerors, Item B.6, Solicitation Amendments, the above referenced solicitation shall be amended as follows:

1. **Specifications**
   The following sections are hereby modified to read:

   a. **Paragraph 2.1** "The State of Arizona Department of Transportation (Department) is seeking to contract with a qualified vendor(s) who can provide new vehicles (all fuel types, hybrid, and full electric) including but not limited to: Sedans, Trucks up to 19,500 GVWR, Vans, Sport Utility Vehicles (SUVs), and Crossovers for the State of Arizona and participating Eligible Agencies. These vehicles will be used to support official organizational goals. These vehicles will be used on highways, city/county roads and shall be designed to operate under typical Arizona ambient temperatures."
   b. **Paragraph 3.3.1, 3.5.1 and 3.5.2** is hereby removed.
   c. **Paragraph 4.1**: "The Contractors are encouraged to provide a full line of new vehicles (gasoline, hybrid, full electric) including but not limited to the following categories: Sedans, Trucks up to 19,500 GVWR, Vans (cargo, passenger, transit, etc.), Sport Utility Vehicles (SUVs), and Crossovers. Eligible Agencies throughout the State will have varying vehicle needs. Contractors are to provide a full line of manufactured new vehicles and all subsequent variants of each vehicle; including but not be limited to: models and manufacturer options, trim package, etc. to meet each need of an Eligible Agency."
   d. **Paragraph 4.1.1** is hereby removed.
   e. **Paragraph 4.4.1:"** The Eligible Agency may request the awarded Contractor(s) to up-fit/modify any vehicle for specific organizational needs. For example, the cab and chassis of ½ ton, ¾ ton, and/or up to 19,500 GVW trucks may require a specialized body (i.e.: dump body, landscape body, etc.). Other vehicles may require interior and/or exterior modifications per the individual Eligible Agency. "
   f. **Paragraph 4.6.1**: " Anti-slip differential for two-wheel drive pickup trucks, ¾ ton, up to 19,500 GVW."

2. **Special Terms and Conditions**

   The following sections are hereby modified to read:

   a. Paragraph 11.1, (a-g): "Phase 1 and 2 pricing for vehicles shall be a minimum Percentage off MSRP, less the manufacturer's rebates and any additional discounts available for that model/power-train combination.
      a. Contractor shall provide a copy of manufacturer's invoice to the ordering agency upon request. The manufacturer's invoice shall be unaltered to include original pricing from the manufacturer.

Procurement

ARIZONA DEPARTMENT OF TRANSPORTATION
1739 W. Jackson Street, MD 100P
Phoenix, AZ 85007
602.712.7211

Solicitation Amendment Summary

SOLICITATION NO.: BPM004157	**AMENDMENT NO.: Three (3)**
DESCRIPTION: New Vehicles Purchases	

Pursuant to the Uniform Instructions to Offerors, Item B.6, Solicitation Amendments, the above referenced solicitation shall be amended as follows:

1. **Specifications**
   The following sections are hereby modified to read:

   a. **Paragraph 3.5** "For Phase Two (2) vehicles, the Contractor shall supply a quote within five (5) calendar days after receiving a request from the Eligible Agency. The quotation shall include but not be limited to the following information: State contract number, vehicle availability and delivery lead-time, Vehicle Identification Number (VIN), dealer stock number, vehicle base bid price, itemized options, applicable tax, delivery cost, total price, and point of contact. For vehicles requiring up-fit/modifications, all applicable cost may be included in quotation or as a separate quotation."

   b. **Paragraph 3.10**: "For Phase One (1) the Contractor shall provide the Eligible Agency copies of the manufacturer's vehicle identification numbers (VIN#) to confirm vehicles have been ordered unless impossible due to manufacture delay within ninety (90) calendar days after receipt of a purchase order. If confirmation of manufacturer's VIN #(s) is not received within this timeframe the Eligible Agency has the option to award to the second lowest bidder meeting specifications. This shall be considered a mandatory requirement and the timeframe must be met unless there is a manufacture delay. Failure to provide this document for each vehicle ordered may be cause for determination of default of contract."

2. All other terms, conditions and provisions of this solicitation remain unchanged.

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Procurement

ARIZONA DEPARTMENT OF TRANSPORTATION
1739 W. Jackson Street, MD 100P
Phoenix, AZ 85007
602.712.7211

Solicitation Amendment Summary

SOLICITATION NO.: BPM004157	**AMENDMENT NO.: Two (2)**
DESCRIPTION: New Vehicles Purchases	

b. Transportation costs to transfer a vehicle from another dealer for a Phase 2 or purchase from stock may be added to the cost of the vehicle. The justification for this cost is at the discretion of the Eligible Agency.
c. Any reference to Phase 1 pricing shall be in reference to vehicles ordered prior to the factory cut-off date.
d. Any reference to Phase 2 pricing shall be in reference to vehicles purchased from stock or "on the lot".
e. Phase 2 pricing shall receive the same cost considerations as Phase 1 pricing, all discounts and rebates should be passed onto the Eligible Agency.

f. All vehicles are to be billed at prices in effect at the time of order, not the date of shipment.

g. Pricing for vehicles shall include all discounts and deductions, less Federal and State taxes. Pricing shall be firm for life of contract unless amended by way of contract change order. "

b. Paragraph 22 is hereby replaced with the following: "The Contractor shall furnish Two (2) Usage reports, the first to the Department on a quarterly basis showing purchasing activity under this contract. This usage report shall be provided in a form substantially equivalent to Exhibit 03. Usage reports shall be submitted to the Procurement Officer no later than 30 days after the end of each quarter.

Usage report quarters shall be defined as follows:

- January through March – Report due April 30
- April through June – Report due July 30
- July through September – Report due October 30
- October through December – Report due January 30

Contractor shall submit the second to the State documenting all Contract sales to both Eligible Agencies and Co-Op Buyers, itemized separately. A *Quarterly Usage Report* shall still be submitted; even if there have been no sales to either Eligible Agencies and/or Co-Op Buyers. Contractor shall further itemize divisions, groups or areas within a given Eligible Agency if they place Orders independently of each other. Failure to submit the report is a material breach of contract, and will entitle State to its remedies under Article 8 and its right to terminate for default under Article 9. Contractor shall submit the report using the forms and following the instructions on the State Procurement Office website:

https://spo.az.gov/contractor-resources/statewide-contracts-administrative-fee"

c. Paragraph 25: Co-op administrative fee has hereby been removed.

Procurement

ARIZONA DEPARTMENT OF TRANSPORTATION
1739 W. Jackson Street, MD 100P
Phoenix, AZ 85007
602.712.7211

Solicitation Amendment Summary

SOLICITATION NO.: BPM004157	**AMENDMENT NO.: Two (2)**
DESCRIPTION: New Vehicles Purchases	

3. **Offer Response Form** is hereby replaced with Revision Two (2) attachment.

4. All other terms, conditions and provisions of this solicitation remain unchanged.

Procurement

ARIZONA DEPARTMENT OF TRANSPORTATION
1739 W. Jackson Street, MD 100P
Phoenix, AZ 85007
602.712.7211

Solicitation Amendment Summary

SOLICITATION NO.: BPM004157	**AMENDMENT NO.: Three (3)**
DESCRIPTION: New Vehicles Purchases	

Pursuant to the Uniform Instructions to Offerors, Item B.6, Solicitation Amendments, the above referenced solicitation shall be amended as follows:

1. **Specifications**
   The following sections are hereby modified to read:

   a. **Paragraph 3.5** "For Phase Two (2) vehicles, the Contractor shall supply a quote within five (5) calendar days after receiving a request from the Eligible Agency. The quotation shall include but not be limited to the following information: State contract number, vehicle availability and delivery lead-time, Vehicle Identification Number (VIN), dealer stock number, vehicle base bid price, itemized options, applicable tax, delivery cost, total price, and point of contact. For vehicles requiring up-fit/modifications, all applicable cost may be included in quotation or as a separate quotation."

   b. **Paragraph 3.10**: "For Phase One (1) the Contractor shall provide the Eligible Agency copies of the manufacturer's vehicle identification numbers (VIN#) to confirm vehicles have been ordered unless impossible due to manufacture delay within ninety (90) calendar days after receipt of a purchase order. If confirmation of manufacturer's VIN #(s) is not received within this timeframe the Eligible Agency has the option to award to the second lowest bidder meeting specifications. This shall be considered a mandatory requirement and the timeframe must be met unless there is a manufacture delay. Failure to provide this document for each vehicle ordered may be cause for determination of default of contract."

2. All other terms, conditions and provisions of this solicitation remain unchanged.

Procurement

ARIZONA DEPARTMENT OF TRANSPORTATION
1739 W. Jackson Street, MD 100P
Phoenix, AZ 85007
602.712.7211

Contract Amendment Summary

CONTRACTOR: Sands Motor Co.	**AMENDMENT NO.: One (1)**
DESCRIPTION: New Vehicle Purchases	

Pursuant to the Uniform Terms and Conditions, Section 5, Contract Changes, the above referenced contract is amended. Summary of changes is as follows:

1. Amendment One (1) to mutually extend this contract from March 17, 2023 through March 16, 2024, unless terminated, canceled or extended as otherwise provided in the contract.

2. All other terms, conditions and provisions of this contract remain unchanged.

ADOT
Procurement

FORCED LABOR OF ETHNIC UYGHURS BAN

Forced Labor of Ethnic Uyghurs Ban

Please note that if any of the following apply to the Contractor, then the Offeror shall select the "Exempt Contractor" option below:

- Contractor is a sole proprietorship;
- Contractor has fewer than ten (10) employees; OR
- Contractor is a non-profit organization.

Pursuant to A.R.S. § 35-394, the State of Arizona prohibits a public entity from entering into or renewing a contract with a company unless the contract includes written certification that the company does not use the forced labor, or any goods or services produced by the forced labor, of ethnic Uyghurs in the People's Republic of China.

Under A.R.S. §35-394:

1. "Company" means an organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company or other entity or business association, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate, that engages in for-profit activity and that has ten or more full-time employees.

2. "Public entity" means this State, a political subdivision of this State or an agency, board, commission or department of this State or a political subdivision of this State.

In compliance with A.R.S. §§ 35-394 et seq., all offerors must select one of the following:

☒	The Company submitting this Offer does not use, and agrees not to use during the term of the contract, any of the following: • Forced labor of ethnic Uyghurs in the People's Republic of China; • Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or • Any Contractors, Subcontractors, or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
☐	The Company submitting this Offer **does** participate in use of Forced Uyghurs Labor as described in A.R.S. § 35-394.
☐	**Exempt Contractor.** Indicate which of the following statements applies to this Contractor (may be more than one): ☐ Contractor is a sole proprietorship; ☐ Contractor has fewer than ten (10) employees; and/or ☐ Contractor is a non-profit organization.

Sands Motor Company
Company Name

5418 NW Grand Avd.
Address

Glendale, AZ 85301
City State Zip

Signature of Person Authorized to Sign

Alan Ray
Printed Name

Sales Manager – Fleet & Commercial
Title

November 5, 2023
Date

Procurement

ARIZONA DEPARTMENT OF TRANSPORTATION
1655 W. Jackson Street, MD 100P
Phoenix, AZ 85007

Contract Amendment Summary

CONTRACTOR: Sands Motor Company	**AMENDMENT NO.: Two (2)**
DESCRIPTION: CTR059324 - New Vehicles Purchases	

Pursuant to the Uniform Terms and Conditions, Section 5, Contract Changes, the above referenced contract is amended. Summary of changes is as follows:

1. Amendment Two (2) to mutually extend this contract from March 17, 2024 through March 16, 2025 unless terminated, canceled or extended as otherwise provided in the contract.

2. The executed SPO205 Forced Labor of Ethnic Uyghurs Ban form is hereby included with this amendment.

3. All other terms, conditions and provisions of this contract remain unchanged.

ARIZONA DEPARTMENT OF TRANSPORTATION
1655 W. Jackson Street, MD 100P
Phoenix, AZ 85007

Contract Amendment Summary

CONTRACTOR: Sands Motor Company	**AMENDMENT NO.: Three (3)**
DESCRIPTION: CTR059324 - New Vehicles Purchases	

Pursuant to the Uniform Terms and Conditions, Section 5, Contract Changes, the above referenced contract is amended. Summary of changes is as follows:

1. Amendment Three (3) to mutually extend this contract from March 17, 2025 through March 16, 2026 unless terminated, canceled or extended as otherwise provided in the contract.

2. All other terms, conditions and provisions of this contract remain unchanged.

ARIZONA DEPARTMENT OF TRANSPORTATION
1655 W. Jackson Street, MD 100P
Phoenix, AZ 85007

Contract Amendment Summary

CONTRACTOR: Sands Motor Company	**AMENDMENT NO.: Four (4)**
DESCRIPTION: CTR059324 - New Vehicles Purchases	

Pursuant to the Uniform Terms and Conditions, Section 5, Contract Changes, the above referenced contract is amended. Summary of changes is as follows:

1. Amendment Four (4) to mutually extend this contract from March 17, 2026 through March 16, 2027 unless terminated, canceled or extended as otherwise provided in the contract.

2. All other terms, conditions and provisions of this contract remain unchanged.

ADOT Procurement

Offer Response Form for New Vehicle Purchases Revision Two (2)

Please respond to the following items according to the instructions below. Each response should demonstrate the Offeror's ability to satisfy the Specifications requirements. Failure to respond may negatively impact the option to award.

NOTE: changes made to section 1.4 Delivery Fees as follows: "X" placed in box for each county, Maricopa County delivery charge revised to "None"

1.1. The Contractor shall provide the goods/services described in any or all of the contract categories. Indicate the categories that apply to your offer:

- X **Category One: Phase One (1) Vehicle Purchases**
- X **Category Two: Phase Two (2) Vehicle Purchases**
- X **Category Three: FTA Funded Vehicles**

1.2 PHASE ONE (1) Pricing for New Vehicle Purchases: Price List: (Any manufacturer available by Offeror shall be written in below which includes all optional equipment) Price shall be a fixed percentage off MSRP. The detailed price list for each available model will be sent to the Procurement Officer as they become available during the contract term. If multiple level discounts apply for that specific category, you may provide the minimum percentage. *Detailed price lists will not be required at the time of Proposal submittal.* Do not provide pricing on any other format other than what is provided below:

Phase One (1) Manufacture/Category (i.e. Silverado, F150, RAM 1500, Focus, Cruze, Dart etc.) Per Minimum Specifications	**Percentage (%) Off of Manufacture Retail Price (MSRP)**
Silverado Medium Duty 4500HD-5500HD 14,001 # to 19,500 # GVWR 2WD & 4WD	7%
Low Cab Forward 3500, 4500 Gas, 12,000# - 14,500# GVWR	21%
Low Cab Forward 4500HD, 4500XD, 5500HD, 5500XD Diesel, 14,500# - 19,500# GVWR	21%
Silverado Pickup 1500 Reg. Cab, Double Cab, Crew Cab, 2WD & 4WD	5.5%
Silverado 2500 – 3500 HD, Reg Cab, Double Cab, Crew Cab 2WD & 4WD	7.3%
Colorado	5%
Tahoe, Suburban	7%
Express Cargo Van Express Passenger Van Express Cutaway Van	7.5%
Blazer	5.25%
Camaro	5.75%
Malibu	5.05%
Bolt EV Bolt EUV	5%

Traverse	6%
Spark	2.5%
Equinox	5.75%
Trailblazer	4%
Trax	4%

1.3 PHASE TWO (2) Pricing for New Vehicle Purchases: (Any manufacturer available by Offeror shall be written in below which includes all optional equipment) Price shall be a fixed percentage off MSRP. The detailed price list for each available model will be sent to the Procurement Officer as they become available during the contract term. If multiple level discounts apply for that specific category, you may provide the minimum percentage. *Detailed price lists will not be required at the time of Proposal submittal.* Do not provide pricing on any other format other than what is provided below:

Note: We are unable to offer discounts on vehicles sold from inventory, at this time.

Phase One (1) Manufacture/Category (i.e. Silverado, F150, RAM 1500, Focus, Cruze, Dart etc.) Per Minimum Specifications	**Percentage (%) Off of Manufacture Retail Price (MSRP)**
Silverado Medium Duty 4500HD-5500HD 14,001 # to 19,500 # GVWR 2WD & 4WD	0%
Low Cab Forward 3500, 4500 Gas, 12,000# - 14,500# GVWR	0%
Low Cab Forward 4500HD, 4500XD, 5500HD, 5500XD Diesel, 14,500# - 19,500# GVWR	0%
Silverado Pickup 1500 Reg. Cab, Double Cab, Crew Cab, 2WD & 4WD	0%
Silverado 2500 – 3500 HD, Reg Cab, Double Cab, Crew Cab 2WD & 4WD	0%
Colorado	0%
Tahoe, Suburban	0%
Express Cargo Van Express Passenger Van Express Cutaway Van	0%
Blazer	0%
Camaro	0%
Malibu	0%
Bolt EV Bolt EUV	0%

Traverse	0%
Spark	0%
Equinox	0%
Trailblazer	0%
Trax	0%

1.4 Delivery Fees: If the contractor offers delivery for the following counties, they must be indicate and include any delivery fee associated with those areas as applicable.

County	Delivery Fee $	County	Delivery Fee $	County	Delivery Fee $
X Apache	$959	X Greenlee	$893	X Pima	$546
X Cochise	$721	X La Paz	$473	X Pinal	$333
X Coconino	$627	X Maricopa	None	X Santa Cruz	$665
X Gila	$483	X Mohave	$571	X Yavapai	$336
X Graham	$623	X Navajo	$826	X Yuma	$511

1.5 Evaluation Pricing: The Contractor shall submit pricing for the following Vehicles. The vehicles listed which is representative of the scope of work that will be performed under this Contract, and therefore constitutes a fair method for determining price fair and reasonable:

1.5.1 Phase One (1) Evaluation Pricing:

Estimated Usage Quantity	**PHASE ONE (1) Base Model Vehicle**	**Base Price for Phase One (1)**	**Additional Information**
75	Sports Utility Vehicle (SUV) *(base model)* Per Minimum Specifications	**$25,599.38**	2022 Chevrolet Equinox (1XP26) FWD 4dr LS , *before GM bid assistance*
25	One (1) Ton Cargo Van *(base model)* Per Minimum Specifications	$35,081.03	2022 Chevrolet 3500 Cargo Van, Model CG33405, *before GM bid assistance*
50	1/2 Ton Truck Regular Cab *(base model)* Per Minimum Specifications	$30,667.49	2022 Chevrolet Silverado1500 2WD Regular Cab Standard Box WT, *before GM bid assistance*

1.5.2. Phase Two (2) Evaluation Pricing:

Estimated Usage Quantity	PHASE TWO (2) Base Model Vehicle	Base Price for Phase TWO (2)	Additional Information
25	Sports Utility Vehicle (SUV) *(base model)* Per Minimum Specifications	$27,161.25	2022 Chevrolet Equinox (1XP26) FWD 4dr LS , *before GM bid assistance*
15	One (1) Ton Cargo Van *(base model)* Per Minimum Specifications	$38,9sa37.00	2022 Chevrolet 3500 Cargo Van, *before GM bid assistance*
25	1/2 Ton Truck Regular Cab *(base model)* Per Minimum Specifications	$33,390.64	2022 Chevrolet Silverado1500 2WD Regular Cab Standard Box WT, *before GM bid assistance*

Sands CHEVROLET

Date: **08/31/2026 3:45 PM**
Salesperson: **Christopher Sollars Arturo Cervantes**
Manager: **Christopher Sollars**

FOR INTERNAL USE ONLY

BUSINESS NAME *City of Flagstaff* Home Phone:
CONTACT

Address : *211 W ASPEN*
FLAGSTAFF, AZ 86001
Coconino
Work Phone: *(928) 213-2165*

E-Mail : *jennifer.brown@flagstaffaz.gov* Cell Phone:

VEHICLE

Stock # : New / Used : *New* VIN : Mileage : *0*
Vehicle : *2026 Chevrolet* Silverado EV Color :
Type :

TRADE IN

Payoff : VIN : Mileage :
Vehicle : Color :
Type :

Selling Price		69,235.00
	tint	495.00
	2 extra keys	695.00
GTR 59324	state bid assistance	-10,000.00
Total Purchase		60,425.00
Trade Allowance		
Trade Difference		
Tax		5,136.12
Trade Payoff		
Cash Deposit		
Balance		65,561.12

Customer Approval: _____ Management Approval: _____

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

Sands CHEVROLET

Date: *09/03/2026 8:43 AM*
Salesperson: *Arturo Cervantes*
Manager: *Arturo Cervantes*

FOR INTERNAL USE ONLY

BUSINESS NAME *City of Flagstaff* Home Phone:
CONTACT

Address : *211 W ASPEN*
FLAGSTAFF, AZ 86001
Coconino
Work Phone: *(928) 213-2165*

E-Mail : *jennifer.brown@flagstaffaz.gov* Cell Phone:

VEHICLE

Stock # : New / Used : *New* VIN : Mileage : *0*

Vehicle 2027 CHEVY BLAZER EV Color : WHITE

Type : LT AWD

TRADE IN

Payoff : VIN : Mileage :

Vehicle : Color :

Type :

Selling Price		49,495.00
	tint	495.00
	2 Extra Keys	695.00
CTR 59324	State Bid Assistance	-10,000.00
Total Purchase		40,685.00
Trade Allowance		
Trade Difference		
Tax		3,458.22
Trade Payoff		
Cash Deposit		
Balance		44,143.22

Customer Approval: _____ Management Approval: _____

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Nathan Naliborski, Fleet Manager

Co-Submitter: Jen Brown

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Approval of Contract: Purchase Contract with San Tan Auto Partners, LLC, for nine (9) most current available model year Ford Police Hybrid Police Interceptor Utility (PIU's) vehicles in the amount of $449,292.15, including fees and taxes.

STAFF RECOMMENDED ACTION:

Approve the Purchase Contract with San Tan Auto Partners, LLC, for nine (9) most current available model year Ford Police Interceptor Utility Hybrid vehicles in the amount of $449,292.15, including all taxes and fees, and authorize the City Manager to execute the necessary documents.

Executive Summary:

Staff recommends purchasing nine (9) Ford Police Interceptor Utility Hybrid vehicles from San Tan Auto Partners, LLC, to replace nine (9) patrol vehicles which have reached the end of their service life. The City issued an Invitation for Bids (2027-241) and received 7 bids. San Tan Auto Partners submitted the lowest responsive and responsible bid and met all specifications and solicitation requirements. The Fleet Management Committee reviewed and approved these replacements under the City's fleet replacement program consistent with the City's fleet replacement strategy. This purchase follows the City Fleet and Equipment Directive which requires all Divisions, including public safety, to evaluate fully electric vehicles first, then plug-in hybrid, then hybrid, with internal combustion as the final option. A fully electric patrol vehicle does not currently meet operational needs because there is no fast charging infrastructure available and the City's patrol electric vehicle evaluation process is still underway. The Ford Police Interceptor Utility Hybrid was selected as the best option given the lack of charging infrastructure and that these vehicles are operating 24/7 365 days per year. The total cost of $449,292.15 is within the $509,000 budgeted for this purchase.

Financial Impact:

Project Name: Purchase of nine (9) Ford Police Interceptor Utility Hybrid Patrol Vehicles
Cost: $449,292.15
Account Number Budgeted: 001-04-061-0221-2-4401
FY 2027 Budgeted Amount: $547,000.00
Funding Source: General Fund, Fleet Replacement Fund
Vehicle Costs:
Price per unit: $45,900.00 Vehicle Purchase x 9: $413,100.00
Taxes and Fees: $36,192.15
Total: $449,292.15

Policy Impact:

None

Previous Council Decision or Community Discussion:

None

Options and Alternatives to Recommended Action:

1. Approve contract as recommended.
2. Approve a purchase of fewer than (9) vehicles from San Tan Auto Partners.
3. Deny the request to purchase and provide staff with alternative options.

Background and History:
The City of Flagstaff regularly evaluates the condition, age, mileage, maintenance history, and operational reliability of fleet assets through the City's adopted fleet replacement program and Fleet & Equipment Directive. Police vehicles experience high utilization rates, extended idle times, and demanding operating conditions that accelerate wear and increase maintenance costs over the life of the vehicle. Timely replacement of these units is necessary to maintain dependable public safety operations and minimize vehicle downtime. Vehicle replacement requests are reviewed through the City's established fleet replacement process to ensure they meet fleet replacement guidelines, operational requirements, life cycle expectations, and budget considerations.

Requests are presented to and reviewed by the Fleet Management Committee (FMC), which evaluates fleet needs, replacement eligibility, operational impacts, and alignment with the City's overall fleet strategy prior to approval. To support the ongoing replacement of aging police fleet vehicles, the City issued an Invitation for Bids (IFB) for the purchase of nine (9) Ford Police Interceptor Utility Hybrid Patrol Vehicles. The solicitation process was conducted in accordance with the City's procurement policies and procedures to ensure a competitive and transparent bidding process. Following review of the submitted bids, San Tan Auto Partners was identified as the lowest responsive and responsible bidder, meeting all required specifications and solicitation requirements. The proposed purchase amount for the vehicles is $413,100.00, with applicable fees and taxes at $36,192.15, for a total cost of $449,292.15. The replacement of these vehicles supports the City's commitment to maintaining a safe, reliable, and operationally effective fleet for police services while reducing the risks associated with aging and high-mileage equipment.

Procurement: Confirms that San Tan Auto Partners was the lowest responsive, responsible bidder. JL

Connection to PBB Priorities and Objectives:
Personnel: Attract and Retain Quality Staff
Transportation and Other Public Infrastructure: Replace aging infrastructure
High-Performing Governance: Serve the public by providing high-quality customer service. Be an inclusive employer of choice by providing employees with the necessary tools, training, support, and compensation.

Connection to Regional Plan:
Goal PF.3. Provide high-quality emergency response and public safety services including law enforcement, fire, medical and ambulance service.

Connection to Carbon Neutrality Plan:
The Flagstaff Police Department and Fleet Services prioritize hybrid and alternative fuel vehicles for patrol when they are available and operationally feasible. Hybrid patrol vehicles can power onboard equipment from the battery while the engine shuts off at idle. That reduces fuel use and emissions during the long idle periods common in patrol work, with no loss of operational capability.

Connection to 10-Year Housing Plan:
None

Connection to Division Specific Plan:
None

Attachments: San Tan Ford Bid

Contract
Fleet Selection Process
Presentation

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Client Proposal

Prepared by:
Joe Sanchez
Office: 480-621-3741
Email: joesanchez@santanford.com
Quote ID: 2027-241
Date: 08/27/2026

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Re: Quote ID 2027-241 08/27/2026

Dear Josh ,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

Government Fleet Director Joe Sanchez
480-621-3741
joesanchez@santanford.com

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

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Warranty	25

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

As Configured Vehicle

Code	WERS	Description

Base Vehicle

K8A	Base Vehicle Price (K8A)

Packages

500A	Order Code 500A *Includes:* *- Engine: 3.3L V6 Direct-Injection Hybrid System* *136-MPH top speed. Police-calibrated.* *- Transmission: 10-Speed Automatic* *Includes manual police pursuit mode (steering wheel execution).* *- 3.73 Axle Ratio* *- Tires: 255/60R18 as BSW* *- Wheels: 18" X 8" 5-Spoke Painted Black Steel* *Includes black (MIC) wheel-lip molding, polished stainless steel hub cover and center caps.* *- Unique HD Cloth Front Bucket Seats w/Vinyl Rear* *Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger manual seat with 2-way manual recline and 2-way manual lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.* *- Radio: AM/FM/MP3 Capable* *Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).* *- SYNC Phoenix Communication & Entertainment System* *Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.*

Emissions

423	50-State Emissions System Not Required *Control code for units either shipped to or ordered by dealers in California emission states for registration in non-California emission state locations. In Maine, Rhode Island and Vermont, dealers cannot use this code to order vehicles for customers in non-California emission state locations (except state public service/emergency - 936).*

Powertrain

99W	Engine: 3.3L V6 Direct-Injection Hybrid System *136-MPH top speed. Police-calibrated.*
44B	Transmission: 10-Speed Automatic *Includes manual police pursuit mode (steering wheel execution).*
STDAX	3.73 Axle Ratio

Wheels & Tires

STDTR	Tires: 255/60R18 as BSW
STDWL	Wheels: 18" X 8" 5-Spoke Painted Black Steel

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

As Configured Vehicle (cont'd)

Code	WERS	Description

Includes black (MIC) wheel-lip molding, polished stainless steel hub cover and center caps.

Seats & Seat Trim

9 — Unique HD Cloth Front Bucket Seats w/Vinyl Rear

Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger manual seat with 2-way manual recline and 2-way manual lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.

Other Options

PAINT — Monotone Paint Application

119WB — 119" Wheelbase

STDRD — Radio: AM/FM/MP3 Capable

Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).

Includes:
- SYNC Phoenix Communication & Entertainment System
Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.

66A — Front Headlamp Lighting Solution

Recommend using ultimate wiring package (67U).

Includes LED low beam/high beam headlamp, wig-wag function and (2) red/blue/white LED side warning lights in each headlamp (factory configured: driver's side white/red/passenger side white/blue). Wiring and LED lights included (in headlamps only; grille lights not included). Controller not included.

Includes:
- Grille LED Lights, Siren & Speaker Pre-Wiring

67U — Ultimate Wiring Package

Recommend police wire harness connector kit (67V).

Includes wiring harness instrument panel to rear cargo area (overlay), (2) light cables - supports up to (6) LED lights (engine compartment/grille), (1) 10-amp siren/speaker circuit engine compartment and rear hatch/cargo area wiring - supports up to (6) rear LED lights. Does not include LED lights, side connectors or controller.

Includes:
- Rear Console Plate
Contours through 2nd row; channel for wiring.
- Grille LED Lights, Siren & Speaker Pre-Wiring

153 — Front License Plate Bracket

51P — Driver Only Spot Lamp Prep Kit

Recommended if you plan to add spot lamps due to high strength a-pillar tubes.

Does not include spot lamp housing and bulb.

52P — Hidden Door-Lock Plunger

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

As Configured Vehicle (cont'd)

Code	WERS	Description
		Includes: *- Rear-Door Controls Inoperable* *Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.*
68G		Rear-Door Controls Inoperable *Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.*
85R		Rear Console Plate *Contours through 2nd row; channel for wiring.*

Fleet Options

WARANT		Fleet Customer Powertrain Limited Warranty Requires valid FIN code. *Ford is lengthening the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Fleets must have a valid Fleet Identification Number (FIN code) to receive the warranty and the vehicle must be sold with a fleet sales type.*

Exterior Color

UM_01		Agate Black

Interior Color

9W_01		Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Pricing Summary - Single Vehicle

Vehicle Pricing

	MSRP
Base Vehicle Price	$49,050.00
Options	$1,950.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$1,795.00
Subtotal	$52,795.00

Pre-Tax Adjustments

Code	Description	MSRP
Discount	San Tan Ford Vehicle Discount	-$6,895.00
Subtotal		$45,900.00

Sales Taxes

Code	Description	MSRP
State Tax	Arizona State Sales Tax	$2,891.70
City Tax 2	Gilbert Sales Tax	$918.00
Subtotal		$49,709.70

Post-Tax Adjustments

Code	Description	MSRP
Tire Tax-2	Tire Tax	$11.65
$2.33 per Tire		
Shipping	Shipping from Gilbert to Flagstaff	$200.00
Subtotal		$49,921.35
Total		$49,921.35

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Pricing Summary - Single Vehicle

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Pricing Summary - Multiple Vehicles

Vehicle Quantity: 9

Vehicle Pricing

	MSRP
Base Vehicle Price	$441,450.00
Options	$17,550.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$16,155.00
Subtotal	$475,155.00

Pre-Tax Adjustments

Code	Description	MSRP
Discount	San Tan Ford Vehicle Discount	-$62,055.00
Subtotal		$413,100.00

Sales Taxes

Code	Description	MSRP
State Tax	Arizona State Sales Tax	$26,025.30
City Tax 2	Gilbert Sales Tax	$8,262.00
Subtotal		$447,387.30

Post-Tax Adjustments

Code	Description	MSRP
Tire Tax-2	Tire Tax	$104.85
$2.33 per Tire		
Shipping	Shipping from Gilbert to Flagstaff	$1,800.00
Subtotal		$449,292.15
Total		$449,292.15

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Pricing Summary - Multiple Vehicles

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs

Dimensions

- Conventional Capacity: 5,000 lbs.
- GCWR: 10,500 lbs.
- Vehicle body length: 198.8"
- Vehicle body width: 82.6"
- Vehicle body height: 69.4"
- Wheelbase: 119.1"
- Front track: 66.9"
- Rear track: 66.9"
- Interior rear cargo volume: 52.3 cu.ft.
- Interior rear cargo volume with seats folded: 90.6 cu.ft.
- Max interior rear cargo volume: 90.6 cu.ft.
- Total passenger volume: 118.0 cu.ft.
- Headroom first-row: 40.7"
- Headroom second-row: 40.4"
- Leg room first-row: 43.0"
- Leg room second-row: 40.7"
- Shoulder room first-row: 61.8"
- Shoulder room second-row: 61.3"
- Hip room first-row: 59.3"
- Hip room second-row: 59.1"

Powertrain

- Spark ignition system
- 3.3L V-6 port/direct injection, DOHC, variable valve control, engine with 285HP
- Engine cylinders: V-6
- Horsepower: 285 HP@6500 RPM
- Torque: 260 lb.-ft.@4000 RPM
- Engine oil cooler
- Heavy-duty radiator
- 10-speed automatic
- Automatic full-time AWD
- All-wheel drive
- Recommended fuel: regular gasoline
- Easy Fuel capless fuel filler
- All-speed ABS and driveline traction control
- Permanent locking hub control
- 318.0 hybrid net horsepower
- Hybrid torque 322.0 lbs.-ft.

Fuel Economy and Emissions

- Gasoline secondary fuel type
- ULEV II emissions

Suspension and Handling

- Standard ride suspension
- Gas-pressurized front shock absorbers
- Gas-pressurized rear shock absorbers

Driveability

- 4-wheel disc brakes
- Front and rear ventilated disc brakes
- 4-wheel antilock (ABS) brakes
- Four channel ABS brakes
- Regenerative brakes
- Brake assist system
- Hill start assist
- Independent front suspension
- Strut front suspension
- Front anti-roll bar
- Front coil springs
- Independent rear suspension
- Rear anti-roll bar
- Multi-link rear suspension
- Electric power-assist steering system
- Rack-pinion steering
- 2-wheel steering system

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Body Exterior

- Trailer wiring harness
- Monotone paint
- Black wheel well trim
- Black door handles
- Body-coloured front bumper
- Body-coloured rear bumper
- Black rear bumper rub strip
- Convex spotter in driver and passenger side door mirrors
- Black door mirrors
- Conventional right rear passenger door
- P255/60RW18 AS BSW front and rear tires
- 4 doors
- Body-coloured bodyside cladding
- Black side window trim
- Black windshield trim
- Front tow hook
- Black front bumper rub strip
- Black grille
- Standard style side mirrors
- Conventional left rear passenger door
- Liftgate rear cargo door
- 18 x 8-inch front and rear black steel wheels

Convenience

- Power door locks
- Power tailgate/rear door lock
- Day/Night rearview mirror
- Cargo area tray/organizer
- Power cargo area access release
- Fixed rear windshield
- Locking glove box
- Dashboard storage
- Trip computer
- Keyfob activated door locks
- Cruise control with steering wheel mounted controls
- Power first-row windows
- Driver foot rest
- Rear window defroster
- Yes rear windshield wipers
- Driver and passenger door bins
- Retained accessory power

Comfort

- Automatic climate control
- Rear climate control system
- Rear under seat climate control ducts
- Full headliner coverage
- Full floor coverage
- Carpet rear seatback upholstery
- Manual tilting steering wheel
- Dual-zone front climate control
- Cabin air filter
- Cloth headliner material
- Full vinyl floor covering
- Vinyl rear seat upholstery
- Urethane steering wheel
- Manual telescopic steering wheel

Seats and Trim

- Seating capacity: 5
- Driver seat with 6-way directional controls
- Height adjustable front seat head restraints
- Manual reclining driver seat
- Power driver seat fore/aft control
- Bucket front seats
- Front passenger seat with 4-way directional controls
- Manual front seat head restraint control
- Power height adjustable driver seat
- Manual reclining passenger seat

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

- Manual passenger seat fore/aft control
- Height adjustable rear seat head restraints
- Manual driver seat lumbar
- Cloth front seat upholstery
- Fixed rear seats
- Split-bench rear seat
- Manual front passenger seat lumbar

Entertainment Features

- 1 total number of 1st row displays
- Primary touchscreen display
- AM/FM
- AM radio
- Seek scan
- External memory control
- Speakers number: 4
- Voice activated audio controls
- Bluetooth wireless audio streaming
- 8 inch primary display
- AM/FM stereo radio
- In-vehicle audio
- FM radio
- Auxiliary input jack
- Standard grade speakers
- Steering wheel mounted audio controls
- Speed sensitive volume
- Integrated roof audio antenna

Lighting, Visibility and Instrumentation

- Metal-look instrument panel insert
- Trip odometer
- Digital clock
- Redundant digital speedometer
- Tachometer
- Engine hour meter
- Gauge cluster display size (inches): 12.30
- Projector beam headlights
- Auto on/off headlight control
- DRL preference setting
- Speed sensitive wipers
- Rear reading lights
- Daytime running lights
- LED brake lights
- Digital/analog instrumentation display
- Full gauge cluster screen
- Compass
- Driver information center
- Engine/electric motor temperature gauge
- Traction battery level gauge
- Deep tinted windows
- LED low and high beam headlights
- Multiple enclosed headlights
- Variable intermittent front windshield wipers
- Front reading lights
- Variable instrument panel light
- High mounted center stop light

Technology and Telematics

- Vehicle integrated emergency SOS system
- Apple CarPlay/Android Auto smart device mirroring
- 2 USB ports
- Bluetooth handsfree wireless device connectivity
- Fleet Telematics Modem selective service internet access

Safety and Security

- Driver front impact airbag
- Curtain first and second-row overhead airbags
- Seat mounted side impact driver airbag
- Passenger front impact airbag

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

- Seat mounted side impact front passenger airbag
- Passenger side knee airbag
- Rear seat center 3-point seatbelt
- Front seatbelt pretensioners
- Fleet Telematics Modem vehicle tracker
- BLIS (Blind Spot Information System)
- Rear Cross-Traffic Braking collision mitigation
- External acoustic pedestrian alert
- Electronic stability control system with anti-rollover
- Manual rear child safety door locks
- Airbag occupancy sensor
- 7 airbags
- Front height adjustable seatbelts
- 2 seatbelt pre-tensioners
- Security system
- Pre-Collision Assist with Pedestrian Detection
- Pre-Collision Assist with Pedestrian Detection
- Rear camera with washer
- Reverse Sensing System rear parking sensors

Dimensions

General Weights

Curb weight	5,090 lbs.	GVWR	6,840 lbs.
Payload	1,500 lbs.		

Trailering Weights

Conventional capacity	5,000 lbs.	GCWR	10,500 lbs.

Off Road

Min ground clearance	7.5"	Loading floor height	30.9 "
Approach angle	19.3	Departure angle	21.4

Exterior Measurements

Vehicle body length	198.8"	Vehicle body width	82.6"
Vehicle body height	69.4"	Wheelbase	119.1"
Front track	66.9"	Rear track	66.9"

Interior Measurements

Interior rear cargo volume	52.3 cu.ft.	Max interior rear cargo volume	90.6 cu.ft.
Interior cargo area max width	47.9 "	Interior rear cargo volume with seats folded	90.6 cu.ft.
Length to rear seat	46.2 "		

Interior Volume

Total passenger volume	118.0 cu.ft.

Headroom

Headroom first-row	40.7"	Headroom second-row	40.4"

Legroom

Leg room first-row	43.0"	Leg room second-row	40.7"

Shoulder Room

Shoulder room first-row	61.8"	Shoulder room second-row	61.3"

Hip Room

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Hip room first-row	59.3"	Hip room second-row	59.1"

Powertrain

Engine

Engine	3.3L V-6 port/direct injection, DOHC, variable valve control, engine with 285HP	Valves per cylinder	4
Engine cylinders	V-6	Engine location	Front mounted engine
Ignition	Spark ignition system	Engine mounting direction	Longitudinal mounted engine
Engine block material	Iron engine block	Cylinder head material	Aluminum cylinder head

Engine Specs

Displacement	3.3L	cc	204 cu.in.
Bore	3.56"	Stroke	3.41"
Compression ratio	12.0		

Engine Power

Horsepower	285 HP@6500 RPM	Torque	260 lb.-ft.@4000 RPM

Alternator

Alternator amps	220A	Alternator type	Hybrid starter generator alternator

Battery

Battery amps	92Ah	Battery type	HD lead acid battery
Battery rating	850CCA		

Engine Extras

Engine cooler	Engine oil cooler	Radiator	Heavy-duty radiator

Transmission

Transmission	10-speed automatic	Overdrive transmission	Overdrive transmission
Lock-up transmission	Lock-up transmission	First gear ratio	4.696
Second gear ratio	2.985	Third gear ratio	2.146
Fourth gear ratio	1.769	Fifth gear ratio	1.52
Sixth gear ratio	1.275	Reverse gear ratio	4.866
Seventh gear ratio	1	Eighth gear ratio	0.854
Ninth gear ratio	0.689	Tenth gear ratio	0.636
Selectable mode transmission	Selectable mode transmission	Transmission oil cooler	Transmission oil cooler

Drive Type

4WD type	Automatic full-time AWD	Drive type	All-wheel drive

Drivetrain

Axle ratio	3.73		

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Exhaust

Tailpipe ..... Stainless steel dual exhaust

Fuel

Fuel type ..... regular gasoline

Fuel Tank

Capless fuel filler ..... Easy Fuel capless fuel filler

Fuel tank capacity ..... 18.99 gal.

Drive Feature

Traction control ..... All-speed ABS and driveline traction control

Locking hub control ..... Permanent locking hub control

Electric Powertrain

Hybrid torque ..... Hybrid torque 322.0 lbs.-ft.

Hybrid net horsepower ..... 318.0 hybrid net horsepower

Number of electric motors 1

Electric powertrain ..... HEV (hybrid electric vehicle)

Electric motor 1 location ..... Front electric motor location

Electric Vehicle Battery Pack

Traction battery type ..... lithium ion (Li-ion)

Gross traction battery capacity ..... 1.5 kWh gross traction battery capacity

Traction battery output ..... Traction battery output 35.0 kW

Provisions

Provisions ..... Police/fire provisions

Fuel Economy and Emissions

Fuel Economy

Secondary fuel type ..... Gasoline secondary fuel type

Emissions

Emissions ..... ULEV II emissions

Emissions tiers ..... Tier 2 Bin 5 emissions

* **Emissions extras exemption** **Emissions extras not required**

Suspension and Handling

Suspension

Suspension ..... Standard ride suspension

Front shock absorbers ..... Gas-pressurized front shock absorbers

Rear shock absorbers ..... Gas-pressurized rear shock absorbers

Driveability

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Brakes

Brake type	4-wheel disc brakes	Ventilated brakes	Front and rear ventilated disc brakes
ABS brakes	Four channel ABS brakes	ABS brakes	4-wheel antilock (ABS) brakes

Brake Assistance

Hill start assist	Hill start assist	Brake assist system	Brake assist system

Front Suspension

Front anti-roll	Front anti-roll bar	Suspension ride type front	Independent front suspension
Suspension type front	Strut front suspension		

Front Spring

Regular front springs	Regular front springs	Springs front	Front coil springs

Rear Spring

Springs rear	Rear coil springs	Rear springs	Regular grade rear springs

Rear Suspension

Rear anti-roll	Rear anti-roll bar	Suspension type rear	Multi-link rear suspension
Suspension ride type rear	Independent rear suspension		

Steering

Steering	Electric power-assist steering system	Steering type	Rack-pinion steering
Steering type number of wheels	2-wheel steering system		

Exterior

Front Wheels

Front wheels diameter	18"	Front wheels width	8"

Rear Wheels

Rear wheels diameter	18"	Rear wheels width	8"

Front And Rear Wheels

Appearance	black	Material	steel

Front Tires

Aspect	60	Diameter	18"
Sidewalls	BSW	Speed	W
Tread	AS	Type	P
Width	255mm		

Rear Tires

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Aspect	60	Diameter	18"
Sidewalls	BSW	Speed	W
Tread	AS	Type	P
Width	255mm		

Body Exterior

Trailering

Towing class	Class III tow rating	Towing hitch	Trailer hitch
Towing wiring harness	Trailer wiring harness		

Exterior Features

Number of doors	4 doors	* **License plate front bracket**	**Front license plate bracket**

Body

Body panels	Galvanized steel and aluminum body panels with side impact beams

Mirrors

Convex spotter	Convex spotter in driver and passenger side door mirrors

Spare Tire

Spare tire	Full-size spare tire with steel wheel	Spare tire location	Spare tire mounted under the cargo floor

Aerodynamics

Spoiler	Rear lip spoiler

Wheels

Wheel covers	Wheel hub covers

Convenience

Door Locks

Door locks	Power door locks	Keyfob door locks	Keyfob activated door locks
Tailgate control	Power tailgate/rear door lock		

Cruise Control

Cruise control	Cruise control with steering wheel mounted controls

Rear View Mirror

Day/Night rearview mirror	Day/Night rearview mirror

Exterior Mirrors

Door mirrors	Power door mirrors	Folding door mirrors	Manual folding door mirrors

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Front Side Windows

First-row windows ..... Power first-row windows

Overhead Console

Overhead console ..... Mini overhead console
Overhead console storage ..... Overhead console storage

Driver Visor

Visor driver mirror ..... Driver visor mirror

Passenger Visor

Visor passenger mirror ..... Passenger visor mirror

Power Outlets

12V power outlets ..... 2 12V power outlets

Cargo Features

Cargo tie downs ..... Cargo area tie downs
Cargo light ..... Cargo area light

Cargo Trim

Cargo floor type ..... Carpet cargo area floor

Pedals

Driver foot rest ..... Driver foot rest

Remote Releases

Cargo access ..... Power cargo area access release

Rear Windshield

Rear window defroster ..... Rear window defroster
Rear windshield ..... Fixed rear windshield
Rear windshield wipers ..... Yes rear windshield wipers

Storage

Door bins front ..... Driver and passenger door bins
Glove box ..... Locking glove box
Dashboard storage ..... Dashboard storage

Windows Feature

One-touch up window ..... Driver and passenger one-touch up windows
One-touch down window ..... Driver and passenger one-touch down windows

Windows Rear Side

Second-row windows ..... Power second-row windows
Third-row windows ..... Fixed third-row windows

Miscellaneous

Trip computer ..... Trip computer
Accessory power ..... Retained accessory power

Comfort

Climate Control

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Climate control: Automatic climate control
Dual-zone front climate control: Dual-zone front climate control
Cabin air filter: Cabin air filter
Rear climate control: Rear climate control system
Rear under seat ducts: Rear under seat climate control ducts

Headliner

Headliner material: Cloth headliner material
Headliner coverage: Full headliner coverage

Door Trim

Door panel insert: Metal-look door panel insert

Floor Trim

Floor covering: Full vinyl floor covering
Floor coverage: Full floor coverage

Second-Row Seat Trim

Rear seat upholstery: Vinyl rear seat upholstery
Rear seatback upholstery: Carpet rear seatback upholstery

Steering Wheel

Steering wheel material: Urethane steering wheel
Steering wheel telescopic: Manual telescopic steering wheel
Steering wheel tilt: Manual tilting steering wheel

Seats and Trim

Seat Capacity

Seating capacity: 5

Front Seats

Driver seat direction: Driver seat with 6-way directional controls
Height adjustable driver seat: Power height adjustable driver seat
Driver seat fore/aft control: Power driver seat fore/aft control
Passenger seat direction: Front passenger seat with 4-way directional controls
Split front seats: Bucket front seats
Reclining passenger seat: Manual reclining passenger seat
Passenger seat fore/aft control: Manual passenger seat fore/aft control
Front head restraints: Height adjustable front seat head restraints
Front head restraint control: Manual front seat head restraint control
Reclining driver seat: Manual reclining driver seat

Rear Seats

Bench seats: Split-bench rear seat
Rear seats fixed or removable: Fixed rear seats
Folding second-row seats: 35-30-35 folding rear seats
Rear seat direction: Front facing rear seat
Rear seat folding position: Fold forward rear seatback
Rear head restraints: Height adjustable rear seat head restraints

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Rear head restraint control ... Manual rear seat head restraint control
Number of rear head restraints ... 3 rear seat head restraints

Lumbar Seats

Driver lumbar ... Manual driver seat lumbar
Front passenger lumbar ... Manual front passenger seat lumbar

Front Seat Trim

Front seat upholstery ... Cloth front seat upholstery
Front seatback upholstery ... Vinyl front seatback upholstery

Interior Accents

Interior accents ... Metal-look interior accents

Gearshifter Material

Gearshifter material ... Urethane gear shifter material

Entertainment Features

Displays

Primary touchscreen display ... Primary touchscreen display
Number of first-row displays ... 1 total number of 1st row displays
Primary display size ... 8 inch primary display

Radio Features

Aux input jack ... Auxiliary input jack
External memory ... External memory control
Seek scan ... Seek scan

Speakers

Speakers ... Standard grade speakers
Speakers number ... 4

Audio Features

Steering mounted audio control ... Steering wheel mounted audio controls
Speed sensitive volume ... Speed sensitive volume
Voice activated audio ... Voice activated audio controls
Wireless streaming ... Bluetooth wireless audio streaming

Lighting, Visibility and Instrumentation

Instrument Panel Trim

Panel insert ... Metal-look instrument panel insert

Instrumentation

Trip odometer ... Trip odometer
Instrumentation display ... Digital/analog instrumentation display

Instrumentation Displays

Speedometer ... Redundant digital speedometer
Driver information center ... Driver information center

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Clock ..... Digital clock
Compass ..... Compass

Instrumentation Gauges

Tachometer ..... Tachometer
Traction battery level gauge ..... Traction battery level gauge
Engine/electric motor temperature gauge ..... Engine/electric motor temperature gauge
Gauge cluster display size (inches) 12.30
Engine hour meter ..... Engine hour meter

Instrumentation Warnings

Engine temperature warning ..... Engine temperature warning
Oil pressure warning ..... Oil pressure warning
Low fuel warning ..... Low fuel warning
Low washer fluid warning ..... Low washer fluid warning
Low brake fluid warning ..... Low brake fluid warning
Battery charge warning ..... Battery charge warning
Headlights on reminder ..... Headlights on reminder
Key in vehicle warning ..... Key in vehicle warning
Door ajar warning ..... Door ajar warning
Trunk warning ..... Rear cargo ajar warning
Service interval warning ..... Service interval indicator
Low tire pressure warning ..... Tire specific low air pressure warning

Glass

Tinted windows ..... Deep tinted windows

Headlights

Headlights ..... LED low and high beam headlights
Headlight type ..... Projector beam headlights
Auto headlights ..... Auto on/off headlight control
Multiple headlights ..... Multiple enclosed headlights
DRL preference setting ..... DRL preference setting

Front Windshield

Wipers ..... Variable intermittent front windshield wipers
Speed sensitive wipers ..... Speed sensitive wipers

Interior Lighting

Variable panel light ..... Variable instrument panel light
Front reading lights ..... Front reading lights
Rear reading lights ..... Rear reading lights

Lights

Running lights ..... Daytime running lights
LED brake lights ..... LED brake lights
High mount stop light ..... High mounted center stop light

Technology and Telematics

Connectivity

Handsfree ..... Bluetooth handsfree wireless device connectivity
Smart device integration ..... Apple CarPlay/Android Auto smart device mirroring
Emergency SOS ..... Vehicle integrated emergency SOS system

Internet Access

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Internet access ... Fleet Telematics Modem selective service internet access

USB Ports

USB ports ... 2 USB ports

Safety and Security

Airbags

Front impact airbag driver ... Driver front impact airbag
Front impact airbag passenger ... Passenger front impact airbag
Front side impact airbag driver ... Seat mounted side impact driver airbag
Occupancy sensor ... Airbag occupancy sensor
Number of airbags ... 7 airbags
Knee airbag ... Passenger side knee airbag
Front side impact airbag passenger ... Seat mounted side impact front passenger airbag
Overhead airbags ... Curtain first and second-row overhead airbags

Seatbelts

3-point seatbelt ... Rear seat center 3-point seatbelt
Seatbelt pretensioners ... Front seatbelt pretensioners
Height adjustable seatbelts ... Front height adjustable seatbelts
Seatbelt pretensioners number ... 2 seatbelt pre-tensioners

Security System

Vehicle tracker ... Fleet Telematics Modem vehicle tracker
Security system ... Security system

Active Driving Assistance

Blind spot ... BLIS (Blind Spot Information System)
Rear collision warning ... Rear Cross-Traffic Braking collision mitigation
External acoustic pedestrian alert ... External acoustic pedestrian alert
Forward collision warning ... Pre-Collision Assist with Pedestrian Detection
Pedestrian detection ... Pre-Collision Assist with Pedestrian Detection

Cameras

Rear camera ... Rear camera with washer

Traction Control

Electronic stability control ... Electronic stability control system with anti-rollover

Parking Sensors

Parking sensors ... Reverse Sensing System rear parking sensors

Occupant Safety

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Child door locks . . Manual rear child safety door locks

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Warranty

Standard Warranty

Basic Warranty

Basic warranty ..... 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty ..... 60 months/100,000 miles

Corrosion Perforation

Corrosion perforation warranty ..... 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty ..... 60 months/60,000 miles

Hybrid/Electric Components Warranty

Hybrid/electric components warranty ..... 96 months/100,000 miles

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MATERIALS PURCHASE CONTRACT

Contract No. 2027-241.0

This Contract by and between the City of Flagstaff, a political subdivision of the State or Arizona (“City”), and San Tan Auto Partners, LLC, an Arizona limited liability company (“Contractor”), shall be effective as of the date of the last signature below. The City and Contractor may be referred to as “Party” or jointly as “Parties.”

RECITALS

WHEREAS, the City desires to receive (9) Current Model Year Ford Police Hybrid Police Interceptor Utility Vehicles (PIU's) ("Materials"); and

WHEREAS, Contractor is able to provide these Materials; and

NOW THEREFORE, in consideration for the mutual promises herein, the Parties agree as follows:

AGREEMENT

1. Scope of Work

1.1 General Description

Contractor shall provide the materials generally described as: (9) Current Model Year Ford Police Hybrid Police Interceptor Utility Vehicles (PIU's).

1.2 Specific Purchase

The specific requirements of the materials to be purchased are identified in the Materials & Price List - Bid 2027-241, attached hereto as *Exhibit A* (the “Materials”).

2. Term and Renewal

2.1 Contract Term

The term of the Contract will conclude upon delivery and acceptance of the Materials by the City.

2.2 Contract Term

The term is for a period of Until Completion years unless terminated pursuant to the provisions of the Contract. The Contract will be effective as of the date signed by both parties. The City Council has the authority to amend the term of the Contract.

3. Compensation and Materials & Price List

3.1 Compensation

Contractor shall be paid for satisfactory performance of the Contract in an amount not to exceed four hundred forty-nine thousand two hundred ninety-two dollars and fifteen cents ($449, 292.15), including fees and taxes.

3.2 Price

Contractor shall, in the quantities set forth in any purchase order that the City may submit to the Contractor, sell to the City the Materials at the prices stated in the Materials & Price List, Pricing Summary - Multiple Vehicles, attached as *Exhibit A.*

3.3 Formal Amendment Required

Any price adjustment must be approved by mutual written consent of the parties through a formal amendment.

4. Termination and Cancellation Clauses

4.1 Non-Appropriation

The City may terminate the Contract due to budget constraints and non-appropriation of funds for the following fiscal year, without penalty or liability to Contractor.

4.2 For Convenience

Either Party may terminate the Contract for any reason by giving the other Party written notice of such termination no less than fifteen (15) days prior to the date of termination. If the Contract is so terminated, the City's only payment obligation under the Contract shall be for those Services completed prior to the effective date of the termination.

4.3 Conflict of Interest

The Contract is subject to the terms of A.R.S. § 38-511.

4.4 Payment Upon Termination

Upon termination of the Contract, the City shall pay Contractor for satisfactory performance up until the effective date of termination. The City shall make final payment within thirty (30) days from receipt of the Contractor's final invoice.

5. Insurance

5.1 Minimum Scope and Limits of Insurance

Contractor shall maintain the necessary state and/or federal insurance to provide the Materials described within the Contract. The City may request proof of insurance.

6. Indemnity

6.1 Indemnity

Contractor agrees to indemnify, defend, save, and hold harmless the City, its officers, officials, agents, and employees from and against any and all claims, demands, actions, liabilities, damages, losses, or expenses, including court costs, attorneys' fees, and costs of claim processing, investigation and litigation (hereinafter collectively referred to as "Claims") that arise out of any actual or alleged bodily injury to any person (including death) or property damage caused or alleged to have been caused, in whole or in part, by the acts, errors, omissions, or negligence of the Contractor or any of Contractor's directors, officers, agents, employees, or volunteers in connection with or incident to this Contract. This indemnity provision shall survive the termination, cancellation, or revocation, whether in whole or in part, of this Contract.

7. Employees, Assignment, and Subcontractors

7.1 Assignment/Subcontracting

Contractor shall not assign, sell, transfer, or subcontract rights, or delegate responsibilities of this Contract, in whole or in part, without the City's prior written approval.

7.2 Independent Contractor

Contractor shall be an independent contractor for purposes of all laws, including but not limited to the Fair Labor Standards Act, Federal Insurance Contribution Act, Social Security Act, Federal Unemployment Tax Act, Internal Revenue Code, Immigration and Naturalization Act; Arizona revenue and taxation, compulsory Workers' Compensation laws of the State of Arizona under A.R.S. § 23-901 (et. seq.) and/or unemployment insurance laws.

7.3 Nondiscrimination

Contractor shall not discriminate against any employee or applicant for employment or person to whom it provides Services because of race, color, religion, sex, national origin, disability, genetic information, veteran's status, pregnancy, and/or familial status and represents and warrants that it complies with all applicable federal, state, and local laws, ordinances and executive orders regarding employment.

7.4 Drug Free Workplace

The City has adopted a Drug Free Workplace policy for itself and those doing business with the City to ensure the safety and health of all persons working on City contracts and projects. Contractor's personnel shall abstain from use or possession of illegal drugs while engaged in performance of the Contract.

7.5 Immigration Laws

Pursuant to A.R.S. § 41-4401, Contractor hereby warrants that it and each of its subcontractors shall comply with all state and federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). A breach of state and/or federal immigration laws and regulations shall constitute a material breach of the Contract.

7.6 Forced Labor of Ethnic Uyghurs

Contractor hereby certifies that it does not use the forced labor of ethnic Uyghurs in the People's Republic of China as defined in A.R.S. § 35-394, et seq.

8. Invoicing and Payment after Delivery

8.1 Payment

Unless otherwise stated in the Materials & Price List, payment for the Materials is due within thirty (30) days of the date of the Contractor's delivery of Materials conforming to the Contract and receipt of the Contractor's invoice, whichever is later.

8.2 Invoice

Contractor should invoice the City by an itemized list of charges. The City's Purchase Order Number and/or the Contract Number should be referenced on each invoice. Invoices shall include the Contract and/or Purchase Order number and dates when the work has been performed. Invoices shall be sent within thirty (30) days following performance. Payment will only be made for satisfactory Services received and accepted by City.

8.3 Taxes

Contractor shall be responsible for payment of all taxes including federal, state, and local taxes related to or arising out of performance of the Contract. Such taxes include but are not limited to federal and state income tax, social security tax, unemployment insurance taxes, transaction privilege taxes, use taxes, and any other taxes or business license fees.

8.4 Exception

The City will pay any taxes which are specifically identified as a line-item dollar amount in Contractor's bid, proposal, or quote, and which were considered and approved by the City as part of the award process. Such taxes shall be identified as a separate line item in Contractor's invoices.

9. Materials

9.1 Quality

Contractor warrants that all Materials supplied under the Contract will be new and free from defects in material or workmanship. The Materials will conform to any statements made on the containers or labels or

advertisements for the Materials and will be safe and appropriate for use as normally used. The City's inspection, testing, acceptance, or use of Materials shall not serve to waive these quality requirements. This warranty shall survive termination or expiration of the Contract.

9.2 Manufacturer's Warranties

Contractor shall deliver all Manufacturer's Warranties to the City upon the City's acceptance of the Materials.

9.3 Delivery

Contractor shall deliver the Materials FOB destination to the City's receiving address as set forth in the relevant purchase order under the Contract. All transportation and handling charges shall be paid by the Contractor, unless the Parties agree otherwise in a writing signed by the Parties. Risk of loss of the Materials will pass to the City upon Contractor's delivery of Materials conforming to the Contract pursuant to a purchase order from the City under this Contract. Contractor shall take all reasonable measures to ensure that any Materials purchased under this Contract shall be delivered within thirty (30) days of the City's issuance of the relevant purchase order unless the Parties agree otherwise in writing. Contractor will not be liable for delays in performance or for non-performance due to unforeseen circumstances or causes beyond the Contractor's reasonable control.

9.4 Default in One Installment to Constitute Total Breach

Contractor may not substitute nonconforming materials. Delivery of nonconforming materials, or a default of any nature, shall constitute a breach of the Contract as a whole.

10. General Terms

10.1 Governing Law and Venue

The Contract shall be governed by and construed in accordance with the laws of the State of Arizona. In the event of litigation, exclusive venue arising under this Contract is Coconino County, Arizona.

10.2 Attorneys' Fees

If any action at law or in equity is necessary to enforce the terms of the Contract, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs, professional fees, and expenses.

10.3 Public Records

The Contract and any related materials are a matter of public record and subject to disclosure pursuant to Arizona Public Records Law. A.R.S. § 39-121 et seq. If Contractor has clearly marked its proprietary information as "confidential," the City will endeavor to notify Contractor prior to release of such information.

10.4 Inspection

The City shall have the right to inspect and audit all Contractor books and records related to the Contract for up to five (5) years after completion of the Contract.

10.5 Cooperative Use

If Contractor agreed during the procurement process, Contractor may enter into cooperative purchase arrangements, as sanctioned by state and federal law, to allow Contractor to sell the Materials identified on the Materials & Price List to any member of a cooperative group under the same pricing, terms, and conditions of the Contract awarded to the Contractor.

10.6 No Boycott of Israel

Pursuant to A.R.S. §§ 35-393 and 35-393.01, if a Party has over ten (10) employees and the Contract is worth at least one-hundred thousand dollars and no cents ($100,000), the Party shall certify that it is not currently engaged in, and agrees, for the duration of the Contract, will not engage in a boycott of Israel.

10.7 Compliance with Laws

Contractor shall comply with all applicable federal, state, and local laws, regulations, standards, codes, and ordinances, including acquiring the requisite insurance, licenses, permits, and approvals, required to perform the Contract, and provide copies to City upon request.

11. Amendment

The Contract is intended to be the complete and final agreement of the Parties. The Contract may be amended through a formal written amendment Parties. A “change order” is not a sufficient mechanism for amending the Contract.

12. Notice

Any formal notice under the Contract shall be in writing via certified mail and email as follows:

To the City:
Nathan Naliborski
Public Works - Fleet Services
City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001
Email:nnaliborski@flagstaffaz.gov
Phone:(928) 699-0469

To the Contractor:
Joe Sanchez, Government Fleet Director
San Tan Auto Partners, LLC
1429 East Motorplex Loop
Gilbert, AZ 85297
Email: joesanchez@santanford.com
Phone: (480) 621-3741

With a copy to:
Josh Linam
City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001
Email: joshua.linam@flagstaffaz.gov

13. Authority

Each Party warrants that it has authority to enter into the Contract and perform its obligations hereunder, and that it has taken all actions necessary to enter into the Contract.

IN WITNESS WHEREOF, the City and Contractor, by their duly authorized representatives, have executed this Contract effective as of the date of the last signature below.

CONTRACTOR

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

CITY OF FLAGSTAFF

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

ATTEST:

SIGNATURE

Stacy Saltzburg

FULL NAME

City Clerk

TITLE

DATE SIGNED

APPROVED AS TO FORM:

SIGNATURE

FULL NAME

City Attorney's Office

TITLE

DATE SIGNED

Exhibits List

A - San Tan Ford Bid

Exhibit A

San Tan Ford Bid

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Client Proposal

Prepared by:
Joe Sanchez
Office: 480-621-3741
Email: joesanchez@santanford.com
Quote ID: 2027-241
Date: 08/27/2026

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Re: Quote ID 2027-241 08/27/2026

Dear Josh ,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

Government Fleet Director Joe Sanchez
480-621-3741
joesanchez@santanford.com

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

As Configured Vehicle

Code	WERS	Description

Base Vehicle

K8A	Base Vehicle Price (K8A)

Packages

500A	Order Code 500A *Includes:* *- Engine: 3.3L V6 Direct-Injection Hybrid System* *136-MPH top speed. Police-calibrated.* *- Transmission: 10-Speed Automatic* *Includes manual police pursuit mode (steering wheel execution).* *- 3.73 Axle Ratio* *- Tires: 255/60R18 as BSW* *- Wheels: 18" X 8" 5-Spoke Painted Black Steel* *Includes black (MIC) wheel-lip molding, polished stainless steel hub cover and center caps.* *- Unique HD Cloth Front Bucket Seats w/Vinyl Rear* *Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger manual seat with 2-way manual recline and 2-way manual lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.* *- Radio: AM/FM/MP3 Capable* *Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).* *- SYNC Phoenix Communication & Entertainment System* *Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.*

Emissions

423	50-State Emissions System Not Required *Control code for units either shipped to or ordered by dealers in California emission states for registration in non-California emission state locations. In Maine, Rhode Island and Vermont, dealers cannot use this code to order vehicles for customers in non-California emission state locations (except state public service/emergency - 936).*

Powertrain

99W	Engine: 3.3L V6 Direct-Injection Hybrid System *136-MPH top speed. Police-calibrated.*
44B	Transmission: 10-Speed Automatic *Includes manual police pursuit mode (steering wheel execution).*
STDAX	3.73 Axle Ratio

Wheels & Tires

STDTR	Tires: 255/60R18 as BSW
STDWL	Wheels: 18" X 8" 5-Spoke Painted Black Steel

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

As Configured Vehicle (cont'd)

Code	WERS	Description

Includes black (MIC) wheel-lip molding, polished stainless steel hub cover and center caps.

Seats & Seat Trim

9 — Unique HD Cloth Front Bucket Seats w/Vinyl Rear

Includes reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt with manual recline, 2-way power lumbar), passenger manual seat with 2-way manual recline and 2-way manual lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.

Other Options

PAINT — Monotone Paint Application

119WB — 119" Wheelbase

STDRD — Radio: AM/FM/MP3 Capable

Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).

Includes:
- SYNC Phoenix Communication & Entertainment System
Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.

66A — Front Headlamp Lighting Solution

Recommend using ultimate wiring package (67U).

Includes LED low beam/high beam headlamp, wig-wag function and (2) red/blue/white LED side warning lights in each headlamp (factory configured: driver's side white/red/passenger side white/blue). Wiring and LED lights included (in headlamps only; grille lights not included). Controller not included.

Includes:
- Grille LED Lights, Siren & Speaker Pre-Wiring

67U — Ultimate Wiring Package

Recommend police wire harness connector kit (67V).

Includes wiring harness instrument panel to rear cargo area (overlay), (2) light cables - supports up to (6) LED lights (engine compartment/grille), (1) 10-amp siren/speaker circuit engine compartment and rear hatch/cargo area wiring - supports up to (6) rear LED lights. Does not include LED lights, side connectors or controller.

Includes:
- Rear Console Plate
Contours through 2nd row; channel for wiring.
- Grille LED Lights, Siren & Speaker Pre-Wiring

153 — Front License Plate Bracket

51P — Driver Only Spot Lamp Prep Kit

Recommended if you plan to add spot lamps due to high strength a-pillar tubes.

Does not include spot lamp housing and bulb.

52P — Hidden Door-Lock Plunger

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

As Configured Vehicle (cont'd)

Code	WERS	Description
		Includes: *- Rear-Door Controls Inoperable* *Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.*
68G		Rear-Door Controls Inoperable *Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.*
85R		Rear Console Plate *Contours through 2nd row; channel for wiring.*

Fleet Options

WARANT		Fleet Customer Powertrain Limited Warranty Requires valid FIN code. *Ford is lengthening the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Fleets must have a valid Fleet Identification Number (FIN code) to receive the warranty and the vehicle must be sold with a fleet sales type.*

Exterior Color

UM_01		Agate Black

Interior Color

9W_01		Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Pricing Summary - Single Vehicle

Vehicle Pricing

	MSRP
Base Vehicle Price	$49,050.00
Options	$1,950.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$1,795.00
Subtotal	$52,795.00

Pre-Tax Adjustments

Code	Description	MSRP
Discount	San Tan Ford Vehicle Discount	-$6,895.00
Subtotal		$45,900.00

Sales Taxes

Code	Description	MSRP
State Tax	Arizona State Sales Tax	$2,891.70
City Tax 2	Gilbert Sales Tax	$918.00
Subtotal		$49,709.70

Post-Tax Adjustments

Code	Description	MSRP
Tire Tax-2	Tire Tax	$11.65
$2.33 per Tire		
Shipping	Shipping from Gilbert to Flagstaff	$200.00
Subtotal		$49,921.35
Total		$49,921.35

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Pricing Summary - Single Vehicle

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Pricing Summary - Multiple Vehicles

Vehicle Quantity: 9

Vehicle Pricing

	MSRP
Base Vehicle Price	$441,450.00
Options	$17,550.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$16,155.00
Subtotal	$475,155.00

Pre-Tax Adjustments

Code	Description	MSRP
Discount	San Tan Ford Vehicle Discount	-$62,055.00
Subtotal		$413,100.00

Sales Taxes

Code	Description	MSRP
State Tax	Arizona State Sales Tax	$26,025.30
City Tax 2	Gilbert Sales Tax	$8,262.00
Subtotal		$447,387.30

Post-Tax Adjustments

Code	Description	MSRP
Tire Tax-2	Tire Tax	$104.85
$2.33 per Tire		
Shipping	Shipping from Gilbert to Flagstaff	$1,800.00
Subtotal		$449,292.15
Total		$449,292.15

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Pricing Summary - Multiple Vehicles

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs

Dimensions

- Conventional Capacity: 5,000 lbs.
- GCWR: 10,500 lbs.
- Vehicle body length: 198.8"
- Vehicle body width: 82.6"
- Vehicle body height: 69.4"
- Wheelbase: 119.1"
- Front track: 66.9"
- Rear track: 66.9"
- Interior rear cargo volume: 52.3 cu.ft.
- Interior rear cargo volume with seats folded: 90.6 cu.ft.
- Max interior rear cargo volume: 90.6 cu.ft.
- Total passenger volume: 118.0 cu.ft.
- Headroom first-row: 40.7"
- Headroom second-row: 40.4"
- Leg room first-row: 43.0"
- Leg room second-row: 40.7"
- Shoulder room first-row: 61.8"
- Shoulder room second-row: 61.3"
- Hip room first-row: 59.3"
- Hip room second-row: 59.1"

Powertrain

- Spark ignition system
- 3.3L V-6 port/direct injection, DOHC, variable valve control, engine with 285HP
- Engine cylinders: V-6
- Horsepower: 285 HP@6500 RPM
- Torque: 260 lb.-ft.@4000 RPM
- Engine oil cooler
- Heavy-duty radiator
- 10-speed automatic
- Automatic full-time AWD
- All-wheel drive
- Recommended fuel: regular gasoline
- Easy Fuel capless fuel filler
- All-speed ABS and driveline traction control
- Permanent locking hub control
- 318.0 hybrid net horsepower
- Hybrid torque 322.0 lbs.-ft.

Fuel Economy and Emissions

- Gasoline secondary fuel type
- ULEV II emissions

Suspension and Handling

- Standard ride suspension
- Gas-pressurized front shock absorbers
- Gas-pressurized rear shock absorbers

Driveability

- 4-wheel disc brakes
- Front and rear ventilated disc brakes
- 4-wheel antilock (ABS) brakes
- Four channel ABS brakes
- Regenerative brakes
- Brake assist system
- Hill start assist
- Independent front suspension
- Strut front suspension
- Front anti-roll bar
- Front coil springs
- Independent rear suspension
- Rear anti-roll bar
- Multi-link rear suspension
- Electric power-assist steering system
- Rack-pinion steering
- 2-wheel steering system

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Body Exterior

- Trailer wiring harness
- Monotone paint
- Black wheel well trim
- Black door handles
- Body-coloured front bumper
- Body-coloured rear bumper
- Black rear bumper rub strip
- Convex spotter in driver and passenger side door mirrors
- Black door mirrors
- Conventional right rear passenger door
- P255/60RW18 AS BSW front and rear tires
- 4 doors
- Body-coloured bodyside cladding
- Black side window trim
- Black windshield trim
- Front tow hook
- Black front bumper rub strip
- Black grille
- Standard style side mirrors
- Conventional left rear passenger door
- Liftgate rear cargo door
- 18 x 8-inch front and rear black steel wheels

Convenience

- Power door locks
- Power tailgate/rear door lock
- Day/Night rearview mirror
- Cargo area tray/organizer
- Power cargo area access release
- Fixed rear windshield
- Locking glove box
- Dashboard storage
- Trip computer
- Keyfob activated door locks
- Cruise control with steering wheel mounted controls
- Power first-row windows
- Driver foot rest
- Rear window defroster
- Yes rear windshield wipers
- Driver and passenger door bins
- Retained accessory power

Comfort

- Automatic climate control
- Rear climate control system
- Rear under seat climate control ducts
- Full headliner coverage
- Full floor coverage
- Carpet rear seatback upholstery
- Manual tilting steering wheel
- Dual-zone front climate control
- Cabin air filter
- Cloth headliner material
- Full vinyl floor covering
- Vinyl rear seat upholstery
- Urethane steering wheel
- Manual telescopic steering wheel

Seats and Trim

- Seating capacity: 5
- Driver seat with 6-way directional controls
- Height adjustable front seat head restraints
- Manual reclining driver seat
- Power driver seat fore/aft control
- Bucket front seats
- Front passenger seat with 4-way directional controls
- Manual front seat head restraint control
- Power height adjustable driver seat
- Manual reclining passenger seat

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

- Manual passenger seat fore/aft control
- Height adjustable rear seat head restraints
- Manual driver seat lumbar
- Cloth front seat upholstery
- Fixed rear seats
- Split-bench rear seat
- Manual front passenger seat lumbar

Entertainment Features

- 1 total number of 1st row displays
- Primary touchscreen display
- AM/FM
- AM radio
- Seek scan
- External memory control
- Speakers number: 4
- Voice activated audio controls
- Bluetooth wireless audio streaming
- 8 inch primary display
- AM/FM stereo radio
- In-vehicle audio
- FM radio
- Auxiliary input jack
- Standard grade speakers
- Steering wheel mounted audio controls
- Speed sensitive volume
- Integrated roof audio antenna

Lighting, Visibility and Instrumentation

- Metal-look instrument panel insert
- Trip odometer
- Digital clock
- Redundant digital speedometer
- Tachometer
- Engine hour meter
- Gauge cluster display size (inches): 12.30
- Projector beam headlights
- Auto on/off headlight control
- DRL preference setting
- Speed sensitive wipers
- Rear reading lights
- Daytime running lights
- LED brake lights
- Digital/analog instrumentation display
- Full gauge cluster screen
- Compass
- Driver information center
- Engine/electric motor temperature gauge
- Traction battery level gauge
- Deep tinted windows
- LED low and high beam headlights
- Multiple enclosed headlights
- Variable intermittent front windshield wipers
- Front reading lights
- Variable instrument panel light
- High mounted center stop light

Technology and Telematics

- Vehicle integrated emergency SOS system
- Apple CarPlay/Android Auto smart device mirroring
- 2 USB ports
- Bluetooth handsfree wireless device connectivity
- Fleet Telematics Modem selective service internet access

Safety and Security

- Driver front impact airbag
- Curtain first and second-row overhead airbags
- Seat mounted side impact driver airbag
- Passenger front impact airbag

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

- Seat mounted side impact front passenger airbag
- Passenger side knee airbag
- Rear seat center 3-point seatbelt
- Front seatbelt pretensioners
- Fleet Telematics Modem vehicle tracker
- BLIS (Blind Spot Information System)
- Rear Cross-Traffic Braking collision mitigation
- External acoustic pedestrian alert
- Electronic stability control system with anti-rollover
- Manual rear child safety door locks
- Airbag occupancy sensor
- 7 airbags
- Front height adjustable seatbelts
- 2 seatbelt pre-tensioners
- Security system
- Pre-Collision Assist with Pedestrian Detection
- Pre-Collision Assist with Pedestrian Detection
- Rear camera with washer
- Reverse Sensing System rear parking sensors

Dimensions

General Weights

Curb weight	5,090 lbs.	GVWR	6,840 lbs.
Payload	1,500 lbs.		

Trailering Weights

Conventional capacity	5,000 lbs.	GCWR	10,500 lbs.

Off Road

Min ground clearance	7.5"	Loading floor height	30.9 "
Approach angle	19.3	Departure angle	21.4

Exterior Measurements

Vehicle body length	198.8"	Vehicle body width	82.6"
Vehicle body height	69.4"	Wheelbase	119.1"
Front track	66.9"	Rear track	66.9"

Interior Measurements

Interior rear cargo volume	52.3 cu.ft.	Max interior rear cargo volume	90.6 cu.ft.
Interior cargo area max width	47.9 "	Interior rear cargo volume with seats folded	90.6 cu.ft.
Length to rear seat	46.2 "		

Interior Volume

Total passenger volume	118.0 cu.ft.

Headroom

Headroom first-row	40.7"	Headroom second-row	40.4"

Legroom

Leg room first-row	43.0"	Leg room second-row	40.7"

Shoulder Room

Shoulder room first-row	61.8"	Shoulder room second-row	61.3"

Hip Room

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Hip room first-row	59.3"	Hip room second-row	59.1"

Powertrain

Engine

Engine	3.3L V-6 port/direct injection, DOHC, variable valve control, engine with 285HP	Valves per cylinder	4
Engine cylinders	V-6	Engine location	Front mounted engine
Ignition	Spark ignition system	Engine mounting direction	Longitudinal mounted engine
Engine block material	Iron engine block	Cylinder head material	Aluminum cylinder head

Engine Specs

Displacement	3.3L	cc	204 cu.in.
Bore	3.56"	Stroke	3.41"
Compression ratio	12.0		

Engine Power

Horsepower	285 HP@6500 RPM	Torque	260 lb.-ft.@4000 RPM

Alternator

Alternator amps	220A	Alternator type	Hybrid starter generator alternator

Battery

Battery amps	92Ah	Battery type	HD lead acid battery
Battery rating	850CCA		

Engine Extras

Engine cooler	Engine oil cooler	Radiator	Heavy-duty radiator

Transmission

Transmission	10-speed automatic	Overdrive transmission	Overdrive transmission
Lock-up transmission	Lock-up transmission	First gear ratio	4.696
Second gear ratio	2.985	Third gear ratio	2.146
Fourth gear ratio	1.769	Fifth gear ratio	1.52
Sixth gear ratio	1.275	Reverse gear ratio	4.866
Seventh gear ratio	1	Eighth gear ratio	0.854
Ninth gear ratio	0.689	Tenth gear ratio	0.636
Selectable mode transmission	Selectable mode transmission	Transmission oil cooler	Transmission oil cooler

Drive Type

4WD type	Automatic full-time AWD	Drive type	All-wheel drive

Drivetrain

Axle ratio	3.73		

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Exhaust

Tailpipe ..... Stainless steel dual exhaust

Fuel

Fuel type ..... regular gasoline

Fuel Tank

Capless fuel filler ..... Easy Fuel capless fuel filler

Fuel tank capacity ..... 18.99 gal.

Drive Feature

Traction control ..... All-speed ABS and driveline traction control

Locking hub control ..... Permanent locking hub control

Electric Powertrain

Hybrid torque ..... Hybrid torque 322.0 lbs.-ft.

Hybrid net horsepower ..... 318.0 hybrid net horsepower

Number of electric motors 1

Electric powertrain ..... HEV (hybrid electric vehicle)

Electric motor 1 location ..... Front electric motor location

Electric Vehicle Battery Pack

Traction battery type ..... lithium ion (Li-ion)

Gross traction battery capacity ..... 1.5 kWh gross traction battery capacity

Traction battery output ..... Traction battery output 35.0 kW

Provisions

Provisions ..... Police/fire provisions

Fuel Economy and Emissions

Fuel Economy

Secondary fuel type ..... Gasoline secondary fuel type

Emissions

Emissions ..... ULEV II emissions

Emissions tiers ..... Tier 2 Bin 5 emissions

* **Emissions extras exemption** **Emissions extras not required**

Suspension and Handling

Suspension

Suspension ..... Standard ride suspension

Front shock absorbers ..... Gas-pressurized front shock absorbers

Rear shock absorbers ..... Gas-pressurized rear shock absorbers

Driveability

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Brakes

Brake type	4-wheel disc brakes	Ventilated brakes	Front and rear ventilated disc brakes
ABS brakes	Four channel ABS brakes	ABS brakes	4-wheel antilock (ABS) brakes

Brake Assistance

Hill start assist	Hill start assist	Brake assist system	Brake assist system

Front Suspension

Front anti-roll	Front anti-roll bar	Suspension ride type front	Independent front suspension
Suspension type front	Strut front suspension		

Front Spring

Regular front springs	Regular front springs	Springs front	Front coil springs

Rear Spring

Springs rear	Rear coil springs	Rear springs	Regular grade rear springs

Rear Suspension

Rear anti-roll	Rear anti-roll bar	Suspension type rear	Multi-link rear suspension
Suspension ride type rear	Independent rear suspension		

Steering

Steering	Electric power-assist steering system	Steering type	Rack-pinion steering
Steering type number of wheels	2-wheel steering system		

Exterior

Front Wheels

Front wheels diameter	18"	Front wheels width	8"

Rear Wheels

Rear wheels diameter	18"	Rear wheels width	8"

Front And Rear Wheels

Appearance	black	Material	steel

Front Tires

Aspect	60	Diameter	18"
Sidewalls	BSW	Speed	W
Tread	AS	Type	P
Width	255mm		

Rear Tires

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Aspect	60	Diameter	18"
Sidewalls	BSW	Speed	W
Tread	AS	Type	P
Width	255mm		

Body Exterior

Trailering

Towing class	Class III tow rating	Towing hitch	Trailer hitch
Towing wiring harness	Trailer wiring harness		

Exterior Features

Number of doors	4 doors	* **License plate front bracket**	**Front license plate bracket**

Body

Body panels	Galvanized steel and aluminum body panels with side impact beams

Mirrors

Convex spotter	Convex spotter in driver and passenger side door mirrors

Spare Tire

Spare tire	Full-size spare tire with steel wheel	Spare tire location	Spare tire mounted under the cargo floor

Aerodynamics

Spoiler	Rear lip spoiler

Wheels

Wheel covers	Wheel hub covers

Convenience

Door Locks

Door locks	Power door locks	Keyfob door locks	Keyfob activated door locks
Tailgate control	Power tailgate/rear door lock		

Cruise Control

Cruise control	Cruise control with steering wheel mounted controls

Rear View Mirror

Day/Night rearview mirror	Day/Night rearview mirror

Exterior Mirrors

Door mirrors	Power door mirrors	Folding door mirrors	Manual folding door mirrors

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Front Side Windows

First-row windows ..... Power first-row windows

Overhead Console

Overhead console ..... Mini overhead console
Overhead console storage ..... Overhead console storage

Driver Visor

Visor driver mirror ..... Driver visor mirror

Passenger Visor

Visor passenger mirror ..... Passenger visor mirror

Power Outlets

12V power outlets ..... 2 12V power outlets

Cargo Features

Cargo tie downs ..... Cargo area tie downs
Cargo light ..... Cargo area light

Cargo Trim

Cargo floor type ..... Carpet cargo area floor

Pedals

Driver foot rest ..... Driver foot rest

Remote Releases

Cargo access ..... Power cargo area access release

Rear Windshield

Rear window defroster ..... Rear window defroster
Rear windshield ..... Fixed rear windshield
Rear windshield wipers ..... Yes rear windshield wipers

Storage

Door bins front ..... Driver and passenger door bins
Glove box ..... Locking glove box
Dashboard storage ..... Dashboard storage

Windows Feature

One-touch up window ..... Driver and passenger one-touch up windows
One-touch down window ..... Driver and passenger one-touch down windows

Windows Rear Side

Second-row windows ..... Power second-row windows
Third-row windows ..... Fixed third-row windows

Miscellaneous

Trip computer ..... Trip computer
Accessory power ..... Retained accessory power

Comfort

Climate Control

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Climate control: Automatic climate control
Dual-zone front climate control: Dual-zone front climate control
Cabin air filter: Cabin air filter
Rear climate control: Rear climate control system
Rear under seat ducts: Rear under seat climate control ducts

Headliner

Headliner material: Cloth headliner material
Headliner coverage: Full headliner coverage

Door Trim

Door panel insert: Metal-look door panel insert

Floor Trim

Floor covering: Full vinyl floor covering
Floor coverage: Full floor coverage

Second-Row Seat Trim

Rear seat upholstery: Vinyl rear seat upholstery
Rear seatback upholstery: Carpet rear seatback upholstery

Steering Wheel

Steering wheel material: Urethane steering wheel
Steering wheel telescopic: Manual telescopic steering wheel
Steering wheel tilt: Manual tilting steering wheel

Seats and Trim

Seat Capacity

Seating capacity: 5

Front Seats

Driver seat direction: Driver seat with 6-way directional controls
Height adjustable driver seat: Power height adjustable driver seat
Driver seat fore/aft control: Power driver seat fore/aft control
Passenger seat direction: Front passenger seat with 4-way directional controls
Split front seats: Bucket front seats
Reclining passenger seat: Manual reclining passenger seat
Passenger seat fore/aft control: Manual passenger seat fore/aft control
Front head restraints: Height adjustable front seat head restraints
Front head restraint control: Manual front seat head restraint control
Reclining driver seat: Manual reclining driver seat

Rear Seats

Bench seats: Split-bench rear seat
Rear seats fixed or removable: Fixed rear seats
Folding second-row seats: 35-30-35 folding rear seats
Rear seat direction: Front facing rear seat
Rear seat folding position: Fold forward rear seatback
Rear head restraints: Height adjustable rear seat head restraints

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Rear head restraint control ... Manual rear seat head restraint control
Number of rear head restraints ... 3 rear seat head restraints

Lumbar Seats

Driver lumbar ... Manual driver seat lumbar
Front passenger lumbar ... Manual front passenger seat lumbar

Front Seat Trim

Front seat upholstery ... Cloth front seat upholstery
Front seatback upholstery ... Vinyl front seatback upholstery

Interior Accents

Interior accents ... Metal-look interior accents

Gearshifter Material

Gearshifter material ... Urethane gear shifter material

Entertainment Features

Displays

Primary touchscreen display ... Primary touchscreen display
Number of first-row displays ... 1 total number of 1st row displays
Primary display size ... 8 inch primary display

Radio Features

Aux input jack ... Auxiliary input jack
External memory ... External memory control
Seek scan ... Seek scan

Speakers

Speakers ... Standard grade speakers
Speakers number ... 4

Audio Features

Steering mounted audio control ... Steering wheel mounted audio controls
Speed sensitive volume ... Speed sensitive volume
Voice activated audio ... Voice activated audio controls
Wireless streaming ... Bluetooth wireless audio streaming

Lighting, Visibility and Instrumentation

Instrument Panel Trim

Panel insert ... Metal-look instrument panel insert

Instrumentation

Trip odometer ... Trip odometer
Instrumentation display ... Digital/analog instrumentation display

Instrumentation Displays

Speedometer ... Redundant digital speedometer
Driver information center ... Driver information center

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Clock ..... Digital clock
Compass ..... Compass

Instrumentation Gauges

Tachometer ..... Tachometer
Traction battery level gauge ..... Traction battery level gauge
Engine/electric motor temperature gauge ..... Engine/electric motor temperature gauge
Gauge cluster display size (inches) 12.30
Engine hour meter ..... Engine hour meter

Instrumentation Warnings

Engine temperature warning ..... Engine temperature warning
Oil pressure warning ..... Oil pressure warning
Low fuel warning ..... Low fuel warning
Low washer fluid warning ..... Low washer fluid warning
Low brake fluid warning ..... Low brake fluid warning
Battery charge warning ..... Battery charge warning
Headlights on reminder ..... Headlights on reminder
Key in vehicle warning ..... Key in vehicle warning
Door ajar warning ..... Door ajar warning
Trunk warning ..... Rear cargo ajar warning
Service interval warning ..... Service interval indicator
Low tire pressure warning ..... Tire specific low air pressure warning

Glass

Tinted windows ..... Deep tinted windows

Headlights

Headlights ..... LED low and high beam headlights
Headlight type ..... Projector beam headlights
Auto headlights ..... Auto on/off headlight control
Multiple headlights ..... Multiple enclosed headlights
DRL preference setting ..... DRL preference setting

Front Windshield

Wipers ..... Variable intermittent front windshield wipers
Speed sensitive wipers ..... Speed sensitive wipers

Interior Lighting

Variable panel light ..... Variable instrument panel light
Front reading lights ..... Front reading lights
Rear reading lights ..... Rear reading lights

Lights

Running lights ..... Daytime running lights
LED brake lights ..... LED brake lights
High mount stop light ..... High mounted center stop light

Technology and Telematics

Connectivity

Handsfree ..... Bluetooth handsfree wireless device connectivity
Smart device integration ..... Apple CarPlay/Android Auto smart device mirroring
Emergency SOS ..... Vehicle integrated emergency SOS system

Internet Access

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Internet access ... Fleet Telematics Modem selective service internet access

USB Ports

USB ports ... 2 USB ports

Safety and Security

Airbags

Front impact airbag driver ... Driver front impact airbag
Front impact airbag passenger ... Passenger front impact airbag
Front side impact airbag driver ... Seat mounted side impact driver airbag
Occupancy sensor ... Airbag occupancy sensor
Number of airbags ... 7 airbags
Knee airbag ... Passenger side knee airbag
Front side impact airbag passenger ... Seat mounted side impact front passenger airbag
Overhead airbags ... Curtain first and second-row overhead airbags

Seatbelts

3-point seatbelt ... Rear seat center 3-point seatbelt
Seatbelt pretensioners ... Front seatbelt pretensioners
Height adjustable seatbelts ... Front height adjustable seatbelts
Seatbelt pretensioners number ... 2 seatbelt pre-tensioners

Security System

Vehicle tracker ... Fleet Telematics Modem vehicle tracker
Security system ... Security system

Active Driving Assistance

Blind spot ... BLIS (Blind Spot Information System)
Rear collision warning ... Rear Cross-Traffic Braking collision mitigation
External acoustic pedestrian alert ... External acoustic pedestrian alert
Forward collision warning ... Pre-Collision Assist with Pedestrian Detection
Pedestrian detection ... Pre-Collision Assist with Pedestrian Detection

Cameras

Rear camera ... Rear camera with washer

Traction Control

Electronic stability control ... Electronic stability control system with anti-rollover

Parking Sensors

Parking sensors ... Reverse Sensing System rear parking sensors

Occupant Safety

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2027 Police Interceptor Utility AWD Base (K8A)

Price Level: 715 | Bid No: 2027-241 | Quote ID: 2027-241

Selected Equip & Specs (cont'd)

Child door locks . . Manual rear child safety door locks

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Warranty

Standard Warranty

Basic Warranty

Basic warranty ..... 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty ..... 60 months/100,000 miles

Corrosion Perforation

Corrosion perforation warranty ..... 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty ..... 60 months/60,000 miles

Hybrid/Electric Components Warranty

Hybrid/electric components warranty ..... 96 months/100,000 miles

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Fleet
Selection
Process
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Our Directive Starts with Electric

The City Fleet & Equipment Directive sets an EV-first approach. Every vehicle request starts at the top and only steps down when the step above can't meet operational needs.

1. Electric → **2. Plug-in hybrid** → **3. Hybrid** → **4. Gas only**

Who decides: The division identifies its operational needs. Then the division, Fleet Management, and Sustainability pick the vehicle size and power type together. The vehicle/equipment is then approved by the Fleet Management Committee.

What a Patrol Vehicle Has to Do

Shared by up to 76 patrol Officers, Corporals, and Sergeants

Runs nearly all day

On the road up to 20 hours a day across 1–2 shifts. Little downtime between drivers.

Steady mileage

Driving up to 300 miles per week.

Heavy equipment load

Radios, computers, lights, secure storage, and transport. All of it powered all shift, including at idle.

Towing on Occasion

Pulls sign trailers and radar trailers.

Off road and winter

Off-road use, plus snow and cold at 7,000 feet.

Pursuit-rated

Patrol units must be rated for pursuit and emergency response.

Applying the Directive to Patrol

1. Electric	NOT YET	Blazer EV patrol evaluation is underway. No fast charging at the police facility yet, and cars running 20 hours a day have little time to charge. Cold weather also cuts range.
2. Plug-in hybrid	NOT AVAILABLE	No pursuit-rated plug-in hybrid patrol vehicle is on the market.
3. Hybrid	SELECTED	Pursuit-rated, all-wheel drive, and the battery runs equipment with the engine off at idle. Same platform as the nine hybrids being replaced.
4. Gas only	NOT NEEDED	The hybrid meets every operational need, so there's no reason to step down.

The Replacement Request

- Submitted Request September 2025
- Approved by the FMC
- Funded in the FY 2026–27 budget
- Bid through IFB 2027-241: 7 bids received
- Procure vehicles with the lowest responsive bidder

9

hybrid patrol vehicles replaced

8

met age and mileage criteria

1

damaged in an accident

Our Path to Electric Patrol

Hybrid is the highest step we can put on patrol today. It isn't the end of the transition.

1. Learn from the EV evaluation

Review the Blazer EV patrol evaluation and understand how we can get more range, charging infrastructure, and cold-weather performance.

2. Plan for charging

Scope fast charging at the police facility. Without it, electric patrol isn't workable.

3. Check again next cycle

Re-run the directive at the next patrol replacement and move up the ladder when electric meets the need.


Questions &
Discussion
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Fleet Selection Process

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Questions & Discussion

TEAM FLAGSTAFF

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CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Carmen Pryer, Real Estate Specialist

Co-Submitter: Bryce Doty

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Adoption of Ordinance No. 2026-22: An ordinance authorizing the acquisition of real property interests necessary for the Fanning Wash Culvert at Steves Blvd Project, providing for delegation of authority, subsequent council approvals, severability, and establishing an effective date.

STAFF RECOMMENDED ACTION:

1. Read Ordinance No.2026-22 by title only for the final time
2. City Clerk reads Ordinance No. 2026-22 by title only (if approved above)
3. Adopt Ordinance No. 2026-22

Executive Summary:

The Fanning Wash Culvert at Steves Blvd is undersized for a 100-year flood event. The Fanning Wash Culvert at Steves Blvd Project will remove the existing three 48" culverts underneath Steves Boulevard and replace them with a double barrel 8'x4' concrete box. This will increase the flow rate of Fanning Wash underneath the street and mitigate flooding risks. In order to construct the inlet for the concrete box, an additional drainage easement is necessary on the western adjacent property located at 2351 E Forest Heights Dr. Negotiations with the property owner to acquire the additional drainage easement are ongoing and productive. Construction is currently planned for FY27.

Financial Impact:

Project Name: Spot Improvement Program
Account Number Budgeted: 206-08-385-3598-0-4432. There is no budget in this program. The budget will be reallocated from 206-08-331-1257-0 to fund this purchase.

Expected expenses to complete the transaction: $40,000

Policy Impact:

None

Previous Council Decision or Community Discussion:

None

Options and Alternatives to Recommended Action:

1. Do not approve the ordinance and do not construct the project as designed

Background and History:

The culverts at the intersection of the Fanning Wash and Steves Boulevard in Flagstaff, Arizona were analyzed to determine whether the current conditions in the channel meet the City of Flagstaff

requirements. The culverts were the primary area of interest initially since the existing culverts showed debris, sediment and other obstructions preventing flow of stormwater. This led to concerns of possible flooding issues for the surrounding area and potential failure of the drainage network. Through collecting topographic data of the channel, culvert, and roadway necessary characteristics were determined and modeled to show how the current infrastructure performs. From the existing conditions new infrastructure was designed to improve the performance of the channel and culverts found at the intersection of the wash and roadway. To improve the drainage conditions the design team proposed to remove the existing three corrugated metal pipes and instead implement a four foot by seven foot double barrel, concrete lined box culvert. With this implementation the box culverts through models and calculations improve drainage conditions in the wash, and decrease the likelihood of the culvert overtopping onto the roadway in flooding stages. Overall, the purpose of the design was to mitigate flood risks, while improving the drainage network at the upstream portion of the Fanning Wash as it
travels underneath Steves Boulevard by analyzing existing and proposed conditions of the channel and culverts.

Connection to PBB Priorities and Objectives:
The Fanning Wash Flood Control Project directly connects to the City of Flagstaff's Priority Based Budgeting (PBB), specifically maximizing environmental sustainability, public safety, and infrastructure optimization.

Connection to Regional Plan:
The Fanning Wash Flood Control Project connects to the Flagstaff Regional Plan by implementing the plan's core policies for infrastructure safety, sustainable growth, and watershed management.

Infrastructure and Capital Improvements —

- Stormwater Integration: The project links directly to the city's multi-year capital planning goals outlined in the regional framework.
- Growth and Land Use: By enhancing channel capacity along Fanning Wash between Steves Boulevard and Linda Vista Drive, the project protects existing residential and commercial zones from severe stormwater risks.

Environmental and Community Resilience —

- Water Resources: It supports regional directives on managing local drainage basins and waterways safely.
- Public Safety: The mitigation efforts align with the region plan's safety chapters and waterways safely.

Connection to Carbon Neutrality Plan:
The Fanning Wash Flood Control Project directly connects to the Flagstaff Carbon Neutrality Plan (CNP) through its role in Climate Change Adaptation and Community Resilience.
It actively structures adaptation to the environmental crises accelerated by climate change.

Connection to 10-Year Housing Plan:
The Fanning Wash Flood Control Project directly connects to the City of Flagstaff's 10-Year Housing Plan by safeguarding the existing housing stock and preserving affordable stock to create or preserve housing units by 2031. The Fanning Wash channel enhancements, including slope modification and vegetation removal, are explicitly designed to reduce flood risk for homes and businesses from severe weather destruction and unlocking previously high-risk land for safe, dense residential development.
Removing Development Barriers: Prior to flood control improvements, substantial land pockets near major corridors were developable or deemed financially unviable due to high-risk flood zone designations.

Attachments: Ord. 2026-22
Exhibit 1: Chart of Properties
Exhibit 2: Legal Description

ORDINANCE NO. 2026-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF AUTHORIZING THE ACQUISITION OF REAL PROPERTY INTERESTS NECESSARY FOR THE FANNING WASH CULVERT AT STEVES BLVD. PROJECT, A PUBLIC USE; PROVIDING FOR DELEGATION OF AUTHORITY, SUBSEQUENT COUNCIL APPROVALS, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, pursuant to Article VII, Section 5 of the Flagstaff City Charter the City shall acquire real property by ordinance; and

WHEREAS, pursuant to Article I, Section of the Flagstaff City Charter, the City may acquire real property, easements, and other real property interests within or without its corporate limits by purchase, gift devise, exchange, or condemnation; and

WHEREAS, the City desires to acquire easements, temporary Construction easements, and/or real property for the Fanning Wash Culvert at Steves Blvd. Project.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

The Flagstaff City Council hereby finds that acquisition of the easements and other real property interests described and depicted in the attached Exhibits 1 and 2 are necessary for a public use, the Fanning Wash Culvert at Steves Blvd. Project ("the Property Interests"). The Property Interests may be acquired through purchase, exchange, gift, donation, dedication, or condemnation for a public use.

SECTION 2. Delegation of Authority

The Mayor, City Manager, Planning and Services Director, Real Estate Manager, City Attorney, and/ or their delegates or agents, are hereby authorized and directed to take all steps, and execute all documents necessary to acquire the Property Interests, and to carry out the purpose and intent of this resolution.

The Real Estate Manager is delegated authority to negotiate with property owners for final purchase price or conditions and is authorized to execute purchase contracts for acquisition of Property Interests at a price reasonably consistent with appraised value with approval of City Manager or Council.

SECTION 3. Subsequent Council Approvals.

Any real property or easements acquired pursuant to this ordinance will be presented to the City Council at a council meeting for formal acceptance.

SECTION 4. Severability.

That if any section, subsection, sentence, clause or phrase or portion of this ordinance or any part of the City Code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remining portions thereof.

SECTION 5. Effective Date.

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 20th day of October, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Exhibits:
Exhibit 1 Chart listing property interests to be acquired
Exhibit 2 Legal Description of Property Interests

EXHIBIT 1

Chart listing Property Interests to be acquired

Assessor's Parcel Number	Owner Site Address/ Owner Address	Interests Being Acquired
108-27-017	**Jones Family Trust DTD 09-16-24** 2351 E. Forest Heights Dr. Flagstaff, AZ 86004	1. Drainage Easement

EXHIBIT A

LEGAL DESCRIPTION

All that portion of Lot 42, Skyline Estates as recorded in Case 4, Map 96, Coconino County Recorder's Office, Situated in Section 12, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 42;

Thence South 00° 04' 00" West, along the east line of said Lot 42, a distance of 66.79 feet;

Thence North 41° 28' 52" West, a distance of 89.24 feet to a point on the north line of said Lot 42;

Thence South 89° 56' 00" East, along said north line, a distance of 59.19 feet to the POINT OF BEGINNING.

Containing 1976.65 sf. or 0.045 Acres more or less.



05/19/26
NES# 1450-01
1450-01 Lot 42 Easement.docx

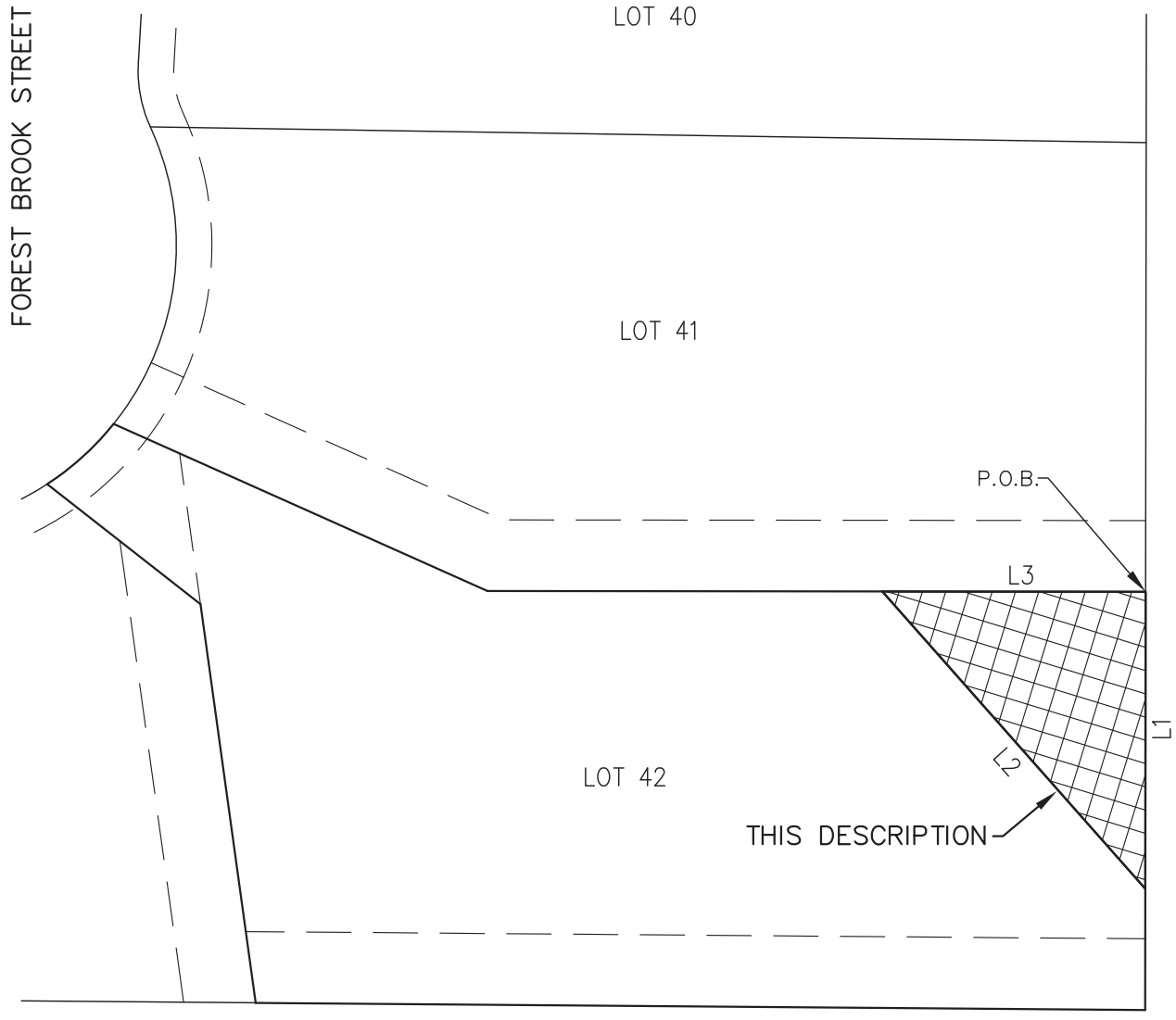
EXHIBIT B

MAP TO ACCOMPANY LEGAL DESCRIPTION

SCALE: 1"=40'

LINE	BEARING	DISTANCE
L1	S00°04'00"W	66.79'
L2	N41°28'52"W	89.24'
L3	S89°56'00"E	59.19'

NORTHLAND EXPLORATION SURVEYS, INC
EST. 1980
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FLAGSTAFF, AZ. 86001
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CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Bethan Heng, Planner

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Adoption of Ordinance No. 2026-23: An ordinance of the City Council of the City of Flagstaff, amending the Flagstaff Zoning Map to rezone approximately 23.89 acres located at 2661 N El Paso Flagstaff Road, APN 113-37-010 from the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO) to Heavy Industrial – Open (HI-O) zone with the RPO. The applicant is requesting a rezone for the purpose of allowing Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on site, providing for severability, authority for clerical corrections, and establishing an effective date.

STAFF RECOMMENDED ACTION:

1. Read Ordinance No. 2026-23 by title only for the final time
2. City Clerk reads Ordinance No. 2026-23 by title only (if approved above)
3. Adopt Ordinance No. 2026-23

Executive Summary:

A Concept Zoning Map Amendment requested by Art Babbott/El Paso Rd Land, LLC, of approximately 23.89 acres located at 2661 N El Paso Flagstaff Road, APN 113-37-010 from the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO) to Heavy Industrial – Open (HI-O) zone with the RPO. The applicant is requesting a rezone for the purpose of allowing Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on site.

The Planning & Zoning Commission believes that the proposed Zoning Map amendment is in substantial conformance with the required findings and has forwarded the request to the City Council with a recommendation for approval, subject to the following conditions:

1. The subject property must be developed in accordance with the approved concept plan and conditions of approval dated June 23, 2026. Modifications may require a revised concept plan.
2. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
3. That final plat parcel boundaries align with the zoning districts' legal descriptions.
4. The Flagstaff Urban Trail System (FUTS) alignment shall be finalized at Civil Plan Review and prior to Final Plat approval.
5. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of Highway Commercial (HC) in accordance with A.R.S. § 9-462.01.

Financial Impact:

No financial impacts are associated with this request.

Policy Impact:
There are no policy impacts associated with this request.

Previous Council Decision or Community Discussion:
There have been no previous Council decisions on this.

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for Zoning Map Amendments. In accordance with Arizona State Statute, notice of the public hearing was provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to all property owners within 600 feet of the site excluding rights-of-ways.

The applicant held two neighborhood meetings via Microsoft Teams regarding this case. The first meeting was held virtually on May 26th, 2026. The meeting was attended by the applicant's team and had no attendees. Initially, the applicant had requested for the second neighborhood meeting to be waive, which the Planning Director approved. However, staff later realized that Section 10-20.30.070 for Additional Requirements for Citizen Outreach required that the second neighborhood meeting be held. This section for additional citizen outreach applies to this project because it is an industrial development that exceed 20 acres. The second meeting was held virtually on July 21st, 2026. The meeting was attended by the applicant's team and had no attendees.

Staff has not received any comments from the public as of the writing of this report.

Options and Alternatives to Recommended Action:
The City Council may approve the ordinance as proposed, approve the ordinance with modified conditions, or deny the ordinance.

Background and History:
The applicant, Art Babbott/El Paso Rd Land, LLC, is requesting a Concept Zoning Map Amendment for a 22.9-acre portion of the parcel from the HC zone with the RPO to the HI-O zone with the RPO, located at 2661 N El Paso Flagstaff Road. The applicant is requesting a rezone for the purpose of allowing Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on the site.

The subject property is located near the eastern border of the City Limits, off Route 66. Primary access to the site is from N El Paso Flagstaff Road.

The 22.9 acres being set aside for Flagstaff City use contains rural floodplain and steep slopes. There are also City sewer and reclaimed water lines. This area will include a new FUTS connection. A Direct to Ordinance Zoning Map Amendment was approved in 2022 for 7.29 acres, rezoning it from HC to HI-O to allow a Composting Facility use.

Connection to PBB Priorities and Objectives:
Support and strengthen a robust, diverse, and sustainable economy.

The applicant believes that Flagstaff needs a greater inventory of Heavy Industrial uses as permitted in the City of Flagstaff Zoning Code Table 10-40B.30.050. By increasing the availability of Heavy Industrial land in an appropriate and low land use conflict area, this application contributes to adding further industrial land into Flagstaff's inventory of industrial-zoned properties.

Connection to Regional Plan:
Please see attached Planning and Zoning Commission staff report for a detailed analysis of conformance with the Regional Plan and its goals and policies.

Connection to Carbon Neutrality Plan:
EP-2 Support the adaptation efforts of local businesses as the climate changes and the economic

landscape shifts.

The referenced Carbon Neutrality Plan goal identifies that local business should adapt as the economic landscape shifts. The establishment of the Construction Storage/Supply Yard and Heavy Manufacturing/Processing are being proposed in an area that is adjacent to like-industrial uses.

Connection to 10-Year Housing Plan:
None.

Connection to Division Specific Plan:
An application for a Zoning Map Amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

The following findings will be analyzed specific to the approved site plan and consider if the site were to be redeveloped entirely under the HI zone standards.

Zoning Map Amendments shall be evaluated based on the following findings:

A. Finding #1:
The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

See Planning & Zoning Staff Summary.

B. Finding #2
To meet the finding, the proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City") and will add to the public good as described in the General Plan.

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with all codes and requirements.

C. Finding #3
To meet the finding, the affected site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities must ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The proposed application meets this finding. IDS reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements. The applicant was required to bring a water line and hydrants to the site to mitigate any possible fire hazards that could occur on the site.

Attachments: Ord. 2026-23
Staff Report
Application
Project Narrative and Regional Plan Analysis

ALTA Survey
Concept Zoning Plan
Vicinity Map
Neighborhood Meeting Plan
Buffer Map
Mailing List
Legal Description
Water Sewer Impact Analysis
Traffic Impact Statement
Presentation

ORDINANCE NO. 2026-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF ZONING MAP TO REZONE APPROXIMATELY 23.89 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 2661 N EL PASO FLAGSTAFF ROAD, FROM THE HIGHWAY COMMERCIAL (HC) ZONE WITH THE RESOURCE PROTECTION OVERLAY (RPO) TO HEAVY INDUSTRIAL – OPEN (HI-O) ZONE WITH THE RPO; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, Art Babbott/El Paso Rd Land, LLC ("the Applicant"), has applied to the rezone a portion (approximately 23.89 acres) of real property located within the City of Flagstaff (APN 113-37-010) from the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO), a legal description of which is provided in Exhibit A attached hereto and incorporated by this reference ("the Property"), to Heavy Industrial (HI) zoning with the Resource Protection Overlay (RPO) for purposes of a allowing Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on site; and

WHEREAS, the Applicant proposes to develop the Property pursuant to the terms and conditions of this Ordinance; and

WHEREAS, the Applicant conducted a neighborhood meeting on May 26, 2026, and July 21, 2026, to discuss the proposed Zoning Map Amendment with the surrounding community, as required by Section 10-20.50.040 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the proposed Concept Zoning Map Amendment application, following proper notice and hearings on August 12, 2026, and August 26th, 2026, and has recommended approval of the requested Zoning Map Amendment application, subject to the Applicant's compliance with certain conditions set forth below; and

WHEREAS, the Council finds that the applicant has complied with all application requirements set forth in Chapter 10-20 of the Flagstaff Zoning Code; and

WHEREAS, staff have recommended approval of the Concept Zoning Map Amendment application, subject to the conditions proposed by the Planning and Zoning Commission, and the Council has considered each of the conditions and has found each condition to be appropriate for the Property and necessary for the proposed development; and

WHEREAS, the Council has read and considered the staff reports prepared by the current Planning Division staff and all attachments to those reports, the Applicant's application, the narrative provided by the Applicant, and all statements made by the Applicant and its representatives or agents during the presentation to Council, and the Council finds that the proposed Concept Zoning Map Amendment, subject to the conditions set forth below, meets the findings required by Section 10-20.50.040(F)(1)(a) of the Flagstaff Zoning Code.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. The amendment requested in the application is consistent with and conforms to the goals of the Regional Plan.

SECTION 3. The amendment requested in the application will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will add to the public good as described in the General Plan.

SECTION 4. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities to ensure that the amendment requested in the application will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Zoning Map designation for the Property is hereby amended from the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO) to Heavy Industrial – Open (HI-O) zone with the RPO.

SECTION 6. That the Zoning Map Amendment be further conditioned upon the Applicant's satisfaction of the following conditions proposed by the Planning and Zoning Commission:

CONDITIONS:

1. The subject property must be developed in accordance with the approved concept plan and conditions of approval dated June 23, 2026. Modifications may require a revised concept plan.
2. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
3. That final plat parcel boundaries align with the zoning districts' legal descriptions.
4. The Flagstaff Urban Trail System (FUTS) alignment shall be finalized at Civil Plan Review and prior to Final Plat approval.
5. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of Highway Commercial (HC) in accordance with A.R.S. § 9-462.01.

SECTION 8. That City staff is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions, and intents of this Ordinance.

SECTION 9. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 10. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION 11. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 20th day of October 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibits:
Legal Description

PZ-24-00235-01
July 22, 2026

PLANNING AND DEVELOPMENT SERVICES REPORT
CONCEPT ZONING MAP AMENDMENT

PUBLIC HEARING
PZ-24-00235-01

DATE: July 22, 2026
MEETING DATE: August 12, 2026
REPORT BY: Bethan Heng

REQUEST:
A Concept Zoning Map Amendment requested by Art Babbott/El Paso Rd Land, LLC, of approximately 23.89 acres located at 2661 N El Paso Flagstaff Road, APN 113-37-010 from the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO) to Heavy Industrial – Open (HI-O) zone with the RPO. The applicant is requesting a rezone for the purpose of allowing Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on site.

STAFF RECOMMENDATION:
Staff believes that the proposed Zoning Map amendment is in substantial conformance with the required findings and recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation for approval, subject to the following conditions:

1. The subject property must be developed in accordance with the approved concept plan and conditions of approval dated June 23, 2026. Modifications may require a revised concept plan.
2. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
3. That final plat parcel boundaries align with the zoning districts legal descriptions.
4. The Flagstaff Urban Trail System (FUTS) alignment shall be finalized at Civil Plan Review and prior to Final Plat approval.
5. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of Highway Commercial (HC) in accordance with A.R.S. § 9-462.01.

PRESENT LAND USE:
The existing parcel is 54.08 acres. Approximately 23 acres are being set aside for Flagstaff City use. A Direct to Ordinance Zoning Map Amendment was approved in 2022 for 7.29 acres, rezoning it from HC to HI-O to allow a Composting Facility use. The remaining 23.89-acre portion of the parcel is currently undeveloped land and is the subject of this Concept Zoning Map Amendment.

PROPOSED LAND USE:
The applicant proposes to establish Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on site, which are permitted uses in the HI-O zone.

NEIGHBORHOOD DEVELOPMENT:
See the attached area context map.

North: Heavy industrial land owned by United Metro Materials Inc., zoned HI-O
East: City of Flagstaff wastewater treatment plant, zoned Public Facility (PF)
South: State Trust Land, zoned Rural Residential (RR); Nestle Purina factory, zoned Light Industrial (LI); BNSF rail lines and Interstate 40
West: ADOT maintenance yard, zoned HC

I. Project Introduction

A. Background/Introduction

The applicant, Art Babbott/El Paso Rd Land, LLC, is requesting a Concept Zoning Map Amendment for a 22.9-acre portion of the parcel from the HC zone with the RPO to the HI-O zone with the RPO, located at 2661 N El Paso Flagstaff Road. The applicant is requesting a rezone for the purpose of allowing Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on the site.

The subject property is located near the eastern border of the City Limits, off Route 66. Primary access to the site is from N El Paso Flagstaff Road.

The 22.9 acres being set aside for Flagstaff City use contains rural floodplain and steep slopes. There are also City sewer and reclaimed water lines. This area will include a new FUTS connection. A Direct to Ordinance Zoning Map Amendment was approved in 2022 for 7.29 acres, rezoning it from HC to HI-O to allow a Composting Facility use.

B. Proposed Rezoning and Development Plan

II. Site Plan

On June 23, 2026, the Inter-Department Staff (IDS) approved the Site Plan and deemed the rezoning application to be complete.

A. Zoning – City of Flagstaff Zoning Code

If this Concept Zoning Map Amendment request is approved, Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses will be allowed on the site. Development of the site will be required to comply with the standards of the Zoning Code.

i. Site Planning Standards

These standards do not apply to Industrial uses.

ii. Resource Protection

There is a Resource Protection Overlay zone on the subject site. The site contains rural floodplain and steep slopes. If this rezoning is approved, staff will ensure compliance with the Zoning Code during Civil Plan review.

iii. Open Space & Civic Space

The proposed uses do not require either open space or civic space.

iv. Pedestrian and Bicycle Circulation Systems

There is a proposed future FUTS trail alignment for the Picture Canyon Trail on this site. The final alignment of the FUTS will be determined at the Civil Plan review.

v. Compatibility and Architectural Design Standards

The proposed Zoning and land uses are similar and compatible with the surrounding uses. The architectural design standards do not apply to the proposed Industrial uses.

vi. Landscaping

As future development applications are submitted, staff will apply the required landscaping standards.

vii. Outdoor Lighting

The subject property is located within Lighting Zone 2. An outdoor lighting permit for any outdoor lighting will be required as a separate submittal and is not required as part of this application.

viii. Parking

As future development applications are submitted, staff will apply the required parking standards.

ix. Historic/Cultural Resources

The Heritage Preservation Officer has determined that no analysis of the site is required.

B. Public Systems Impact Analysis

i. Traffic/Right-of-Way Impact

A Traffic Statement was sealed on December 15, 2025, and approved on January 23, 2026. Four driveways are proposed for the project, connecting the site to N El Paso Flagstaff Rd and Route 66. Based on the safety considerations, traffic volumes, and roadway functional classification documented in the Traffic Statement, a left-turn lane on Route 66 at N El Paso Flagstaff Road is warranted and shall be constructed by the project. A right turn deceleration lane was not warranted by the project.

ii. Water and Wastewater Impact

A Water and Sewer Impact Analysis (WSIA) was completed on July 29th, 2025, and approved by city staff. Since there is no water or sewer infrastructure currently onsite to support this development, all systems will need to be designed and built. Existing water off-site infrastructure adjacent to this project includes an 8" waterline underneath El Paso Flagstaff Rd and a 12" waterline within the Route 66 right-of-way. No off-site improvements are required prior to connecting the site to the existing water system. The WSIA's Exhibit 1 shows 8" water connection locations for the proposed development, including fire hydrants to provide fire protection water sources to future proposed parcels.

There is currently a 30" sewer trunkline (Rio De Flag) that runs along the west and north portion of the property, which can be utilized for sewer service. In order to provide adequate downstream capacity, offsite sewer improvements will be required on the Rio de Flag trunkline near the Wildcat Treatment Plant. The design and funding of this upgrade is the responsibility of the City of Flagstaff. This project includes replacing the 30" existing main with a new 48" sewer main. This off-site improvement must be completed prior to connecting to the existing system. El Paso Industrial Park's connection to the sewer system is contingent on the successful completion of the trunkline improvement.

iii. Stormwater Analysis

A Preliminary Drainage Report and Stormwater Impact Analysis (SIA) was prepared June 3, 2025, and approved by City Staff on April 27, 2026. This report identified existing and proposed drainage patterns to be finalized at the future Civil Plan review phase of the project.

III. Zoning Map Amendment Direct to Ordinance

An application for a Zoning Map Amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

Concept Zoning Map Amendments shall be evaluated based on the following findings:

A. Finding #1:

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

This Concept Zoning Map Amendment (CZMA) application was found "complete" on April 8th, 2026, prior to the ratification date of the current 2045 Regional Plan on May 19th, 2026. This CZMA application was reviewed under the 2030 Regional Plan.

i. General Plan/Flagstaff Regional Plan (FRP 2030) Process and Analysis Summary

When staff performs a Regional Plan (the "Plan") analysis, staff reviews all maps, text, and goals and policies to determine which are the most relevant in relation to the proposed application. The Plan's Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan provide supplemental information for the interpretation of goals and policies. In the case of any conflict between the Future Growth Illustration and the Plan's goals and policies, the goals and policies will prevail. The Future Growth Illustration has two types of land use designations: "Area Types" describe the place-making context of Urban, Suburban, Rural, or Employment, and "Place Types" such as activity centers, corridors, and neighborhoods provide the framework for the density, intensities, and mix of uses within the area types.

The subject property is designated as Future Employment area type in the 2030 Regional Plan. An Employment Center may include mixed- use; research and development offices; medical offices; office space; business park; retail, restaurant, and tourism center; light-industrial; heavy-industrial; and live-work spaces. The proposed uses of Construction Storage/Supply Yards and Heavy Manufacturing/Processing allows the City to work further towards establishing the area as a place for Industrial uses – bringing the area in compliance with the Regional Plan.

ii. Applicable General Plan Goals and Policies

As part of its review, staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. The relevant goals and policies can be found below and within the developer's narrative. This application utilizes the original Regional Plan Analysis provided by the applicant during the original Direct to Ordinance Zoning Map Amendment from April 2024. The following is a discussion of how the current application generally meets or conflicts with goals and policies in each relevant chapter.

a. Environmental Planning & Conservation (Air Quality, Climate Change and Adaptation, Dark Skies, Ecosystem Health, Environmentally Sensitive Lands, Natural Quiet, Soils, and Wildlife)

Goal E&C.1. aims to proactively improve and maintain the region's air quality. The proposed use of manufacturing and heavy processing will be required to have an Arizona Department of Environmental Quality)ADEQ) for air quality monitoring, as well as be required to adhere to Method 9 compliance from ADEQ.

Policy E&C.1.2. Pursue reduction of total emissions of high-priority pollutants from commercial and industrial sources and area-wide smoke emissions. The applicant anticipates that smoke pollution emitted by project will be little to none.

Policy E&C.1.3. Encourage strategies and partnerships to mitigate dust. The applicant intended to employ best management practices to monitor and mitigate dust.

Policy E&C.1.4. Maintain air quality through pursuit of non-polluting industry and commercial enterprises. The applicant anticipates that the emissions generated by the new zoning will be less than what is produced in the current zoning.

b. Water Resources (Water Sources, Water Demand, Stormwater and Watershed Management, and Water Quality)

Goal WR.4. aims to logically enhance and extend the City's public water and wastewaters services including their treatment, distribution, and collection systems in both urbanized and newly developed areas of the City to provide an efficient delivery of services. Policy WR.4.3. aims to development requiring public utility services will be located within the Urban Growth Boundary. This application's proposed land uses are low-water uses and will utilize reclaimed water. A Water and Sewer Impact Analysis (WSIA) has been completed by the City of Flagstaff for this site.

Goal WR.5. required managing watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting. Policy WR.5.4. similarly aims to develop any necessary stormwater infrastructure improvements consistent with City of Flagstaff stormwater master plans or studies as adopted by the City. In conformance with the City of Flagstaff Stormwater Management Design Manual (SMDM), the proposed development will be designed to continue this historical drainage pattern, and drainage basins will be provided for each lot for the pre vs. post volumetric retention to mitigate impacts to downstream properties. LID ROCV retention will also be provided in each of the basins per the City of Flagstaff Low Impact Development (LID) Manual. Due to the topographic nature of the site, regional basins cannot be used. Refer to the Preliminary Drainage Report for more information.

Goal WR.6. aims to protect, preserve, and improve the quality of surface water, groundwater, and reclaimed water in the region. Policy WR.6.3. likewise directs implementation of best management practices to protect, restore, and maintain surface waters and their contributing watersheds. Note: Refer to best management practices adopted by the Arizona Department of Environmental Quality at http://www/adeq.gov. The Project will implement the appropriate SWPPP measures for short-term construction and for the long-term existence of the development to protect the downstream Rio de Flag. The Project will also meet all the requirements of the City low-impact development standards.

c. Energy (Energy Efficiency and Renewable Energy)

Goal E&C.2. aims to achieve carbon neutrality for the Flagstaff community by 2030, and Policy E&C 2.4. aims to promote developments that help the community achieve carbon neutrality through strategies that reduce the project's emissions from transportation, energy, and consumption. The intended use of construction storage will allow local companies to store their equipment and materials within City limits instead of traveling to adjacent communities for storage, reducing the potential emissions within the town.

Policy E&C.3.1. aims to develop and implement a comprehensive and proactive approach to prepare the community for and to minimize the impacts of climate change induced hazards. The intended heavy manufacturing and processing use for the site is a concrete and asphalt material recycling facility. The reused of these material is a sustainable practice of reusing materials, rather than sourcing new and raw materials, to be reutilized in the community.

Goal E&C.4. aims to integrate available science into policies governing the use and conservation of Flagstaff's natural resources. In addition, Goal E&C.3. aims to prepare Flagstaff's community systems and resources to be more resilient to climate change impacts, and address climate change in a manner that prioritizes those most impacted and ensures the costs and benefits of climate adaptation and mitigation are equitably distributed. This CZMA application is in conjunction to a plat application in process under staff review. This plat aims to separate the Rio de Flag within the subject property to be dedicated to the City of Flagstaff. By doing so, this resource may be conserved and protected as a natural resource.

Goal E.1. aims to increase energy efficiency and Policy E.1.1. aims to promote and encourage innovative building practices through instruction on efficient building materials and methodology. El Paso Industrial Park will meet all energy efficiency standards per the City of Flagstaff Building Code.

d. Growth Areas & Land Use (Reinvestment, Greenfield, Urban Area, Suburban Area, Rural Area, Employment Area, Special Planning Area, and Activity Centers)

Goal LU.7. aims to provide for public services and infrastructure and Policy LU.7.1. requires concentration of urban development in locations that use land efficiently, and are served by roads, water, sewer, and other public facilities and services, and that support transit, reduced vehicle trips, and conservation of energy and water. El Paso Industrial Park is situated in an area where a concentration of industrial uses exists. In addition, existing roadway and utility

infrastructure while being able to set aside land for the preservation of scenic views, the Rio de Flag, and recreational uses.

Policy LU.6.2. requires consideration toward commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning areas, and industrial uses as appropriate place types and area types for employment opportunities. The proposed uses of construction storage/supply yards and heavy manufacturing/processing on site allows for future employment opportunities.

e. Transportation (Mobility and Access, Safe and Efficient Multimodal Transportation, Environmental Considerations, Quality Design, Pedestrian Infrastructure, Bicycle Infrastructure, Transit, Automobile, Passenger Rail and Rail Freight, Air Travel, and Public Support for Transportation)

Policy OS.1.4. aims to use open space as opportunities for non-motorized connectivity, to interact with nature, and to enjoy the views and quiet. Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health. In addition to conservation of the Rio de Flag, the project offers approximately 3,700 linear feet of new FUTS trail along the east and west banks of the Rio de Flag to provide continuity to a planned FUTS trail within the natural environment provided by the subject parcel. This also include a future trailhead and parking area of non-motorized access to the Rio de Flag and Picture Canyon.

Policy WR.5.2. requires incorporating pedestrian access, trails, and watchable wildlife opportunities into natural watercourses when practical. In addition to the area identified for Open Space and FUTS acquisition, El Paso Rd Land, LLC. is also in preliminary discussions with the City about locating a trailhead and parking area for non-motorized access to the Rio de Flag and Picture Canyon area.

Goal T.1. aims to improve mobility and access throughout the region. Similarly, Policy T.1.1. requires integrating a balanced, multimodal, regional transportation system and Policy T.1.3. requires a transportation system that is consistent with the place type and needs of people. The subject property will have access off N. El Paso Flagstaff Rd, which is a private road currently serving the City Wastewater Treatment Facility, Picture Canyon, Kinder Morgan, Cemex and a secondary access to Coconino County Public Works. As part of the City of Flagstaff development process, a Traffic Study has been conducted that analyzes the traffic impacts of the development of the HI-O portion of the site. The applicant believes that the application is effectively a “down-zoning,” as the traffic generation patterns and utility impacts for HI-O permitted uses are significantly lower in intensity than that of the HC zones that are currently planned on this site per the City Regional Plan. North El Paso Flagstaff Road is an unclassified road with limited traffic and little to no pedestrian or bicycle traffic and will not be adversely impacted by this project. The proposed development is estimated to generate under 100 peak hour trips. The traffic analysis and statement evaluated the existing roadways in the vicinity for turn lane warrants based on sight distance requirements and crash analysis data.

Goal T.2. requires improvement of transportation safety and efficiency for all modes. Likewise, Policy T.2.1. aims to design infrastructure to provide safe and efficient movement of vehicles, bicycles, and pedestrians. Shoulders are provided along El Paso Flagstaff Road and FUTS trail is proposed along the banks of the Rio de Flag for pedestrian and bike traffic while Route 66 and El Paso Flagstaff Road will serve vehicles. Additionally, a dedicated eastbound left turn lane will be provided along Route 66.

Goal T.5. aims to increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community. Similarly, Policy T.6.2. aims to establish and maintain a comprehensive, consistent, and highly connected system of bikeways and FUTS trails. The Project will provide approximately 3,700 linear feet of new FUTS trails along the banks of the Rio de Flag for pedestrian access to Picture Canyon.

f. Neighborhoods, Housing, and Urban Conservation

This section does not apply to this application.

g. Economic Development

Goal ED.7. aims to continue to promote and enhance Flagstaff's unique sense of place as an economic development driver. The applicant believes that Flagstaff needs a greater inventory of Heavy Industrial uses as permitted in the City of Flagstaff Zoning Code Table 10-40B.30.050. By increasing the availability of Heavy Industrial land in an appropriate and low land use conflict area, this application contributes to adding further industrial land into Flagstaff's inventory of industrial-zoned properties.

B. Finding #2

To meet the finding, the proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City") and will add to the public good as described in the General Plan.

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with all codes and requirements.

Staff believes that the proposed project will contribute to the public good and benefit the larger community. Establishing the site as a Heavy Industrial – Open (HI-O) for the purpose of Construction Storage/Supply Yards and Heavy Manufacturing/Processing uses will contribute to additional supply of industrial land to the City of Flagstaff real estate market.

The rezone application and the intention to plat this subject property later will allow future industrial uses within City jurisdiction, which lends to the intentional placement of future land uses within the City. The subject property is surrounded by similar heavy industrial uses - the City of Flagstaff Wildcat Wastewater Treatment Facility on the east the Cemex Cement Plant and Coconino Public Works to the north, the Arizona Department of Transportation equipment yard to the west, and the BNSF Railroad to the south (south of Route 66). This application mindfully places similar land uses within the City.

This application intends to preserve the existing zoning of the extent of Rio de Flag on the property, keeping it Highway Commercial (HC) and later dedicating the Rio de Flag to the City of Flagstaff. The applicant believes that by doing so, the natural environment and resources will be preserved on site.

El Paso Industrial Park will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and will add to the public good as described in the Regional Plan. El Paso Industrial Park also promotes the clustering of heavy industrial uses. Emergency vehicle access, public service, and infrastructure and utilities exist or will be provided to ensure that El Paso Industrial Park does not have a detrimental impact

C. Finding #3

To meet the finding, the affected site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities must ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Staff believes that the proposed application meets this finding. The Inter-Division Staff reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements.

IV. Citizen Participation

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with

requests for Zoning Map Amendments. In accordance with Arizona State Statute, notice of the public hearing was provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to all property owners within 600 feet of the site excluding rights-of-ways.

The applicant held two neighborhood meetings via Microsoft Teams regarding this case. The first meeting was held virtually on May 26th, 2026. The meeting was attended by the applicant's team and had no attendees. Initially, the applicant had requested for the second neighborhood meeting to be waive, which the Planning Director approved. However, staff later realized that Section 10-20.30.070 for Additional Requirements for Citizen Outreach required that the second neighborhood meeting be held. This section for additional citizen outreach applies to this project because it is an industrial development that exceed 20 acres. The second meeting was held virtually on July 21st, 2026. The meeting was attended by the applicant's team and had no attendees.

Staff has not received any comments from the public as of the writing of this report.

STAFF RECOMMENDATION:

Staff believes that the proposed Zoning Map amendment is in substantial conformance with the required findings and recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation for approval, subject to the following conditions:

1. The subject property must be developed in accordance with the approved concept plan and conditions of approval dated June 23, 2026. Modifications may require a revised concept plan.
2. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
3. That final plat parcel boundaries align with the legal descriptions for where the zoning districts change.
4. The Flagstaff Urban Trail System (FUTS) alignment be finalized at the point of Civil Plan Review and prior to final plat approval.

Attachments:

- Application
- Project Narrative and Regional Plan Analysis
- Legal Description
- Site Plan
- Vicinity Map
- Neighborhood Meeting Plans
- Record of Proceedings
- WSIA
- Traffic Impact Statement
- Preliminary Drainage Report

City of Flagstaff

Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2618
F: (928) 213-2609

Date Received	Application for Concept Zoning Map Amendment	File Number

Project Name
El Paso Industrial Park

Site Address	Parcel Number(s)	Subdivision& Lot Number	Site Acreage
2661 N El Paso Flagstaff Road, Flagstaff AZ 86004	113-37-State 1 (State Land)	N/A	54.08

Existing Zoning District	Proposed Zoning District	Existing Regional Plan Area and Place Type
HC, HI-O	HI-O	State Land, Employment/Industrial, Open Space

Existing Use	Proposed Use
Composting Facility, Undeveloped Land	Heavy Manufacturing/Processing, Composting Facility, Construction Storage/Supply

Property Information:
- ☐ Yes ■ No Located in an existing Local/National Historic District? (Name:_____)
- ☐ Yes ■ No Existing structures are over 50 years old at the time of application?
- ■ Yes ☐ No Subject property is undeveloped land?

Type of Zoning Map Amendment (Small, Medium, Large or Multi-Phase)
Large Scale Zoning Map Amendment

Property Owner(s) Art Babbott	**Phone** 928-607-1688
Mailing Address **City, State, Zip** 2684 E Huntington Drive, Flagstaff AZ 86004	**E-mail** ababbott@gmail.com
Applicant(s) El Paso Rd Land, LLC (Art Babbott)	**Phone** 928-607-1688
Mailing Address **City, State, Zip** 2684 E Huntington Drive, Flagstaff AZ 86004	**E-mail** ababbott@gmail.com
Project Representative(s) Daniel Nyx	**Phone** 623-303-5786
Mailing Address **City, State, Zip** 1801 W Route 66, Ste 117 Flagstaff, AZ 86001	**E-mail** dnyx@ardurra.com

Property Owner Signature (required)	Date	Applicant Signature	Date
Art Babbott	5/20/25	Art Babbott	5/20/25

For City Use

Date Filed:	**File 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:
☐ Approved	☐ Approved
☐ Denied	☐ Denied
☐ Continued	☐ Continued

Staff Assignments	Planning	Engineering	Fire	PW/Water Services	Stormwater

PROJECT NARRATIVE
For
EL PASO INDUSTRIAL PARK
CONCEPT ZONING AMENDMENT SUBMITTAL

Ardurra Project #225068

Northeast Quarter of Section 8, Township 21N, Range 8E, G&SRM
Coconino County, Flagstaff, Arizona

Prepared for:
El Paso Rd Land, LLC
2684 E. Huntington Drive
Flagstaff, AZ 86004
928-607-1688

Prepared by:
Ardurra
1801 W. Route 66, Ste 117
Flagstaff, AZ 86001
928-774-4636

Originally Prepared: June 2, 2025
Revised: March 24, 2026
COF # PZ-24-00235

INTRODUCTION

El Paso Rd Land, LLC is proposing a new Industrial Subdivision located at the northwest corner of the intersection of East Route 66 and North El Paso Flagstaff Road. The purpose of this narrative is to summarize and address the City of Flagstaff submission requirements for the Concept Zoning Map Amendment application.

EXISTING SITE

The subject property is located on the northwest corner of the intersection of East Route 66 and North El Paso Flagstaff Road. The 54.08-acre parcel was formerly State Trust Land brought to auction by the Arizona State Land Department in 2024 and acquired by El Paso Rd Land, LLC.

The Property is currently, primarily zoned Highway Commercial (HC) with 7.29 acres zoned Heavy Industrial Open (HI-O), and is surrounded by other parcels zoned HC and HI-O. The Property borders the City of Flagstaff Wildcat Wastewater Treatment Facility on the east, the Cemex Cement Plant and Coconino County Public Works to the north, the Arizona Department of Transportation equipment yard to the west and the BNSF Railroad to the south (south of Route 66). North El Paso Flagstaff Road borders the property to the east, and serves a small trailhead parking area with 16 spaces at Picture Canyon. This road is for access only and does not continue beyond the existing developments to the north (Coconino County Public Works and El Paso Natural Gas). No through traffic is intended to use N El Paso Flagstaff Road.

Land use in the surrounding area includes materials processing & sales, postal facility, wastewater treatment plant, automotive services, maintenance and towing yards, and manufacturing plants.

The subject parcel is of irregular shape and currently undeveloped, with low tree cover and considerable steep slope resources. A reach of the Rio De Flag runs generally north-south through the property. An existing sewer line and reclaimed water line lie within the Rio De Flag floodplain. There are also various electric lines and easements that run both north-south and northwest-southeast through the property. Existing water mains are located adjacent to the site in both Route 66 and El Paso Flagstaff Rd.

Cultural resource sites are present within the Property. In December 2024, a historic properties treatment plan (HPTP) was prepared to discuss the management of cultural resources during site development. The document was revised most recently in June 2025.

PROPOSED ZONING AND USE

El Paso Rd Land LLC proposes the creation of an Industrial Subdivision on the subject parcel. The parcel will be subdivided through the platting process and in accordance with City of Flagstaff Engineering requirements. A total of eight lots will be created from the overall property with a total net area of approximately 53.19 acres. Parcel “H” (22.9 acres) that contains a portion of the Rio de Flag will be sold to the City of Flagstaff and the remaining seven lots will be rezoned to HI-O, totaling approximately 30 acres. The proposed zone changes match the

existing zoning in the adjacent area. The proposed land use for the seven HI-O lots will include heavy manufacturing and processing, compost facilities, construction storage, and supply yards. The proposed uses are all permitted within HI-O zoning and fit within the existing land use in the area. In compliance with COF code table 10-40.30.050.B Note 3, no existing residential use is present within a quarter mile of the proposed compost facility use. Currently, approximately 7.29 acres of HI-O zoned land is being utilized by Restoration Soils, an industrial composting and soil amendment business on and RTR, an asphalt and concrete recycling business on the project site. This is currently located on future Parcels B and C according to the Preliminary Plat.

The detailed breakdown of the proposed parcel sizes and uses are as follows:

Parcel A: Manufacturing/Processing Heavy - 7.77 acres
Parcel B: Composting and Material Supply – 4.88 acres (existing site zoned HI-O)
Parcels C, D, E, and F: Construction Storage and Supply Yard – 5.19, 3.84, 2.68, and 2.88 acres, respectively
Parcel G: Supply Yard/Potentially sold to City of Flagstaff as trailhead – 3.06 acres
Parcel H: Remaining parcel to be sold to the City of Flagstaff and not rezoned - 22.90 acres

El Paso Rd Land LLC believes that healthy economies are diverse economies, and that Flagstaff needs a greater inventory of Heavy Industrial uses as permitted in the City of Flagstaff Zoning Code Table 10-40B.30.050. By increasing the availability of Heavy Industrial land in an appropriate and low land use conflict area, we can support a diverse and strong economic base.

Parcel H consists of the FEMA rural floodplain area along the Rio de Flag and this land is anticipated to be sold to the City of Flagstaff. In 2004, City of Flagstaff voters approved Proposition 302 to acquire Open Space and FUTS corridors. Coming out of that voter approved bond, the Flagstaff City Council passed Ordinance 2022-26 which authorized acquisition of specific parcels, including #331 and #336, representing approximately 23 acres of the recently acquired State Trust Land parcel by El Paso Rd Land LLC. This is area is identified as Parcel "H" on the Concept Rezone Map.

In addition to the area identified for Open Space and FUTS acquisition (Parcel "H"), El Paso Rd Land LLC is also in preliminary discussions with the City about selling Parcel "G" as a trailhead and parking area for non-motorized access to the Rio de Flag and Picture Canyon area.

LEGAL DESCRIPTION

A parcel of land located in the northeast quarter of Section 8, Township 21 North, Range 8 East, Gila and salt River Base and Meridian, Coconino County, Arizona. The parcel is that a portion of land owned by the state of Arizona in the northeast quarter of section 8 which lies north of the Burlington Northern and Santa Fe Railroad right of way. The full legal description of the subject parcel is provided in the Alta Survey included with the Preliminary Plat submittal.

PROPOSED ACCESS

Five of the new parcels (A,B,C,D, E and F) will have access off N. El Paso Flagstaff Rd, which is a private road currently serving the City Wastewater Treatment Facility, Picture Canyon, Kinder Morgan, Cemex and a secondary access to Coconino County Public Works. Parcels B through G will have cross access agreements in place to allow access through the parcels from driveways on N. El Paso Flagstaff Road located on Parcels B, C, and D. If Parcel G is sold to the City for use as a trailhead, this parcel will not be included in the future cross access agreement.

TRAFFIC

As part of the City of Flagstaff development process, a Traffic Study has been completed that analyzes the traffic impacts of the development of the new HI-O parcels. The main access road, El Paso Flagstaff Road, will provide access to the proposed parcels, and the existing CEMEX, Wildcat Sewer Treatment Plant, El Paso Natural Gas, and secondary access to the Coconino County Facility. The proposed rezone is effectively a "down-zoning," as the traffic generation patterns and utility impacts for HI-O permitted uses are significantly lower in intensity than that of the HC zones that are currently planned on this site per the City Regional Plan. North El Paso Flagstaff Road is an unclassified road with limited traffic and little to no pedestrian or bicycle traffic and will not be adversely impacted by this project. The proposed development is estimated to generate under 100 peak hour trips. The traffic analysis and statements have evaluated the existing roadways in the vicinity for turn lane warrants based on sight distance requirements and crash analysis data.

NATURAL RESOURCES

The project is located within the City of Flagstaff Resource Protection Overlay Zone (RPOZ). Zoning Code requires industrial zoned developments to save 20% of the existing trees within the subject parcel. The proposed development saves several existing trees. The design preservation rate of trees outside of the slope resources will maintain the required 20% preservation rate.

Flagstaff zoning code also requires that industrial zones preserve 60% of slope resource areas in the 17-24.99% category, and 80% of slope resource areas in the 25-34.99% category. Slope resources in excess of 35% shall not be disturbed. The proposed preservation rate for these categories will meet the requirements. A majority of the steep slope resources fall within Parcel H, which is designated to be sold to the City of Flagstaff as it contains the Rio de Flag. There is a small portion of the FEMA rural floodplain that extends into Parcels F and G which will remain untouched. The remainder of this floodplain lies within the future City Parcel H.

Steep slopes preserved in excess of the requirements may be counted towards the tree resource preservation rate. After considering slope conversion to tree points and preserved tree points within slope resources, the total preservation rate is 125.6% (using the total tree points outside of slope resources as the 100% tree points). Refer to the Preliminary Plat NRPP for additional details.

CULTURAL RESOURCES

The City of Flagstaff zoning code requires Heritage Preservation as part of the development process in order to protect and enhance the City's cultural, historical, and archaeological heritage. A cultural resource study was conducted in compliance with City of Flagstaff requirements. The proposed Lot A contains an eligible cultural resource site as identified by the HPTP dated December 8, 2024, and Revised June 6, 2025. As part of the mitigation strategy laid out in the HPTP, no construction activities can occur within the site boundaries until all fieldwork has been completed. The primary artifact concentration area is located within the proposed improvements for Lot A. The overall study boundary and mechanical trenching plan encroaches into the proposed development of Lot A. Data recovery and associated reporting must be completed per the HPTP (Phase I and II as required) before any construction activities can commence within the identified study area. If any cultural materials or features are identified during construction, they must be documented per the requirements of the HPTP. Once mitigation is complete, any discovery of cultural materials during construction will be treated as an inadvertent discovery. Inadvertent discoveries of cultural resources are covered under City of Flagstaff Division10-30.30 Section F, which states that all work should be halted if the work impacts previously unknown resources.

SCENIC VIEW CORRIDORS

View corridors from the site include the San Francisco Peaks to the northwest, Cinder Hill and Picture Canyon to the north, Wildcat Sewer Treatment Plant to the east, and BSNF Railroad and I-40 to the south. Development will generally consist of smaller single-story buildings that will not impact existing view corridors.

INFRASTRUCTURE

WATER/SEWER

In compliance with City of Flagstaff Engineering Code requirements, water will be provided to the parcels from the existing 12" water main in Route 66 and the existing 8" water main in N. El Paso Flagstaff Road. Sewer will be provided to the lots from the sewer main that is located within the Rio de Flag to the southwest and northeast of the rezoned lots. There is an existing 33" sewer main and a new sewer trunk line that is currently in design for Wildcat Sewer. With the timing of this project, a sewer main extension will likely connect to the new sewer trunk line in Route 66 to provide sewer service to Parcel G and another sewer main extension will connect northeast of the project area to provide service to the remaining parcels. A Water and Sewer Impact Analysis has been completed by the City of Flagstaff.

DRAINAGE/STORMWATER

Most of the subject property currently drains to the west and north into the Rio de Flag. In conformance with the City of Flagstaff Stormwater Management Design Manual (SMDM), the proposed development will be designed to continue this historical drainage pattern, and drainage basins will be provided for each lot for the pre vs. post volumetric retention to mitigate impacts to downstream properties. LID ROCV retention will also be provided in each of the basins per the City of Flagstaff Low Impact Development (LID) Manual. Refer to the Preliminary Drainage Report for more information.

MATERIAL MANAGEMENT STRATEGIES

Trash and recycling services will be provided throughout the parcels at refuse enclosures for pick-up by the City as required for each parcel. Trash enclosures will be designed to accommodate for City trash truck turning movements and clearance and slope requirements.

PUBLIC SERVICES

FIRE

The City Fire Department provides fire coverage for the El Paso Industrial Park area. The closest fire station is Station #3 located at 4500 E Nestle Purina Avenue, approximately 2 miles (travel distance) from the project site. The El Paso Industrial Park provides suitable fire access in its existing conditions. Additional fire protection will be provided for the new parcels as required by City of Flagstaff Fire Code, Engineering requirements for fire safety, and adopted national fire codes. New fire hydrants are proposed along Route 66 and N El Paso Road to serve the new development.

POLICE

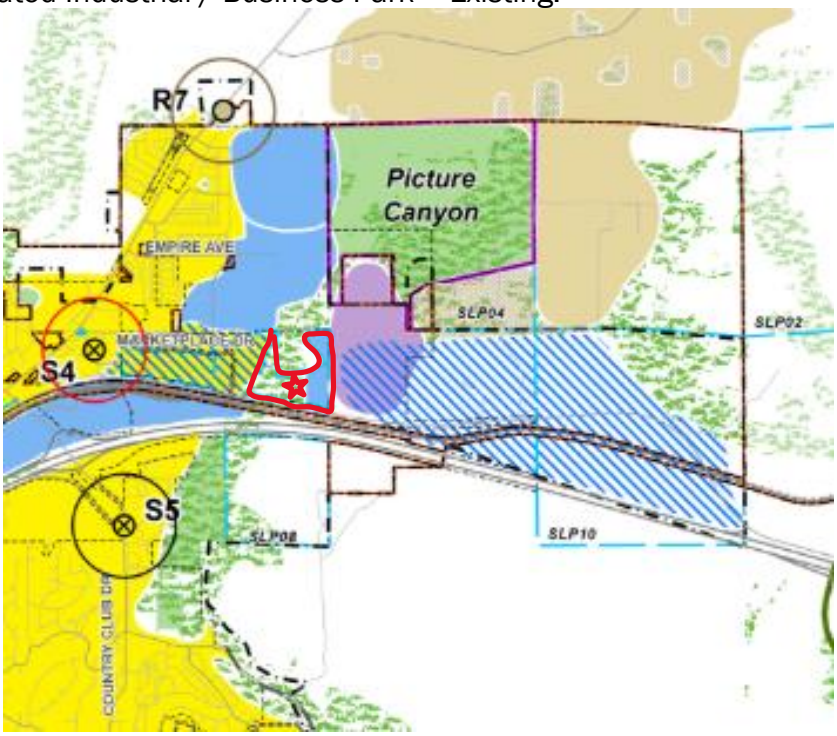
The City Police Department will be the police protection agency for the El Paso Industrial Park.

GENERAL PLAN CONFORMANCE

The Flagstaff Regional Plan 2030 establishes the community's intention for what the region could and should be for future generations and presents a regional contact for the preservation and enhancement of the community's character and natural environment, while providing for appropriate growth and development. El Paso Industrial Park has been designed in cooperation with the vision and goals set forth within the Flagstaff Regional Plan 2030 related to new commercial and industrial developments within the City's planning boundaries.

The 54.08-acre parcel was formerly State Trust Land brought to auction by the Arizona State Land Department in 2024 and acquired by El Paso Rd Land LLC. The existing Property is primarily zoned Highway Commercial (HC) with 7.29 acres zoned Heavy Industrial Open (HI-O). El Paso Industrial Park involves the rezoning of approximately 23.89 acres of the Property from HC to HI-O. The remaining 22.9 acres (for Parcel "H") will be sold to the City of Flagstaff for the preservation of the floodplain and the adjacent natural resources.

The east +/- 28 acres of the subject property are designated as "Existing Employment/Industrial" by Map 22: Future Growth Illustration and "Industrial / Business Park – Existing" by Map 24: Activity Centers. The west +/- 26 acres of the subject property are designated as "Concentration of Natural Resources" by Map 22: Future Growth Illustration. The proposed development is guided by these land uses. The proposed zoning reflects the intended development in the Flagstaff Regional Plan 2030. A chapter-by-chapter analysis of the Flagstaff Regional Plan 2030 against this application has been prepared, and the following analysis demonstrates that approval of El Paso Industrial Park is consistent with and furthers the goals and policies of the Regional Plan that are intended to apply to development of new development primarily designated Industrial / Business Park – Existing.



REGIONAL PLAN ANALYSIS

NATURAL ENVIRONMENT

CHAPTER IV – ENVIRONMENTAL PLANNING & CONSERVATION

Air Quality

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

Policy E&C.1.2. Pursue reduction of total emissions of high-priority pollutants from commercial and industrial sources and area-wide smoke emissions.

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

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

Response: El Paso Industrial Park includes four parcels of land that are proposed to be used as a construction storage and supply yard along with one other parcel currently used for composting and material supply. One other parcel is proposed to be sold to the City of Flagstaff for the preservation of the FEMA floodplain and the adjacent natural environment. The remaining parcel (Parcel "A") is proposed to be used for manufacturing and heavy processing. The user of Parcel "A" has, and will continue to have, an Arizona Department of Environmental Quality (ADEQ) permit for air quality and the operator will continue to adhere to Method 9 compliance from ADEQ. Smoke pollution will be little to none for the Project. Best management practices will be used to monitor and mitigate dust. Overall, for air quality, the traffic generated emissions will be lower than a Highway Commercial development under the current zoning.

Climate Change & Adaptation

Goal E&C.2. Achieve carbon neutrality for the Flagstaff community by 2030.

Policy E&C.2.1. Encourage the reduction of energy and material consumption.

Policy E&C.2.2. Promote investments that create a connected and efficient community, decrease emissions from transportation and building energy, and strengthen climate resiliency.

Policy E&C.2.3. Review and revise existing regulations, standards, and plans (codes, ordinances, etc.) to reduce community greenhouse gas emissions.

Policy E&C 2.4. Promote developments that help the community achieve carbon neutrality through strategies that reduce the project's emissions from transportation, energy, and consumption.

Goal E&C.3. Prepare Flagstaff's community systems and resources to be more resilient to climate change impacts, and address climate change in a manner that prioritizes those most impacted and ensures the costs and benefits of climate adaptation and mitigation are equitably distributed.

Policy E&C.3.1. Develop and implement a comprehensive and proactive approach to prepare the community for and to minimize the impacts of climate change induced hazards.

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

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

Policy E&C.3.6. Commit to equitably distribute the burdens and benefits of climate action policies and investments to all segments of the community.

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

Policy E&C.4.1. Assess vulnerabilities and risks of Flagstaff's natural resources in the context of anticipated climate changes and resulting changes to Flagstaff's systems.

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

Response: The Property is located in a rural area within the boundary of the City of Flagstaff which is suitable for industrial uses. There will not be any disproportionate impacts on vulnerable communities as a result of this Project.

Restoration Soils, the compost facility which currently operates on the site , plays an important role in the City of Flagstaff's Carbon Neutrality plan. Composting of organic wastes eliminates the production of methane gas which is a greenhouse gas that is some 30 times more potent than carbon dioxide. The finished compost and soil amendments are utilized as a regenerative soil product which greatly improves soil porosity, water conservation and healthy soil microbiology.

Additionally, the parcel slated for Manufacturing Heavy is a recycling facility where concrete and asphalt products are recycled and turned into products that otherwise would have to be made from virgin materials and imported from outside of Flagstaff.

These heavy industrial operations are local businesses engaging in local climate solutions. Likewise, another portion of the Property will be sold to the City of Flagstaff for its ultimate protection. Furthermore, a large portion of the Property is proposed to serve as construction storage and supply yards. The addition of these land uses under new zoning will allow for the reduction of energy and materials by providing a space for construction companies to store their equipment and materials within City limits but within an appropriate rural space instead of traveling from adjacent communities.

El Paso Rd Land LLC believes that healthy economies are diverse economies, and that Flagstaff needs a greater inventory of Heavy Industrial uses as permitted in the City of Flagstaff Zoning Code Table 10-40B.30.050. By increasing the availability of Heavy Industrial land in an appropriate and low land use conflict area, the Project can support a diverse and strong economic base while being conscious of the impacts on climate change.

Dark Skies

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

> Policy E&C.5.1. Evaluate the impacts of the retention of dark skies regarding lighting infrastructure and regulatory changes, land use decisions or changes, and proposed transportation developments within the region.
>
> Policy E&C.5.4. Encourage uses within Lighting Zone 1 of the lighting codes of the City and County that do not require outdoor lighting, and discourage those which require all-night lighting.

Response: El Paso Industrial Park's proposed land uses align with the community's desire to maintain dark skies. The lighting required and proposed with the Project will meet all City Dark Sky requirements and will be much reduced when compared to a standard commercial development under the current zoning.

Ecosystem Health

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

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

Policy E&C.6.4. Support collaborative efforts to return local native vegetation, channel structure and, where possible and applicable, preservation and restoration of in-stream flows to the region's riparian ecosystem.

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

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

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

Policy E&C.6.8. Disturbed areas for improvements and landscaping for new developments shall emphasize the use of native, drought-tolerant or edible species appropriate to the area.

Response: As mentioned above, Parcel H consists of the FEMA rural floodplain area along the Rio de Flag and this land is anticipated to be sold to the City of Flagstaff. In 2004, City of Flagstaff voters approved Proposition 302 to acquire Open Space and FUTS corridors. Coming out of that voter approved bond, the Flagstaff City Council passed Ordinance 2022-26 which authorized acquisition of specific parcels, including #331 and #336, representing approximately 23 acres of the recently acquired State Trust Land parcel by El Paso Rd Land, LLC. This is area is identified as Parcel "H" on the Concept Rezone Map.

In addition to the area identified for Open Space and FUTS acquisition (Parcel "H"), El Paso Rd Land, LLC. is also in preliminary discussions with the City about selling Parcel "G" as a trailhead and parking area for non-motorized access to the Rio de Flag and Picture Canyon area.

The existing parcel had no invasive weed management performed on it for many decades. The proposed project will provide for better management of invasive weeds. The Project intends to work alongside the land it will serve. For storage and supply areas, best management practices will be implemented and followed to reduce the transportation and/or onsite spread of exotic and invasive plants, weeds, and animals. For areas where new landscaping is required, native, drought-tolerant or edible species appropriate to the area will be planted.

Environmentally Sensitive Lands

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

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

Policy E&C.7.2. Favor the use of available mechanisms at the City and County level for the preservation of environmentally sensitive lands, including but not limited to public acquisition, conservation easements, transfer of development rights, or clustered development with open space designations.

Response: As mentioned above, the Project intends to give special consideration to environmentally sensitive lands as this goal describes by selling a portion of the Subject Property to the City of Flagstaff for its ultimate conservation.

Natural Quiet

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

Policy &C.8.1. Establish location-appropriate sound management tools with measurable criteria.

Policy E&C.8.2. Evaluate land uses and transportation proposals for their potential noise impacts.

Response: Considering the land uses offered within the El Paso Industrial Park, noise impacts will be limited and monitored as to not disturb the natural quiet of the area.

Soils

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

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

Response: El Paso Rd Land, LLC. intends to sell approximately 22.9 acres to the City of Flagstaff for the preservation of the floodplain, wildlife habitat, and the adjacent natural resources including existing soils.

Wildlife

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

Policy E&C.10.1. Encourage local development to protect, conserve, and when possible enhance and restore wildlife habitat.

Policy E&C.10.6. Conserve and restore important wildlife corridors throughout the planning area to allow wildlife to find suitable habitat in the face of climate change by moving along vegetational and elevational gradients.

Response: El Paso Rd Land, LLC. intends to sell approximately 22.9 acres to the City of Flagstaff for the preservation of the floodplain, wildlife habitat, and the adjacent natural resources.

CHAPTER V – OPEN SPACE

Open Space

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

> Policy OS.1.1. Establish a Conservation Land System supported by stakeholders (federal, state, city, county, non-profit, and interested citizens) to inventory, map, update, and manage the region's green infrastructure including open space planning, acquisition, conservation, protection, and long-term management and maintenance.
>
> Policy OS.1.2. While observing private property rights, preserve natural resources and priority open lands, under the general guidance of the Flagstaff Area Open Space and Greenways Plan and the Natural Environment maps.
>
> Policy OS.1.3. Use open spaces as natural environment buffer zones to protect scenic views and cultural resources, separate disparate uses, and separate private development from public lands, scenic byways, and wildlife habitats.
>
> Policy OS.1.4. Use open space as opportunities for non-motorized connectivity, to interact with nature, and to enjoy the views and quiet.
>
> Policy OS.1.5. Integrate open space qualities into the built environment.

Response: As mentioned, the Property Owner intends to sell a large portion of the Property to the City of Flagstaff for its ultimate conservation to protect the natural resources and wildlife habitats. The Project offers approximately 3,700 linear feet of new FUTS trail along the east and west banks of the Rio de Flag to fill the gap in the pedestrian connectivity to this natural environment. Parcel G is intended to be a trailhead and parking area for non-motorized access to the Rio de Flag and Picture Canyon area for the community to enjoy the views and the quiet that this area offers.

CHAPTER VI – WATER RESOURCES

Planning to Meet Future Demands

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

> Policy WR.4.1. Use the *Regional Plan* as a guide for the *Utilities Integrated Master Plan* to better plan for the necessary infrastructure sizing and location to accommodate planned growth and resource management.
>
> Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary.

Response: The proposed land uses are low-water use and reclaimed water use industries which suits the region over more water-intensive uses under the current zoning. In compliance with City of Flagstaff Engineering Code requirements, water will be provided to the parcels from the existing 12" water main in Route 66 and the existing 8" water main in N. El Paso Flagstaff Road. A Water and Sewer Impact Analysis has been completed by the City of Flagstaff. Additionally, the Project has submitted a Reclaimed Water Impact Analysis request.

Stormwater and Watershed Management

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

> Policy WR.5.1. Preserve and restore existing natural watercourse corridors, including the 100-year floodplain, escarpments, wildlife corridors, natural vegetation, and other natural features using methods that result in a clear legal obligation to preserve corridors in perpetuity, where feasible.
>
> Policy WR.5.2. Incorporate pedestrian access, trails, and watchable wildlife opportunities into natural watercourses when practical.
>
> Policy WR.5.3. Identify downstream impacts as the result of development and provide for mitigation measures to address impacts. When possible, mitigations should be non-structural in nature.
>
> Policy WR.5.4. Develop any necessary stormwater infrastructure improvements consistent with City of Flagstaff stormwater master plans or studies as adopted by the City.

Policy WR.5.5. Give preference to regional detention facilities that are designed in conjunction with smaller low-impact development features, rather than numerous smaller dispersed basins. Encourage regional detention basins to incorporate.

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

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

Response: As previously mentioned, a significant portion of the Property will be sold to the City for the preservation of the floodplain and the adjacent natural resources; and, the Project offers approximately 3,700 linear feet of new FUTS trail along the east and west banks of the Rio de Flag to fill the gap in the pedestrian connectivity to this natural environment. Most of the subject property currently drains to the west and north into the Rio de Flag. In conformance with the City of Flagstaff Stormwater Management Design Manual (SMDM), the proposed development will be designed to continue this historical drainage pattern, and drainage basins will be provided for each lot for the pre vs. post volumetric retention to mitigate impacts to downstream properties.
LID ROCV retention will also be provided in each of the basins per the City of Flagstaff Low Impact Development (LID) Manual. Due to the topographic nature of the site, regional basins cannot be used. Refer to the Preliminary Drainage Report for more information.

Water Quality

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

Policy WR.6.3. Implement best management practices to protect, restore, and maintain surface waters and their contributing watersheds. Note: Refer to best management practices adopted by the Arizona Department of Environmental Quality at http://www/adeq.gov.

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

Response: The Project will implement the appropriate SWPPP measures for short-term construction and for the long-term existence of the development to protect the downstream Rio de Flag. The Project will also meet all the requirements of the City low-impact development standards.

CHAPTER VII – ENERGY

Efficient Use of Energy

Goal E.1. Increase energy efficiency.

Policy E.1.1. Promote and encourage innovative building practices through instruction on efficient building materials and methodology.

Policy E.1.4. Promote cost-effective, energy-efficient technologies and design in all new and retrofit buildings for residential, commercial, and industrial projects.

Policy E.1.5. Promote and encourage the expansion and use of energy-efficient modes of transportation: a. Public transportation b. Bicycles c. Pedestrians.

Policy E.1.6. Develop land use regulations promoting land use patterns that increase energy efficiency.

Policy E.1.10. Incentivize energy efficiency and renewable energy technologies in construction projects.

Response: El Paso Industrial Park will meet all energy efficiency standards per the City of Flagstaff Building Code. El Paso Industrial Park promotes energy-efficient alternatives to motorized forms of transportation by including approximately 3,700 linear feet of new FUTS trail along the banks of the Rio de Flag that favors pedestrian and bike access to the natural environment. The known users are engaged in developing and manufacturing materials and soil amendments which were previously imported into Flagstaff, so there will be reduced transportation associated with producing a product locally.

BUILT ENVIRONMENT

CHAPTER VIII – COMMUNITY CHARACTER

Scenic Resources and Natural Setting

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

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

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

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

Policy CC.1.6. Encourage cluster development to preserve open space, viewsheds, and scenic vistas.

Response: El Paso Industrial Park has been planned around the preservation of the Rio de Flag, steep slope resources, tree resources, and associated wildlife habitat. Development has been clustered along the east side of the Property in order to preserve the west side.

Heritage Preservation

Goal CC.2. Preserve, restore, and rehabilitate heritage resources to better appreciate our culture.

Policy CC.2.1. Actively locate, identify, interpret, and preserve historical, archaeological, and cultural resources, in cooperation with other agencies and non-governmental organizations, as aspects of our society for future generations to retain, understand, and enjoy their cultural identity.

Response: The City of Flagstaff zoning code requires Heritage Preservation as part of the development process in order to protect and enhance the City's cultural, historical, and archaeological heritage. A cultural resource study was conducted in compliance with City of Flagstaff requirements. The proposed Lot A contains an eligible cultural resource site as identified by the HPTP dated December 8, 2024, and Revised June 6, 2025. As part of the mitigation strategy laid out in the HPTP, no construction activities can occur within the site boundaries until all fieldwork has been completed. The primary artifact concentration area is located within the proposed improvements for Lot A. The overall study boundary and mechanical trenching plan encroaches into the proposed development of Lot A. Data recovery and associated reporting must be completed per the HPTP (Phase I and II as required) before any construction activities can commence within the identified study area. If any cultural materials or features are identified during construction, they must be documented per the requirements of the HPTP. Once mitigation is complete, any discovery of cultural materials during construction will be treated as an inadvertent discovery. Inadvertent discoveries of cultural resources are covered under City of Flagstaff Division10-30.30 Section F, which states that all work should be halted if the work impacts previously unknown resources.

CHAPTER IX – GROWTH AREAS & LAND USE

Greenfield Development

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

> Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.
>
> Policy LU.2.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.
>
> Policy LU.2.4. Utilize Low Impact Development (LID) strategies and stormwater best practices as part of the overall design for new development.
>
> Policy LU.2.5. Plan Greenfield development within the rural context to encourage formal subdivisions with shared infrastructure instead of wildcat development, and to protect open spaces, and access to public lands.

Response: El Paso Industrial Park is in the perfect rural setting and preserves the special and scenic view corridors of the area, strengthens connectivity with the new FUTS trails, and preserves the floodplain while establishing compatible and mutually supportive land uses under the proposed zoning of HI-O. The Property Owner has completed its due diligence on existing cultural resources in the project area and intends to meet all appropriate regulations. The Project is committed to managing its stormwater efficiently and prudently, including utilizing Low Impact Development strategies.

Applicable to All Land Uses

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

> Policy LU.3.1. Within the urban, suburban, and rural context, use neighborhoods, activity centers, corridors, public spaces, and connectivity as the structural framework for development.
>
> Policy LU.3.2. Coordinate land use, master planning, and recreational uses, when feasible, with local, state, and federal land management agencies and tribal land owners.

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

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

Policy LU.5.3. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.

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

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

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

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

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

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

Policy LU.8.1. Available water resources should be a consideration for all major development and subdivision applications.

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

Response: El Paso Industrial Park is situated in a perfect rural pocket suited for industrial uses, similar to the adjacent uses, with existing roadway and utility infrastructure while being able to set aside land for the preservation of scenic views, the Rio de Flag, and recreational uses.

Rural Area

Goal LU.14. Maintain the character of existing rural communities.

Policy LU.14.1. Maintain rural growth boundaries to preserve the integrity of open spaces identified in the Greater Flagstaff Open Spaces and Greenways Plan and updates.

Policy LU.14.2. Promote the coordination of the Flagstaff Regional Plan, Coconino County Comprehensive Plan, and area plans that takes into account local conditions and preferences of area residents.

Policy LU.14.4. Connect rural neighborhoods using roads, trails (equestrian, foot, and bicycle), and public access to the National Forest.

Policy LU.14.5. Promote cluster development as an alternative development pattern in appropriate locations as a means of preserving rural resources and to minimize service and utility costs.

Response: El Paso Industrial Park has been designed in order to preserve the adjacent land for its ultimate protection while clustering the industrial development to the east adjacent to existing roadways and utilities. The Project will also provide additional FUTS trails that close a gap from Route 66 along the Rio de Flag to Picture Canyon.

Employment Area

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

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

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

Policy LU.16.4. Limit the impacts of truck traffic on residential areas.
Policy LU.16.5. Consider all health impacts on the community in the design of new industrial uses, such as wastewater treatment, traffic safety, noise, and other impacts.

Response: El Paso Industrial Park is surrounded by other parcels zoned HC and HI-O. The Property borders the City of Flagstaff Wildcat Wastewater Treatment Facility on the east, the Cemex Cement Plant and Coconino County Public Works to the north, the Arizona Department of Transportation equipment yard to the west, and the BNSF Railroad to the south (south of Route 66). There are no residential uses within a half mile of the proposed development.

CHAPTER X – TRANSPORTATION

Mobility and Access

Goal T.1. Improve mobility and access throughout the region.

Policy T.1.1. Integrate a balanced, multimodal, regional transportation system.

Policy T.1.2. Apply Complete Street Guidelines to accommodate all appropriate modes of travel in transportation improvement projects.

Policy T.1.3. Transportation systems are consistent with the place type and needs of people.

Policy T.1.6. Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic.

Response: Five of the new parcels (A,B,C,D, E and F) will have access off N. El Paso Flagstaff Rd, which is a private road currently serving the City Wastewater Treatment Facility, Picture Canyon, Kinder Morgan, Cemex and a secondary access to Coconino County Public Works. Parcels G and H will have direct access off Route 66. Parcels B through G will have cross access agreements in place to allow access through the parcels from driveways on N. El Paso Flagstaff Road located on Parcels B, C, and D. If Parcel G is sold to the City for use as a trailhead, this parcel will not be included in the future cross access agreement.

As part of the City of Flagstaff development process, a Traffic Study has been conducted that analyzes the traffic impacts of the development of the new HI-O parcels. The main access road, El Paso Flagstaff Road, will provide access to the proposed parcels, and the existing CEMEX, Wildcat Sewer Treatment Plant, El Paso Natural Gas, and secondary access to the Coconino County Facility. The proposed rezone is effectively a "down-zoning," as the traffic generation patterns and utility impacts for HI-O permitted uses are significantly lower in intensity than that of the HC zones that are currently planned on this site per the City Regional Plan. North El Paso Flagstaff Road is an unclassified road with limited traffic and little to no pedestrian or bicycle traffic and will not be adversely impacted by this project.

The proposed development is estimated to generate under 100 peak hour trips. The traffic analysis and statement evaluated the existing roadways in the vicinity for turn lane warrants based on sight distance requirements and crash analysis data.

Safe and Efficient Multimodal Transportation

Goal T.2. Improve transportation safety and efficiency for all modes.

Policy T.2.1. Design infrastructure to provide safe and efficient movement of vehicles, bicycles, and pedestrians.

Response: Shoulders are provided along El Paso Flagstaff Road and FUTS trail is proposed along the banks of the Rio de Flag for pedestrian and bike traffic while Route 66 and El Paso Flagstaff Road will serve vehicles. Additionally, a dedicated eastbound left turn lane will be provided along Route 66.

Environmental Considerations

Goal T.3. Provide transportation infrastructure that is conducive to conservation, preservation, and development goals to avoid, minimize, or mitigate impacts on the natural and built environment.

Response: In this rural setting, the development has been planned such that it is adjacent to existing roadway infrastructure and where necessary improvements to the existing roadways will be completed.

Quality Design

Goal T.4. Promote transportation infrastructure and services that enhance the quality of life of the communities within the region.

> Policy T.4.1. Promote context sensitive solutions (CSS) supportive of planned land uses, integration of related infrastructure needs, and desired community character elements in all transportation investments.

Response: The addition of pedestrian and bike facilities promotes the enhancement of the quality of life of the Flagstaff community.

Pedestrian Infrastructure

Goal T.5. Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.

> Policy T.5.1. Provide accessible pedestrian infrastructure with all public and private street construction and reconstruction projects.

Response: As previously mentioned, the Project will provide approximately 3,700 linear feet of new FUTS trails along the banks of the Rio de Flag for pedestrian access to Picture Canyon.

Bicycle Infrastructure

Goal T.6. Provide for bicycling as a safe and efficient means of transportation and recreation.

> Policy T.6.2. Establish and maintain a comprehensive, consistent, and highly connected system of bikeways and FUTS trails.
>
> Policy T.6.4. Encourage bikeways and bicycle infrastructure to serve the needs of a full range of bicyclist experience levels.

Response: As previously mentioned, the Project will provide approximately 3,700 linear feet of new FUTS trails along the banks of the Rio de Flag for bicycle access to Picture Canyon.

HUMAN ENVIRONMENT

CHAPTER XIV – ECONOMIC DEVELOPMENT

Community Character

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

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

Response: El Paso Rd Land LLC believes that healthy economies are diverse economies, and that Flagstaff needs a greater inventory of Heavy Industrial uses as permitted in the City of Flagstaff Zoning Code Table 10-40B.30.050. By increasing the availability of Heavy Industrial land in an appropriate and low land use conflict area, we can support a diverse and strong economic base.

Findings for Zoning Map Amendment

Pursuant to Section 10-20.50.040 of the Zoning Code, an amendment to the Zoning Map may be approved if all of the following findings are made, as applicable to the type of amendment:

1. The proposed amendment is consistent with and conforms to the goals and policies of the Regional Plan.

Response: The proposed rezone is consistent with and conforms to the goals and policies of the Regional Plan. As shown on the Future Growth Illustration Map of the Regional Plan, the Property has two types of land use designations: "Area Types" describe the placemaking context of Urban, Suburban, Rural, or Employment; and "Place Types" such as activity centers, corridors, and neighborhoods which provide the framework for density, intensity, and uses within the Area Types. A majority of the portion of the Property that will be developed falls within the Industrial / Business Park - Existing Area Type, with a smaller portion intended to be sold to the City falling within Concentration of Natural Resources Area Type. The proposed HI-O zoning district and site plan conform to the Area and Place Type designations on the Property.

El Paso Industrial Park promotes and furthers the following Regional Plan key points and community benefits. A detailed analysis of the Regional Plan is provided above.

a. Growth areas – Employment
b. Economic Development
c. Environmental Conservation

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan.]

Response: El Paso Industrial Park will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and will add to the public good as described in the Regional Plan. El Paso Industrial Park provides employment opportunities and conserves the natural environment and resources—all in keeping with the designated Area and Place Types on the Property. El Paso Industrial Park promotes the clustering of heavy industrial uses in space that is appropriate in this rural pocket adjacent to similar uses and preserves the natural floodplain by selling a portion of the Property to the City for its preservation.

3. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle access and public services and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Response: The requested rezone and proposed use will not endanger, jeopardize or constitute a hazard to the property or improvements in the vicinity. The proposed zone change conforms to the Regional Plan and will meet all applicable development standards, engineering requirements, and building codes. Emergency vehicle access, public service, and infrastructure and utilities exist or will be provided to ensure that El Paso Industrial Park does not have a detrimental impact. Development plans and construction documents will be submitted to the City for review to ensure proper and orderly development.

Survey Notes:

Field measurements used to prepare this plat were made during May, 2023, with additional measurements made during May, 2025.

All dimensions shown are measured. Measured dimensions may be unadjusted field measurements, adjusted field measurements or dimensions calculated directly from unadjusted or adjusted field measurements. For a comparison between measured and record dimensions refer to the dimensions shown on the record documents listed below.

Basis of Bearing and/or Coordinates:
All dimensions shown on this plat are measured and based on the following projection information.
Linear Unit: International Foot
Projection: City of Flagstaff Low Distortion Projection (Transverse Mercator)
Latitude of Grid Origin: N 35°00'00"
Longitude of Grid Origin: W 111°37'00"
Northing at Grid Origin: 0.000 ft.
Easting at Grid Origin: 70,000.000 ft.
Combined Scale Factor = 1.000333
Vertical Datum: NAVD 88

The basis of bearings is true geodetic north. Grid bearings shown hereon do not equal geodetic bearings due to meridian convergence. All bearings shown are grid bearings.

This survey was conducted using GPS referenced to the National Spatial Reference System. Coordinates for GPS control points were derived using the Nation Geodetic Survey's, Online Positioning User Service (OPUS) REF FRAME: NAD_83(2011)(EPOCH:2010.0000).

Existing survey reference monuments found during this survey were left undisturbed.

The following record documents were referred to during the course of the survey and preparation of this plat other than those listed on the title report stated below:
R1) Final Plat for the Marketplace/Flagstaff Auto Park, Instrument 3430462
R2) Record of Survey, Case 3, Map 195.
R3) Special Warranty Deed, Instrument 3370035.
R4) Warranty Deed, Instrument 3441744.
R5) Record of Survey, Book 11, Page 5.
R6) Record of Survey, Instrument 3445189.
R7) Deed, Book 67 of Deeds, Page 557.
R8) Record of Survey, Instrument 3419890

Field measurements included locations of readily visible surface appurtenances of underground utilities, and evidence of utilities on or above the surface of the surveyed property as observed in the process of conducting the fieldwork, which evidence may indicate utilities located on, over or beneath the surveyed property. No record as-built utility information was provided therefore none is shown hereon. No excavations or other direct determinations of underground utility locations were made.

Documents in addition to the record documents stated above, used to prepare this survey were referenced in the Commitment for Title Insurance issued by Pioneer Title Agency, Inc., Order No. 70521325-005-JRK, with a Commitment Date of April 25, 2025 at 7:30 AM.

The following listing of Schedule B exceptions are from the above stated Condition of Title Report. No attempt was made to resolve discrepancies if any, in easement documents. No attempt was made to research recorded or unrecorded easements, other than those listed in the Schedule B exceptions of the above stated Condition of Title Report.

Following are the Schedule B - Section 2 exceptions listed:

Item No. – Instrument Type; Recording Reference; Status for this survey;
Items 1 through 9 – Not survey related

Item 10 – Perpetual Right of Way; State Land Record No. 09-568, dated 9-17-1945; Application for a 200' wide right of way through State Land, Arizona Highway Commission; The 200' wide right of way for West Route 66 is shown hereon.

Item 11 – Perpetual Right of Way; State Land Record No. 71-2390, dated 3-2-1960; Right of way 30' in width to Arizona Public Service Company for operation and maintenance of an electric power line; This right of way has no description and is only depicted by a sketch. The utility poles within this right of way were located to defined the location of this easement which is shown hereon.

Item 12 – Perpetual Right of Way; State Land Record No. 09-2513, dated 6-17-1960; Amendment to the right of way to Coconino County for roadway purposes. The right of way was reduced in size due to the sale of a portion of the State Land that the original right of way covered. The remaining right of way on State Land is shown hereon.

Item 13 – Perpetual Right of Way; State Land Record No. 71-3659, original dated 8-14-1964 amended on 12-15-2000; Amendment to the right of way granted to Qwest Corporation, dba Century Link. The acreage has been reduced due to the sale of State Land in Patents 5455 and 96234. This right of way has no description and is only depicted by a sketch. The utility poles within this right of way were located to defined the location of this right of way which is shown hereon.

Item 14 – Perpetual Right of Way; State Land Record No. 09-3670, dated 10-11-1964; Right of way 30' in width granted to Coconino County Board of Supervisors for the construction and maintenance of a highway. The right of way is depicted by sketch only and covers a portion of El Paso road and is shown hereon.

Item 15 – Perpetual Right of Way; State Land Record No. 71-4527 dated 1-20-1964; A perpetual right of way for construction, operation and maintenance of a municipal sewer interceptor. The portion of this utility easement that affects the portion of the State Land parcel in Section 8 shown on this survey was adjusted from the described easement to match the existing manhole locations and is shown hereon.

Item 16 – Right of Way; State Land Record No. 14-23364 dated 1-12-1990; A right of way to Arizona Public Service Company. This right of way is mostly located in the portion of the State Land which lies south of the BNSF Railroad right of way, but a small portion lies within the right of way stated in Item 10 above; Shown hereon.

Item 17 – 50 Year Right of Way; State Land Record No. 14-83113, dated 3-13-1989; A right of way 20' in width to Arizona Public Service Company, expires 3-12-2039. The right of way was plotted from the exhibit drawings shown in this document, and is shown hereon.

Item 18 – Perpetual Right of Way; State Land Record No. 16-4421, dated 10-3-1968. A right of way 100' in width to Arizona Public Service Company for an electric transmission line. The location of the right of way was plotted per the exhibit in this document. The northerly portion of this right of way falls onto the land owned by United Metro Materials Inc. and the exiting structures and overhead lines do not fall within this portion of the easement. The existing structures for the 230kv line better follow the right of way as shown on the exhibits in Item 17.

Item 19 – Perpetual Right of Way; State Land Record No. 16-95683, dated 10-3-1988. Right of way to the Arizona Department of Transportation(ADOT) for an addition to the existing highway maintenance yard. This right of way is an addition to the land transfered to ADOT by Patent 6788 and is intended to be used only for purposes set forth. If ADOT ceases to use the area for the intended purposes or the necessity for the right of way no longer exists, it will revert to State of Arizona. Shown hereon

Item 20 – Right of Way; State Land Record No. 16-104033, dated 12-17-1998; A right of way, 60' in width for the construction, operation and maintenance of a non-exclusive access road. Shown hereon.

Item 21 – Perpetual Right of Way; State Land Record No. 16-109806, dated 5-13-2005; A right of way 60' in width for the construction, operation and maintenance of a non-exclusive access road. Shown hereon.

Item 22 – Right of Way; State Land Record No. 18-33556, dated 8-25-2015; A right of way to Arizona Public Service Company for an overhead electric distribution line, expires 8-24-2025. The utility poles for the area shown on the exhibit drawing per this document were located and shown hereon.

Item 23 – Right of Way; State Land Record No. 18-105449, dated 1-27-2020; A right of way to Quest Corporation for an overhead communication line, expires 1-26-2030. The utility poles for the area shown on the exhibit drawing per this document were located and shown hereon.

Item 24 – Right of Way; State Land Record No. 18-105734, dated 11-27-2022; A right of way to Quest Corporation, dba Centurylink, for two overhead communication lines, to expire on 11-26-2032. Shown hereon.

Item 25 – Special Land Use Permit; State Land Record No. 23-122210, dated 7-1-2024; To Restoration Soils, LLC, to expire 6-30-2034; Current limits of use shown hereon.

Item 26 – Application to Puchase State Land; State Land Ano. 53-124156 dated 3-7-2023, by Restioration Soils, LLC; for expansion of organic landscape products facility; Current limits of use shown hereon.

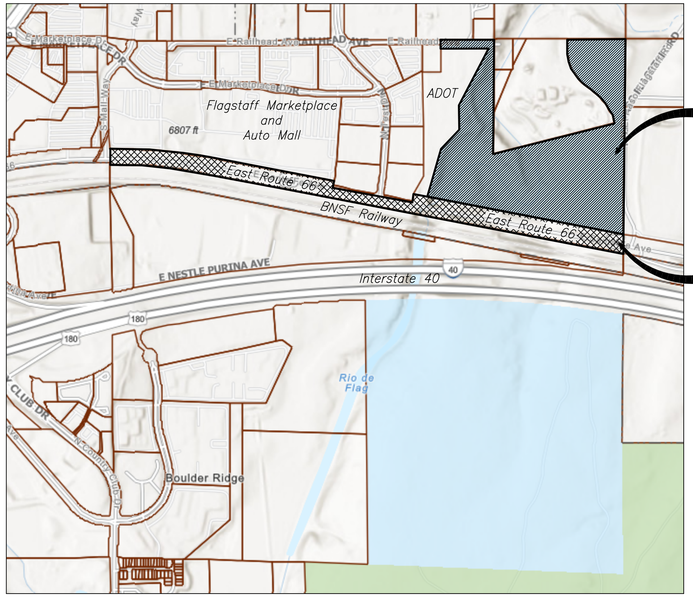
Item 27 – Right of Way; Docket 160, Page 263 and Instrument 3461546; Original County recording of State Land Record 09-2513 and the notice of Ammendment to Right of Way; See Item 12 above.

Item 28 – Resolution of Establishment for additional area to the Arizona Department of Transportation(ADOT) facility in Flagstaff; Docket 1206, Page 709; This document sets forth the intent to obtain additional land from the State Land parcel. This document was recoreded 3-1-1988. Item 19 above, State Land Record No. 16-95683, dated 10-3-1988, sets forth the conditions in the application for a right of way for the purpose of constructing, operating and maintaining an "Addition to Highway Maintenance Yard". See Item 19 above; Area shown hereon.

Item 29 – Right of Way; Instrument 3331874; This is the County recording of State Land Record No. 16-109806. See Item 21 above for details; Shown hereon.

Item 30 – Record of Survey; Instrument 3614491; This record of survey shows a proposed abandonment of a portion of the right of way stated in Item 10 above. No recorded evidence of a right of way abandonment was provided in the above referenced commitment for title insurance or discovered in the public record; The location of the proposed abandonment is shown hereon.

Item 31 – Record of Survey; Instrument 3988451; All matters shown on this record of survey are depicted on this survey.



Vicinity Map
not to scale

Legal Description - State Land - Subject Parcel

Following is a description of a parcel of land located in the northeast quarter of Section 8, Township 21 North, Range 8 East, Gila and Salt River Base and Meridian, Coconino County, Arizona. The parcel is that portion of land owned by the State of Arizona in the northeast quarter of Section 8 which lies north of the Burlington Northern and Santa Fe Railroad right of way.

The parcel is more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of Section 8, monumented with a BLM brass cap, dated 1972, the TRUE POINT OF BEGINNING of this description, from which point the east quarter corner of Section 8, monumented with a BLM brass cap, dated 1972, bears South 00°31'27" West, 2826.13, the Basis of Bearings for this description:

THENCE South 00°31'27" West along the east line of the northeast quarter of Section 8, 2019.99 feet to the northerly line of the 200.00 foot wide right of way line for Route 66 as shown on the Arizona State Highway Department right of plans 3-T-251, dated 1943 and as shown on State Land Record 09-568;

THENCE South 00°31'27" West, 60.93 feet;

THENCE North 79°26'19" West, parallel with and 60.00 feet southerly of the northerly right of way line of Route 66, 2083.98 feet to the intersection with the southerly prolongation of the easterly line of the parcel described in the State of Arizona Patent No. 6788 which is included in State Land Record 16-95683;

THENCE North 16°49'26" East along the prolongation of the easterly line of Patent No. 6788, 60.36 feet, to the northerly right of way line of Route 66 and to the southeast corner of the parcel described in the State of Arizona Patent No. 6788, monumented with a rebar with aluminum cap, LS 18297;

THENCE North 16°49'26" East along the easterly line of Patent No. 6788, 536.79 feet, to a rebar with aluminum cap LS 18297;

THENCE North 45°21'12" East along the easterly line of Patent No. 6788, 268.97 feet;

THENCE North 00°14'29" West along the easterly line of Patent No. 6788, 259.01 feet;

THENCE North 27°28'12" East along the easterly line of Patent No. 6788, 644.93 feet to the northeast corner of Patent 6788, monumented with a rebar with aluminum cap, LS 18297;

THENCE South 89°43'14" West along the north line of Patent No. 6788, 499.99 feet to the northwest corner of Patent No. 6788 and to the east line of Lot 12 of the Final Plat of the Marketplace/Flagstaff Auto Park recorded in Instrument 3430462, monumented with a rebar with aluminum cap, LS 18297;

THENCE North 00°13'44" West along the east line of Lot 12, 100.00 feet to the north line of the northeast quarter of Section 8, monumented with a rebar with aluminum cap, LS 18297;

THENCE North 89°43'13" East along the north line of the northeast quarter of Section 8, 552.52 feet, to the E 1/16 corner of Section 8 and to the northwest corner of State of Arizona Patent 5455, monumented with a Hex Head bolt;

THENCE South 00°01'00" West along the west line of Patent 5455, 318.07 feet to the southwest corner of Patent 5455 and to the northwest corner of the parcel described as Parcel B in Instrument 3370035, monumented with a rebar with aluminum cap, LS14671;

THENCE South 00°04'02" East along the west line of the parcel described as Parcel B in Instrument 3370035 and along the west line of State of Arizona Patent No. 96234, 864.84 feet to the southwest corner of Patent No. 96234, monumented with a nail with brass tag in rock, LS 14671;

THENCE North 75°35'46" East along the south line of Patent No. 96234, 1292.11 feet to the southeast corner of Patent No. 96234, monumented with a rebar with aluminum cap, LS 14671;

THENCE North 19°52'36" West along the easterly line of Patent No. 96234, 34.86 feet to a rebar with aluminum cap, LS 14671;

THENCE along the easterly line of Patent No. 96234, along a curve to the left having a radius of 650.00 feet, a central angle of 35°00'00" and an arc length of 397.06 feet, (chord bearing of North 37°22'36" West, chord length of 390.92 feet) to a rebar with aluminum cap LS 14671;

THENCE North 54°52'35" West along the easterly line of Patent No. 96234, 43.86 feet, to a rebar with aluminum cap, LS 18297;

THENCE along the easterly line of Patent No. 96234, along a curve to the right having a radius of 501.73 feet, a central angle of 54°18'48" and an arc length of 475.61 feet, (chord bearing of North 27°32'28" West, chord length of 458.01 feet), to a rebar with aluminum cap, LS 18297;

THENCE North 00°20'12" West along the easterly line of Patent No. 96234, 90.50 feet to the northeast corner of Patent 96234 and to the north line of the northeast quarter of Section 8, monumented with a rebar with aluminum cap, LS 14671;

THENCE North 89°42'48" East along the north line of the northeast quarter of Section 8, 599.92 feet to the TRUE POINT OF BEGINNING of this description.

The above described parcel has an area of 54.080 acres more or less.

Legal Description - State Land - Route 66 Parcel

Following is a description of a parcel of land located in the north half of Section 8, Township 21 North, Range 8 East, Gila and Salt River Base and Meridian, Coconino County, Arizona. The parcel being described is that portion of the right of way for Route 66 owned by the State of Arizona in the north half of said Section 8.
The parcel is more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of Section 8, monumented with a BLM brass cap, dated 1972, from which point the east quarter corner of Section 8, monumented with a BLM brass cap, dated 1972, bears South 00°31'27" West, 2826.13, the Basis of Bearings for this description:

THENCE South 00°31'27" West along the east line of the northeast quarter of Section 8, 2019.99 feet to the north line of the 200.00 foot wide right of way for Route 66 as shown on the Arizona State Highway Department right of plans 3-T-251, dated 1943 and as shown on State Land Record 09-568;

THENCE South 00°31'27" West, 60.93 feet to the TRUE POINT OF BEGINNING of this description;

THENCE South 00°31'27" West along the east line of the northeast quarter of Section 8, 142.17 feet to the south right of way line of Route 66 and to the Burlington Northern and Santa Fe Railroad right of way;

THENCE North 79°26'19" West along the south right of way line of Route 66 and along the Burlington Northern and Santa Fe Railroad right of way, 4263.12 feet, to the east line of State of Arizona Patent No. 2952;

THENCE North 10°33'41" East along the east line of Patent 2952 and along the south right of way line of Route 66 and along the Burlington Northern Santa Fe Railroad right of way, 40.00 feet to a non-tangent spiral curve;

THENCE northwesterly along a spiral curve, the chord of which bears North 79°46'17" West and along the north line of Patent 2952 and along the south right of way line of Route 66 and along the Burlington Northern and Santa Fe Railroad right of way, 199.09 feet to the beginning of a circular curve;

THENCE along the north line of Patent 2952 and along the south right of way line of Route 66 and along the Burlington Northern and Santa Fe Railroad right of way, along a curve to the left having a radius of 5669.58 feet, a central angle of 09°26'24" and an arc length of 934.12 feet, (chord bearing of North 85°09'36" West, chord length of 933.07 feet) to the west line of the northwest quarter of Section 8;

THENCE North 00°59'03" West along the west line of the northwest quarter of Section 8, 160.03 feet to the north right of way line of Route 66 and to the southwest corner of Lot 14 of the Final Plat for the Marketplace/Flagstaff Auto Park recorded in Instrument 3430462, monumented with a scribed "X" in concrete sidewalk;

THENCE along the north right of way line of Route 66 and along a curve to the right having a radius of 5829.58 feet, a central angle of 09°28'25" and an arc length of 963.89 feet, (chord bearing of South 85°10'25" East, chord length of 962.79 feet) to the beginning of a spiral curve;

THENCE southeasterly along a spiral curve, the chord of which bears South 79°46'22" East along the north right of way line of Route 66 and along the south line of Lot 14, 201.52 feet;

THENCE South 79°26'19" East along the south line of Lot 14 and along the north right of way line of Route 66, 1187.27 feet to the southeast corner of Lot 14 and to the west line of Lot 9 of the Marketplace/Flagstaff Auto Park, monumented with a rebar with plastic cap, illegible;

THENCE South 10°33'41" West along the west line of Lot 9 and along the west line of the State of Arizona Patent 53-108624-01, 100.00 feet to the centerline of Route 66;

THENCE South 79°26'19" East along the centerline of Route 66 and along the south line of Patent 53-108624-01, 830.50 feet;

THENCE North 10°33'41" East along the east line of Patent 53-108624-01 and along the east line of Lot 8 of the Marketplace/Flagstaff Auto Park, 100.00 feet to the north right of way line of Route 66;

THENCE South 79°26'19" East along the north right of way line of Route 66, 143.21 feet to the southeast corner of the parcel described in the State of Arizona Patent No. 6788 which is included in State Land Record 16-95683, monumented with a rebar with aluminum cap, LS 18297;

THENCE South 16°49'26" West along the prolongation of the easterly line of Patent No. 6788, 60.36 feet;

THENCE South 79°26'19" East, parallel with and 60.00 feet southerly of the north right of way line of Route 66, 2083.98 feet to the TRUE POINT OF BEGINNING of this description.

The above described parcel has an area of 18.949 acres more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18297
JOHN A. LUCKOW
Date Signed 6-2-25
ARIZONA U.S.A.

Certification :

El Paso LLC, and the State of Arizona: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, and 11(a) of Table A thereof. The fieldwork was completed on May, 28 2025 with additional observations made in May, 2025.

John A. Luckow — *6-2-25*
John A. Luckow — *Date*

ALTA/NSPS Land Title Survey

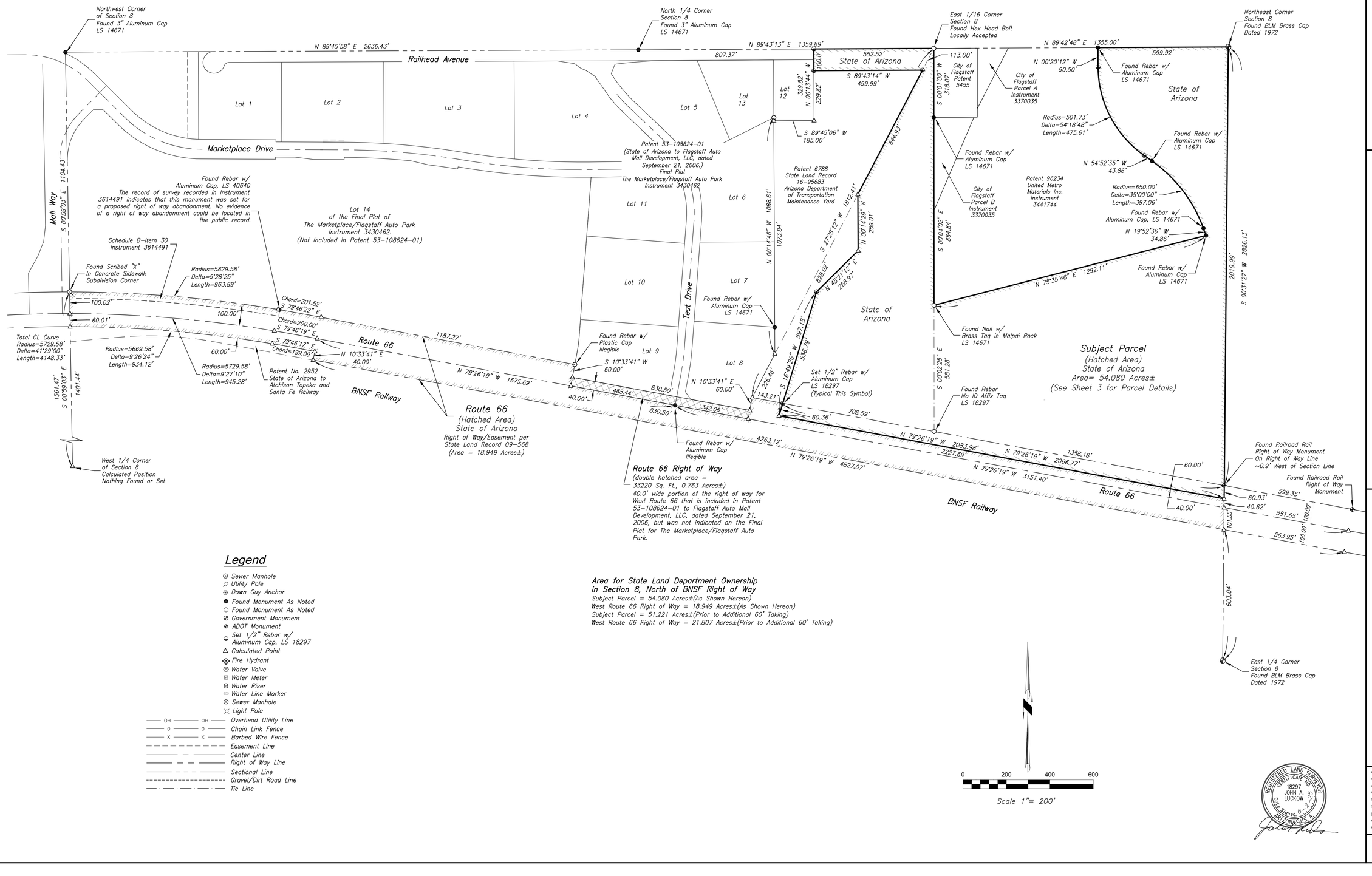
ALTA ENVIRONMENTAL & INFRASTRUCTURE
618 E Route 66, Flagstaff, AZ 86001 928-607-7092

Owner- State of Arizona

ALTA/NSPS Land Title Survey

For a portion of the land owned by the State of Arizona which lies within Section 8, Township 21 North, Range 8 East, Gila & Salt River Base & Meridian, Coconino County, Arizona. The State Land in Section 8 involved in this survey is the portion which lies north of the BNSF Railway right of way.

drawn by:	JJS
checked by:	JL
approved by:	JL
QA/QC by:	JL
field crew:	
field date:	06/2/2025
project no.:	251004-SF
drawing no.:	
date:	06/2/2025



Legend

- Sewer Manhole
- Utility Pole
- Down Guy Anchor
- Found Monument As Noted
- Found Monument As Noted
- Government Monument
- ADOT Monument
- Set 1/2" Rebar w/ Aluminum Cap, LS 18297
- Calculated Point
- Fire Hydrant
- Water Valve
- Water Meter
- Water Riser
- Water Line Marker
- Sewer Manhole
- Light Pole
- OH OH Overhead Utility Line
- O O Chain Link Fence
- X X Barbed Wire Fence
- Easement Line
- Center Line
- Right of Way Line
- Sectional Line
- Gravel/Dirt Road Line
- Tie Line

Area for State Land Department Ownership in Section 8, North of BNSF Right of Way

Subject Parcel = 54.080 Acres±(As Shown Hereon)
West Route 66 Right of Way = 18.949 Acres±(As Shown Hereon)
Subject Parcel = 51.221 Acres±(Prior to Additional 60' Taking)
West Route 66 Right of Way = 21.807 Acres±(Prior to Additional 60' Taking)

REGISTERED LAND SURVEYOR CERTIFICATE NO. 18297 JOHN A. LUCKOW Date Signed 6-2-25 ARIZONA U.S.A.

ALTA ENVIRONMENTAL & INFRASTRUCTURE
618 E Route 66, Flagstaff, AZ 86001 928-607-7092

Owner–State of Arizona

ALTA/NSPS Land Title Survey

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drawn by:	JJS
checked by:	JL
approved by:	JL
QA/QC by:	JL
field crew:	
field date:	06/2/2025
project no.:	251004-SF
drawing no.:	
date:	06/2/2025

SHEET 2 OF 3

Railhead Avenue

State of Arizona

Lot 12

Lot 13
Found Rebar w/ Aluminum Cap LS 25083

Lot 6

Lot 7

Lot 8

Final Plat
The Marketplace/
Flagstaff Auto Park
Instrument 3430462

Patent 6788
State Land Record
16-95683
Arizona Department
of Transportation
Maintenance Yard

487126 Sq. Feet
11.183 Acres±

Patent 96234
United Metro Materials Inc.
Instrument
3441744

Schedule B-Item 17
20' Wide Right of Way
State Land Record
14-83113

Schedule B-Item 12 &
Schedule B-Item 27
State Land Record
09-2513
100' Wide Right of Way

Schedule B-Item 13
State Land Record
71-3659
Schedule B-Item 24
State Land Record
18-105734

East 1/16 Corner
Section 8
Found Hex Head Bolt
Locally Accepted

Coconino County
Docket 467, Page 41

Northeast Corner
Section 8
Found BLM Brass Cap
Dated 1972

S 89°43'13" W 1359.89'

552.52'

S 89°43'14" W
499.99'

100.00'

329.82'
N 00°13'44" W
229.82'

14.77'
S 89°45'06" W
185.00'

113.00'

51.97'

200.20'

142.38'

N 89°42'48" E 1355.00'

412.50'

599.92'

City of
Flagstaff
Patent 5455

City of
Flagstaff
Parcel A
Instrument
3370035

City of
Flagstaff
Parcel B
Instrument
3370035

318.07'
N 00°01'00" E
217.95'
N 00°01'14" E 317.97'
277.83'
N 27°03'26" E 512.17'

200.19'
N 89°42'55" E
184.67'

40.14'

15.52'

Found Rebar w/
Aluminum Cap
LS 14671

644.93'
S 04°23'19" W 224.23'

S 25°10'55" W 457.83'

429.03'

864.84'
S 00°04'02" E

435.81'

N 00°20'12" W
90.50'

Set 1/2" Rebar w/
Aluminum Cap
LS 18297
(Typical This Symbol)

Sheep Hill Yard
Access Road

Schedule B-Item 21
Schedule B-Item 29
Right of Way 60' in Width
State Land Record
16-109806

Schedule B-Item 14
30' Wide Right of Way
State Land Record
09-3670

Chain Link Fence
Along Parcel Boundary

Existing Asphalt
Roadway

Schedule B-Item 17
20' Wide Right of Way
State Land Record
14-83113

Radius=501.73'
Delta=54°18'48"
Length=475.61'

Chain Link Fence
on Subject Parcel
See Note For
Item 11

60.0'

Schedule B-Item 20
State Land Record
16-104033

N 54°52'35" W
43.86'

Radius=650.00'
Delta=35°00'00"
Length=397.06'

Schedule B-Item 18
100' Wide Right of Way
State Land Record
16-4421

100.00'

N 19°52'36" W
34.86'

Schedule B-Item 20
State Land Record
16-104033

Existing Asphalt
Roadway w/
Ribbon Curb
Easement Not Provided
on City Property

Schedule B-Items 19 & 28
State Land Record
Right of
Way/Easement
16-95683
Arizona Department
of Transportation
Addition to
Maintenance Yard

S 26°08'05" E 256.41'

S 27°28'12" W 181.41'

N 00°14'29" W 259.01'

N 00°14'46" W 1088.61'

950.92'

N 75°21'09" E 263.00'

N 45°21'12" E 268.97'

828.02'

Barbed Wire
Fence

Chain Link
Fence

Chain Link Fence
Along Parcel Boundary

End Chain Link Fence
at Top of Drainage

S 75°35'46" W 1292.11'

Schedule B-Item 17
20' Wide Right of Way
State Land Record
14-83113

Schedule B-Item 17
100' Wide
Right of Way
State Land Record
14-83113

Schedule B-Item 25
State Land Record
23-122210
Schedule B-Item 26
State Land Record
53-124156
Restoration Soils, LLC
Current Limits of Use

Found Nail w/
Brass Tag in Malpai Rock
LS 14671

Schedule B-Item 11
30' Wide Right of Way
State Land Record
71-2390

Found Rebar w/
Aluminum Cap
LS 14671

122.92'

S 16°49'26" W 597.15'
(S 16°36'79" W)

Schedule B-Item 15
30' Wide Right of Way
State Land Record
71-4527

228.46'

143.21'

Gate

160.36'

Concrete
Barriers

Guardrail

Drainage
Structures

708.59'

N 0°02'25" W 581.28'

Subject Parcel
State of Arizona
(Hatched Area)
Area = 54.080 Acres±
No Permanent Structures

Found Rebar
No ID Affix Tag
LS 18297

Route 66

100.00'
40.0'
100.00'

60.0'

S 79°26'19" E 2083.98'
N 79°26'19" W 2227.69'

1358.18'

Schedule B-Item 10
State Land Record
09-568

Route 66
State of Arizona
(Hatched Area)
Right of Way/Easement per
Schedule B-Item 10
State Land Record 09-568
18.949 Acres±
(See Sheet 1 for Detail of
Right of Way)

Schedule B-Item 16
25' Wide Right of Way
State Land Record 14-23364

Guy Wires Fall
Outside of Easement

Schedule B-Item 25
State Land Record
23-122210
Schedule B-Item 26
State Land Record
53-124156
Restoration Soils, LLC
Current Limits of Use

Schedule B-Item 22
State Land Record
18-33556 (Unknown Width)
Schedule B-Item 23
State Land Record
18-105449 (Unknown Width)

Schedule B-Item 17
20' Wide Right of Way
State Land Record
14-83113

Schedule B-Item 17
100' Wide Right of Way
State Land Record
14-83113

Schedule B-Item 18
100' Wide Right of Way
State Land Record
16-4421

Schedule B-Item 11
30' Wide Right of Way
State Land Record
71-2390

Found Railroad Rail
Right of Way Monument
On Right of Way Line
~0.9' West of Section Line

Schedule B-Item 14
30' Wide Right of Way
State Land Record
09-3670

Existing Asphalt
Roadway w/
Ribbon Curb

El Passo Road

2019.99'

S 00°31'27" W 2080.92'

60.92'

599.35'

Found Railroad
Rail Right of Way Monument

City of Flagstaff
Docket 741, Page 692

0 100 200 300

Scale 1"= 100'

Legend

- Sewer Manhole
- Utility Pole
- Down Guy Anchor
- Found Monument As Noted
- Found Monument As Noted
- Government Monument
- ADOT Monument
- Set 1/2" Rebar w/ Aluminum Cap, LS 18297
- Calculated Point
- Fire Hydrant
- Water Valve
- Water Meter
- Water Riser
- Water Line Marker
- Sewer Manhole
- Light Pole
- Overhead Utility Line
- Chain Link Fence
- Barbed Wire Fence
- Easement Line
- Center Line
- Right of Way Line
- Sectional Line
- Gravel/Dirt Road Line
- Tie Line

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18297
JOHN A.
LUCKOW
Date Signed 6-27-25
ARIZONA U.S.A.

ALTA
ENVIRONMENTAL & INFRASTRUCTURE
618 E Route 66, Flagstaff, AZ 86001 928-607-7092

Owner–State of Arizona

ALTA/NSPS Land Title Survey

For a portion of the land owned by the State of Arizona which lies within Section 8, Township 21 North, Range 8 East, Gila & Salt River Baseline & Meridian, Coconino County, Arizona. The State Land in Section 8 involved in this survey is the portion which lies north of the BNSF Railway right of way.

drawn by:	JJS
checked by:	JL
approved by:	JL
QA/QC by:	JL
field crew:	
field date:	06/2/2025
project no.:	251004-SF
drawing no.:	
date:	06/2/2025

SHEET
3 OF 3

CONCEPT ZONING PLAN
FOR
EL PASO INDUSTRIAL PARK
FLAGSTAFF, ARIZONA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 21, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, CITY OF FLAGSTAFF, ARIZONA

PROPERTY INFORMATION:

APN:113-37-STATE1
ADDRESS - 2661 N EL PASO FLAGSTAFF ROAD
FLAGSTAFF, AZ 86004

NUMBER OF LOTS: 8
EXISTING ZONING: HIGHWAY COMMERCIAL (HC) AND HEAVY INDUSTRIAL OPEN (HI-O)
PROPOSED ZONING: HEAVY INDUSTRIAL - OPEN (HI-O)
GROSS ACREAGE: ±54.08 ACRES
NET ACREAGE (EXCLUDING ROW): ±54.08 ACRES
ACREAGE TO BE REZONED: 23.89 ACRES

LOT A - 6,000 BUILDING, FAR = 6,000/346,664 = 0.017
LOT D - 6,000 BUILDING, FAR = 6,000/174,242 = 0.034

PROPERTY OWNER/DEVELOPER:

EL PASO RD LAND, LLC.
2684 E. HUNTINGTON DR.
FLAGSTAFF, AZ 86004
CONTACT: ART BABBOTT
PHONE: 928-607-1688
EMAIL: ABABBOTT@GMAIL.COM

CIVIL ENGINEER

ARDURRA GROUP INC.
1801 W. ROUTE 66, SUITE 117
FLAGSTAFF, AZ 86001
CONTACT: DANIEL WYK, PE
PHONE: 928-774-4636

SURVEYOR

ARIZONA SURVEYING
1843 W. HEAVENLY CT
FLAGSTAFF, AZ 86001
CONTACT: JOHN LUCKOW, RLS
PHONE: 928-607-7092

RESOURCE PRESERVATION

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE AND THERE ARE RESOURCES WITHIN THE PROJECT THAT REQUIRE PRESERVATION. THE SITE WAS PREVIOUSLY USED AS AN UNSUITABLE MATERIAL DUMP FOR ADJACENT PROPERTIES WHICH MEANS THAT ALL STEEP SLOPES ARE NOT SLOPE RESOURCES THAT NEEDS TO BE PRESERVED. PLEASE REFER TO THE CONCEPT ZONING PLAN FOR EXISTING TREE AND SLOPE RESOURCES. LOT H IS PROPOSED TO BE SOLD TO THE CITY OF FLAGSTAFF AND WILL PRESERVE THE MAJORITY OF THE TREE AND SLOPE RESOURCES ON THE SITE.

FLOOD ZONE CLASSIFICATION

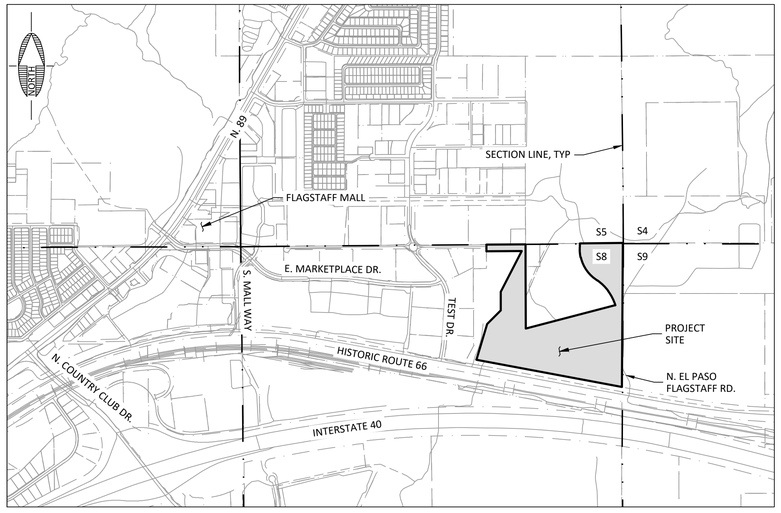
THE MAJORITY OF THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM'S 04005C-6827G AND 04005C-6831G. A PART OF THE PROJECT AREA IS WITHIN THE SPECIAL FLOOD HAZARD AREAS ZONE AE AND REGULATORY FLOODWAY. NO BUILDINGS WILL OCCUR IN THE FLOODPLAIN OR ANY FLOOD HAZARD AREA.

SOURCE OF PROJECT INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ARIZONA SURVEYING INC. DATED 05/29/2025.

GRADING ACTIVITY

ANTICIPATED GRADING INCLUDES DRIVEWAYS, BUILDING PADS FOR PROPOSED BUILDINGS AS SHOWN, AND RETENTION AREAS.



VICINITY MAP

LEGEND

PROPOSED		EXISTING
6945	CONTOUR (INDEX)	6945
	CONTOUR (INTERMEDIATE)	
	ROW	
	EASEMENT	
S	SEWER	SS
W	WATER	W
UGE	ELECTRIC (UNDERGROUND)	UGE
OHE	ELECTRIC (OVERHEAD)	OHE
CATV	CABLE TV	CATV
FO	FIBER OPTIC	FO
TL	TELEPHONE	TL
G	GAS	G
	STORM DRAIN PIPE	
	LOT LINE	
	PAVEMENT	
	CURB	
	SIDEWALK	
	CONCRETE	
	WALL	
	BUILDING	
	ROAD CENTERLINE	
	FLOW LINE	
	STRIPING	
	SIGN	
	FIRE HYDRANT	
	WATER VALVE	
	SEWER MANHOLE	
	STORM MANHOLE	UTILITY POLE
	SCUPPER	
	STORM CATCH BASIN	
	STORM CURB INLET	

Sheet List Table

PAGE NO.	SHEET NO.	SHEET TITLE
1	CP01	COVER SHEET
2	CP02	CONTEXT ANALYSIS MAP
3	CP03	SITE ANALYSIS MAP
4	CP04	CONCEPT ZONING PLAN

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REVISION | BY | DATE | NO.

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EL PASO INDUSTRIAL PARK
CONCEPT ZONING PLAN
COVER SHEET
FLAGSTAFF
COCONINO

JOB NO.:	225068
DESIGN BY:	JEE
DRAWN BY:	JEE
CHECKED:	DN
DATE:	MARCH 2026

DWG. CP01
SHEET 1 OF 4

PLOTTED: Mar 18, 2026-10:07am
FILE: Y:\FLG\FLG-FS\02\2025\225068\03-PROD\03-DWGS\C-CVR-225068.DWG JERIKSSON

SCALE 1" : 150'
0 75 150

COUNTRY CLUB TOWING & RECOVERY

LIGHT INDUSTRIAL (LI)

ECONOMY TOWING

E. RAILHEAD AVE.

PLANET CHRYSLER DODGE JEEP RAM FIAT OF FLAGSTAFF

ADOT MAINTENANCE YARD

FINDLAY VOLKSWAGEN FLAGSTAFF

MERCEDES-BENZ OF NORTHERN ARIZONA

HIGHWAY COMMERCIAL (HC)

HEAVY INDUSTRIAL OPEN (HI-O)

WILDCAT HILL WASTEWATER PLANT

FLAGSTAFF COLLISION CENTER

RIO DE FLAG

HEAVY INDUSTRIAL OPEN (HI-O)

RESTORATION SOILS

N EL PASO FLAGSTAFF RD

PUBLIC FACILITY (PF)

HISTORIC RTE. 66

BNSF RAILROAD

LIGHT INDUSTRIAL (LI)

PROPOSED 141.0' ROW

EXISTING 200.0' ROW

6770 6780 6790 6750 6760 6770 6780 6790 6750 6760 6770 6780 6790 6800

ZONING LEGEND

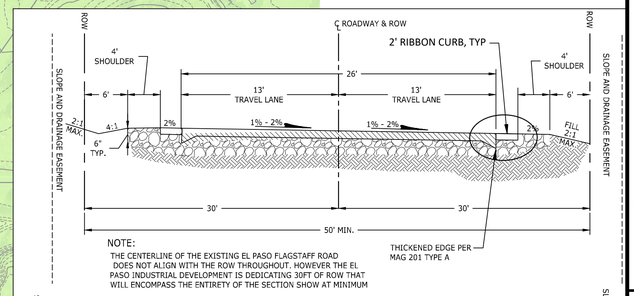
FLAGSTAFF ZONING

	HC	HIGHWAY COMMERCIAL
	LI	LIGHT INDUSTRIAL
	HI-O	HEAVY INDUSTRIAL OPEN
	PF	PUBLIC FACILITY
		SUBJECT PARCEL

FLOODING LEGEND

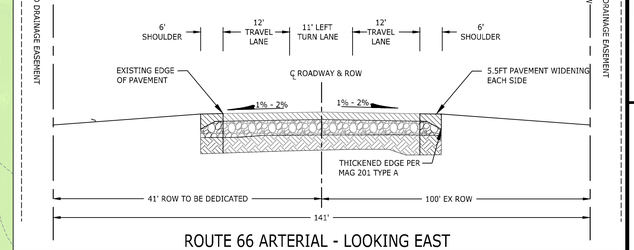
FEMA

- 100 - YEAR FLOODPLAIN
- 500 - YEAR FLOODPLAIN
- FLOODWAY



NOTE:
THE CENTERLINE OF THE EXISTING EL PASO FLAGSTAFF ROAD DOES NOT ALIGN WITH THE ROW THROUGHOUT. HOWEVER THE EL PASO INDUSTRIAL DEVELOPMENT IS DEDICATING 30FT OF ROW THAT WILL ENCOMPASS THE ENTIRETY OF THE SECTION SHOW AT MINIMUM

EL PASO FLAGSTAFF ROAD RURAL LOCAL - LOOKING NORTH



ROUTE 66 ARTERIAL - LOOKING EAST

NOTE: EXISTING ROUTE 66 TO BE WIDENED BY 5.5FT ON THE NORTH AND SOUTH AND RESTRIPED FOR THE NEW TURN LANE

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EL PASO RD INDUSTRIAL PARK
CONCEPT ZONING PLAN
CONTEXT ANALYSIS MAP

FLAGSTAFF
COCONINO

JOB NO.:	225068
DESIGN BY:	JEE
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DWG. CP02
SHEET 2 OF 4

PLOTTED: Mar 18, 2026-10:08am
FILE: Y:\FLG\FLG-FS02\2025\225068\03-PROD\03-DWGS\BC-C3D-CONTEXT ANALYSIS MAP-225068.DWG JERIKSSON

SCALE 1" : 100'
0 50 100

SITE ANALYSIS:

A. EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. THE MAJORITY OF THE SLOPE RESOURCES (SLOPES EXCEEDING 16.99%) ARE LOCATED IN LOT H THAT IS PLANNED TO BE SOLD TO THE CITY OF FLAGSTAFF. THERE ARE SOME MANMADE STEEP SLOPES ON THE WEST PART OF LOT C, D & F TOWARDS RIO DE FLAG.
B. SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.
C. EXISTING VEGETATION IS MAINLY GRASS WITH AREAS OF PONDEROSA PINE, MAINLY ON LOT G, H, THE WESTERN PART OF LOT F AND THE EASTERN PART OF LOT E.
D. VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE THE SAN FRANCISCO PEAKS TO THE NORTHWEST, CINDER HILL AND PICTURE CANYON TO THE NORTH, WILDCAT SEWER TREATMENT PLANT TO THE EAST AND BNSF RAILROAD AND I-40 TO THE SOUTH.
E. CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE. THE SITE EXPERIENCES A LOT OF EXPOSURE. PRECIPITATION NATURALLY RUNS TO THE NORTH TO TWO EXISTING STORM DRAIN INLETS AND ULTIMATELY INTO THE PUBLIC STORM DRAIN SYSTEM IN E. BUTLER AVE.
F. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL, IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. LOT C CONSIST OF MANMADE UNDOCUMENTED FILL. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
G. RIO DE FLAG RUNS THROUGH THE PROJECT SITE. BESIDES THIS THERE ARE NO EXISTING SWALES & STREAM CORRIDORS FOR THIS PROJECT.
H. THE PROJECT IS SURROUNDED BY LIGHT INDUSTRIAL AREAS TO THE NORTH AND SOUTH, HIGHWAY COMMERCIAL AREAS TO THE WEST, AND PUBLIC FACILITY TO THE EAST. ROUTE 66 RUNS EAST-WEST TO THE SOUTH OF THE SITE AND EL PASO FLAGSTAFF ROAD RUNS NORTH-SOUTH TO THE EAST OF THE SITE.

APN 113-12-010
APN 113-10-003
APN 113-06-002
APN 113-07-002A
APN 113-07-001D
APN 113-82-006 Lot 6
APN 113-82-007 Lot 7
APN 113-82-008B Lot 8
APN 113-37-003 City of Flagstaff Patent 5455
APN 113-37-007B City of Flagstaff Parcel B Instrument 3370035
APN 113-37-007A Patent 96234 United Metro Materials Inc. Instrument 3441744
Patent 6788 State Land Record 16-95683 Arizona Department of Transportation Maintenance Yard

E. RAILHEAD AVE.
S 89°43'12" W 552.52'
N 89°43'14" E 500.00'
S 0°13'44" E 100.00'
N 0°00'00" E 318.07'
S 0°20'12" E 690.50'
S 89°42'48" W 599.92'
S 27°28'12" W 684.93'
S 0°14'29" E 259.01'
N 0°04'02" W 464.84'
S 45°21'12" W 268.97'
S 16°49'26" W 536.79'
S 79°26'19" E 708.59'
S 79°26'19" E 1358.19'
S 75°35'46" W 1292.11'
S 54°52'35" E 43.86'
S 19°35'36" E 34.46'
N 0°31'27" E 2019.99'

LOT A
PROPOSED ZONING: HI-O
PROPOSED USE: MANUFACTURING/PROCESSING HEAVY
EXISTING USE: UNDEVELOPED

LOT B
PROPOSED/EXISTING ZONING: HI-O
PROPOSED/EXISTING USE: COMPOSTING FACILITY

LOT C
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED

LOT D
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED

LOT E
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED

LOT F
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED

LOT G
PROPOSED ZONING: HI-O
PROPOSED USE: PARKING TRAILHEAD OR CONSTRUCTION STORAGE/SUPPLY
EXISTING USE: UNDEVELOPED

LOT H
TO BE SOLD TO COF

PROPOSED EXTENDED DETENTION, TYP
PROPOSED 30.0' ACCESS EASEMENT
SHEEP HILL YARD ACC. RD. TO BE REALIGNED TO THE PROPOSED EASEMENT
6,000 SF BLDG.
6,000 SF BLDG.
PARKING STALLS, TYP
EXISTING RESTORATION SOILS
30' EXISTING ROADWAY EASEMENT DK 240, PG 44
30' EXISTING ASLD R/W NO. 09-3670
EXISTING 20.0' EASEMENT STATE LAND DEPT. LAND DOCUMENT 124-83113
100.0' ASLD ROW 16-24421, 16-19384 OVERHEAD POWERLINE ESMT.
100.0' ASLD ROW
30.0' ASLD ROW
30.0' - ASLD ROW
EXISTING 200.0' ASLD ROW
PROPOSED 140' ROW
EL PASO FLAGSTAFF RD
HISTORIC RTE. 66
RIO DE FLAG
FEMA 100-YEAR FLOOD PLAIN
POTENTIAL F.U.T.S. LOCATION TO COINCIDE WITH WILDCAT SEWER INTERCEPTOR UPGRADE PROJECT SEWER ACCESS ROAD TO BE COORDINATED WITH CITY
PROPOSED SEWER MAIN PER WILDCAT SEWER INTERCEPTOR UPGRADE PROJECT (NOT A PART OF THIS PROJECT)
POTENTIAL F.U.T.S. LOCATION PER NOTE 1.
D6, 276' X 13', TYP ALONG EL PASO FLAGSTAFF RD.
D5, 386' X 21.5', TYP ALONG EL PASO FLAGSTAFF RD.
D4, 423' X 34.5', TYP ALONG EL PASO FLAGSTAFF RD.
D2, 772' X 24'
D1, 845' X 42'
D3, 551' X 18'

VIEW TO SAN FRANCISCO PEAKS
VIEW TO CINDER HILL AND PICTURE CANYON
VIEW TO WILDCAT HILL WASTEWATER PLANT
VIEW BNSF RAILROAD AND INTERSTATE CORRIDOR
GENERAL PATH OF SOLAR EXPOSURE

CLEAR VIEW ZONE CALCULATIONS

ID #	MINOR ROAD (STOP CONTROL)	MAJOR ROAD	MANEUVER DIRECTION	DESIGN SPEED (V_{MAJOR})[1]	TIME GAP ($t_{g\,UNADJUSTED}$)	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES[4]	TIME GAP ($t_{g\,ADJUSTED}$)[2]	INTERSECTION SIGHT DISTANCE (ISD)[3]	STOPPING SIGHT DISTANCE (SSD)
D1	DRIVEWAY	MINOR ARTERIAL	LEFT	50	11.5	YES	NO	1	11.5	845	425
D2	DRIVEWAY	MINOR ARTERIAL	RIGHT	50	10.5	YES	NO	1	10.5	772	425
D3	MINOR ARTERIAL	DRIVEWAY	LEFT	50	7.5	YES	NO	1	7.5	551	425
D4	DRIVEWAY	RURAL LOCAL	LEFT	25	11.5	YES	NO	1	11.5	423	155
D5	DRIVEWAY	RURAL LOCAL	RIGHT	25	10.5	YES	NO	1	10.5	386	155
D6	RURAL LOCAL	DRIVEWAY	LEFT	25	7.5	YES	NO	1	7.5	276	155

Notes:
(1) The major road speed limits (V_{MAJOR} in MPH) are based on existing conditions in the project vicinity.
(2) The time gap values, adjusted ($t_{g\,adjusted}$ in seconds) and unadjusted ($t_{g\,unadjusted}$ in seconds), are based on the current site plan and the *AASHTO–Geometric Design of Highways and Streets* Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment
(3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the *AASHTO–Geometric Design of Highways and Streets*. Equation 9-1:
(4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
(5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

LEGEND

- PRESERVED/DISTURBED SLOPE RESOURCES 17–24.99%
- PRESERVED/DISTURBED SLOPE RESOURCES 25–34.99%
- PRESERVED/DISTURBED SLOPE RESOURCES >35%
- BUILDING ENVELOPE
- EXTENDED DETENTION
- PRESERVED TREE
- DISTURBED TREE

LOT A CONTAINS A CULTURAL RESOURCE SITE THAT HAS BEEN DEEMED AS ELIGIBLE FOR LISTING ON THE ARIZONA AND NATIONAL REGISTER OF HISTORIC PLACE. IF AVOIDANCE IS NOT FEASIBLE, THE HPTP, DATED JUNE 6, 2025, WILL GUIDE PHASED DATA RECOVERY PRIOR TO ANY GROUND DISTURBANCE AND INCLUDES A PLAN FOR MONITORING, IF THE HPTP DETERMINES THAT MONITORING IS NEEDED, DURING ANY CONSTRUCTION ACTIVITIES THAT MAY OCCUR FOLLOWING MITIGATION.

EXHIBIT "B" ADDITIONAL CONDITIONS 53-124156-01 (AS STIPULATED IN THE LAND SALE PATENT, THESE CONDITIONS ONLY APPLY TO LOT A)

THERE MAY BE REGISTER ELIGIBLE SITE OR SITES LOCATED WITHIN THE SUBJECT PROPERTY, WHICH COULD INCLUDE INFORMATION SIGNIFICANT IN THIS STATE'S HISTORY, ARCHITECTURE, ARCHAEOLOGY, OR CULTURE AND MAY MEET ELIGIBILITY CRITERIA, WHICH THE ARIZONA STATE PARKS BOARD HAS ESTABLISHED FOR LISTING ON THE ARIZONA REGISTER OF HISTORIC PLACES, OR WHICH MEET ELIGIBILITY CRITERIA FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES. IF GROUND-DISTURBING ACTIVITIES WILL OR MAY IMPACT ONE OR MORE REGISTER ELIGIBLE SITE OR SITES, PATENTEE SHALL CONSULT WITH THE STATE HISTORIC PRESERVATION OFFICE AND OTHERWISE TAKE SUCH ACTIONS AS ARE NECESSARY TO AVOID, PRESERVE, PROTECT, OR MITIGATE IMPACTS ON THE REGISTER ELIGIBLE SITE OR SITES. IN THE EVENT THAT AVOIDANCE, PRESERVATION AND PROTECTION OF THE REGISTER ELIGIBLE SITE OR SITES CANNOT BE ACCOMPLISHED, PATENTEE SHALL ENSURE A DATA RECOVERY PLAN IS DEVELOPED IN CONSULTATION WITH AND ACCEPTABLE TO, THE ARIZONA STATE MUSEUM AND THE STATE HISTORIC PRESERVATION OFFICE, OR THEIR SUCCESSOR AGENCIES, AND THE DATA RECOVERY IS IMPLEMENTED AND COMPLETED PRIOR TO THE REGISTER ELIGIBLE SITE OR SITES BEING AFFECTED. THE ARTIFACTS AND RECORDS RECOVERED FROM THE SUBJECT PROPERTY SHALL BE CURATED ACCORDING TO THE ARIZONA STATE MUSEUM CONSERVATION AND CURATION STANDARDS AS ESTABLISHED IN RULES IMPLEMENTING THE ARIZONA ANTIQUITIES ACT.

IF HUMAN REMAINS ARE ENCOUNTERED DURING GROUND-DISTURBING ACTIVITIES, ALL WORK MUST IMMEDIATELY CEASE WITHIN 30.48 METERS (100 FEET) OF THE DISCOVERY AND THE AREA MUST BE SECURED. THE ARIZONA STATE MUSEUM MUST BE NOTIFIED OF THE DISCOVERY. ALL DISCOVERIES WILL BE TREATED IN ACCORDANCE WITH ARIZONA REVISED STATUTES (A.R.S. § 41-844 AND A.R.S. § 41-865) AND WORK MUST NOT RESUME IN THIS AREA WITHOUT AUTHORIZATION FROM THE ARIZONA STATE MUSEUM.
THESE CONDITIONS SHALL RUN WITH THE SUBJECT PROPERTY, AND BE BINDING ON THE PATENTEE'S HEIRS, SUCCESSORS, AND ASSIGNS.

NOTE 1. THE PRELIMINARY PLAT COMMITS TO A CONSTRUCTIBLE FUTS. A WORKABLE SOLUTION WILL BE DESIGNED AND ACCOUNTED FOR PRIOR TO THE FINAL PLAT. MULTIPLE DESIGN SOLUTIONS EXIST. DESIGN OPTIONS ALL NEED EITHER ALTERATIONS TO THE RURAL FLOODPLAIN OR AN EASEMENT ALONG THE WESTERN EDGE OF LOTS C, D, AND F. THIS EASEMENT IS SHOWN GRAPHICALLY AT 15 FEET, BUT ITS WIDTH IS EXPECTED TO VARY DEPENDING ON UNDERLYING TERRAIN. THE FINAL EASEMENT MAY BE VARIABLE WITH ITS WIDTH, AS DETERMINED BY DESIGN CONSTRAINTS AND COORDINATION WITH THE CITY OF FLAGSTAFF, OR MAY NOT BE NEEDED IF A SEPARATE ALIGNMENT SOLUTION IS AGREED UPON BEFORE FINAL PLAT.

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EL PASO RD INDUSTRIAL PARK
SITE ANALYSIS MAP
FLAGSTAFF
COCONINO

JOB NO.:	225068
DESIGN BY:	JEE
DRAWN BY:	JEE
CHECKED:	DN
DATE:	MARCH 2026
DWG:	CP03
SHEET	3
OF	4

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PLOTTED: Mar 18, 2026 - 10:10am

SCALE 1" : 100'
0 50 100

NOTE:
1. CROSS-ACCESS AGREEMENTS WILL BE CREATED FOR LOT B-G
2. USES NOT PERMITTED ON SUBJECT PARCEL (HI-O): BUSINESS PARKS, EQUIPMENT RENTAL YARD -HEAVY, MICRO-BREWERY OR MICRO-DISTILLERY AND RESEARCH AND DEVELOPMENT

FLOODING LEGEND

FEMA
- 100 - YEAR FLOODPLAIN
- 500 - YEAR FLOODPLAIN
- FLOODWAY

APN 113-12-010
APN 113-10-003
APN 113-06-002
E. RAILHEAD AVE.
S 89°43'12" W 552.52'
S 01°13'44" E 100.00'
N 89°43'14" E 500.00'
APN 113-37-003
City of Flagstaff
Patent 5455
N 0°01'00" E 318.07'
APN 113-37-007B
City of Flagstaff
Parcel B
Instrument
3370035
APN 113-82-012
Lot 12
APN 113-82-013
Lot 13
APN 113-82-005
Lot 5
Patent 53-108624-01
(State of Arizona to Flagstaff Auto Mall Development, LLC, dated September 21, 2006.)
Final Plat
The Marketplace/Flagstaff Auto Park
Instrument 3430462
Patent 6788
State Land Record
16-95683
Arizona Department
of Transportation
Maintenance Yard
S 27°29'12" W 644.93'
APN 113-82-006
Lot 6
S 0°14'29" E 2591.01'
APN 113-37-007A
Patent 96234
United Metro Materials Inc.
Instrument
3441744
N 0°04'07" W 864.84'
S 89°42'48" W 599.92'
S 0°20'12" E 906.05'
PROPOSED EXTENDED DETENTION, TYP
LOT A
PROPOSED ZONING: HI-O
PROPOSED USE:
MANUFACTURING/PROCESSING HEAVY
EXISTING USE: UNDEVELOPED
L=475.61', R=501.23'
Δ=54°18'48"
PROPOSED 8" SEWER MAIN EXTENSION
APN 113-07-002A
SHEEP HILL YARD ACC. RD. TO BE REALIGNED TO THE PROPOSED EASEMENT
6,000 SF BLDG.
(10) STALLS
PROPOSED 60.0' ACCESS EASEMENT
S 54°52'35" E 43.86'
L=397.09', R=550.00'
Δ=39°00'00"
100.0' ASLD ROW
FEMA 500-YEAR FLOOD PLAIN
WATER & SEWER SERVICE
ACCESS FROM N EL PASO FLAGSTAFF RD
S 19°33'35" E 34.86'
S 75°35'46" W 1292.11'
EXISTING ACCESS FROM N EL PASO FLAGSTAFF RD
N 0°31'27" E 2019.99'
EXISTING FIRE HYDRANT
EXISTING RESTORATION SOILS
1.0' VNAE, TYP ALONG EL PASO FLAGSTAFF RD
30' EXISTING ASLD R/W NO. 09-3670
30' EXISTING ROADWAY EASEMENT DK 240, PG 44
EXISTING 20.0' EASEMENT, STATE LAND DEPARTMENT 14-83113
LOT B
PROPOSED/EXISTING ZONING: HI-O
PROPOSED/EXISTING USE: COMPOSTING FACILITY
100.0' ASLD ROW 16-4421, 18-3386, OVERHEAD POWERLINE ESMT.
LOT C
LOT C
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED
(4) EXISTING PARKING STALLS
PROPOSED PUE, TYP
APN 113-07-001D
N EL PASO FLAGSTAFF RD
ROW
WATER & SEWER SERVICE
EXISTING FIRE HYDRANT
(5) STALLS
WATER & SEWER SERVICE
ACCESS FROM N EL PASO FLAGSTAFF RD FOR LOT C, D & E
EXISTING 30' ROADWAY EASEMENT
30' ROW TO BE DEDICATED TO THE CITY OF FLAGSTAFF
LOT D
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED
6,000 SF BLDG.
(8) PROPOSED PARKING STALLS, TYP
25.0' MIN FRONT SETBACK, TYP ALONG EL PASO FLAGSTAFF RD
SEWER SERVICE
SEWER SERVICE
LOT F
LOT F
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED
(5) STALLS
LOT E
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED
WATER SERVICE
(5) STALLS
WATER SERVICE
APN 113-82-007
Lot 7
S 65°21'13" W 268.07'
PROPOSED WILDCAT SEWER MAIN (NOT A PART OF THIS PROJECT)
30.0' ASLD ROW
S 16°49'26" W 536.79'
RIO DE FLAG
30.0' ASLD ROW
APN 113-82-008B
Lot 8
LOT G
PROPOSED ZONING: HI-O
PROPOSED USE: PARKING TRAILHEAD
EXISTING USE: UNDEVELOPED
LOT G
25.0' SETBACK
FEMA 100-YEAR FLOOD PLAIN
FEMA FLOOD WAY
SEWER SERVICE
S 79°26'19" E 708.59'
CONNECT SEWER TO PROPOSED WILDCAT SEWER MAIN
PROPOSED 8" SEWER MAIN EXTENSION
NO VNAE IN FRONT OF LOT G
HISTORIC RTE. 66
S 79°26'19" E 1358.19'
LOT H
TO BE SOLD TO COF
1.0' VNAE
25.0' FRONT SETBACK, TYP ALONG HISTORIC RTE. 66
PROPOSED 141.0' ROW
EXISTING 200.0' ROW
15.0' SIDE SETBACK
PROPOSED FIRE HYDRANT, TYP
RETENTION OUTLET

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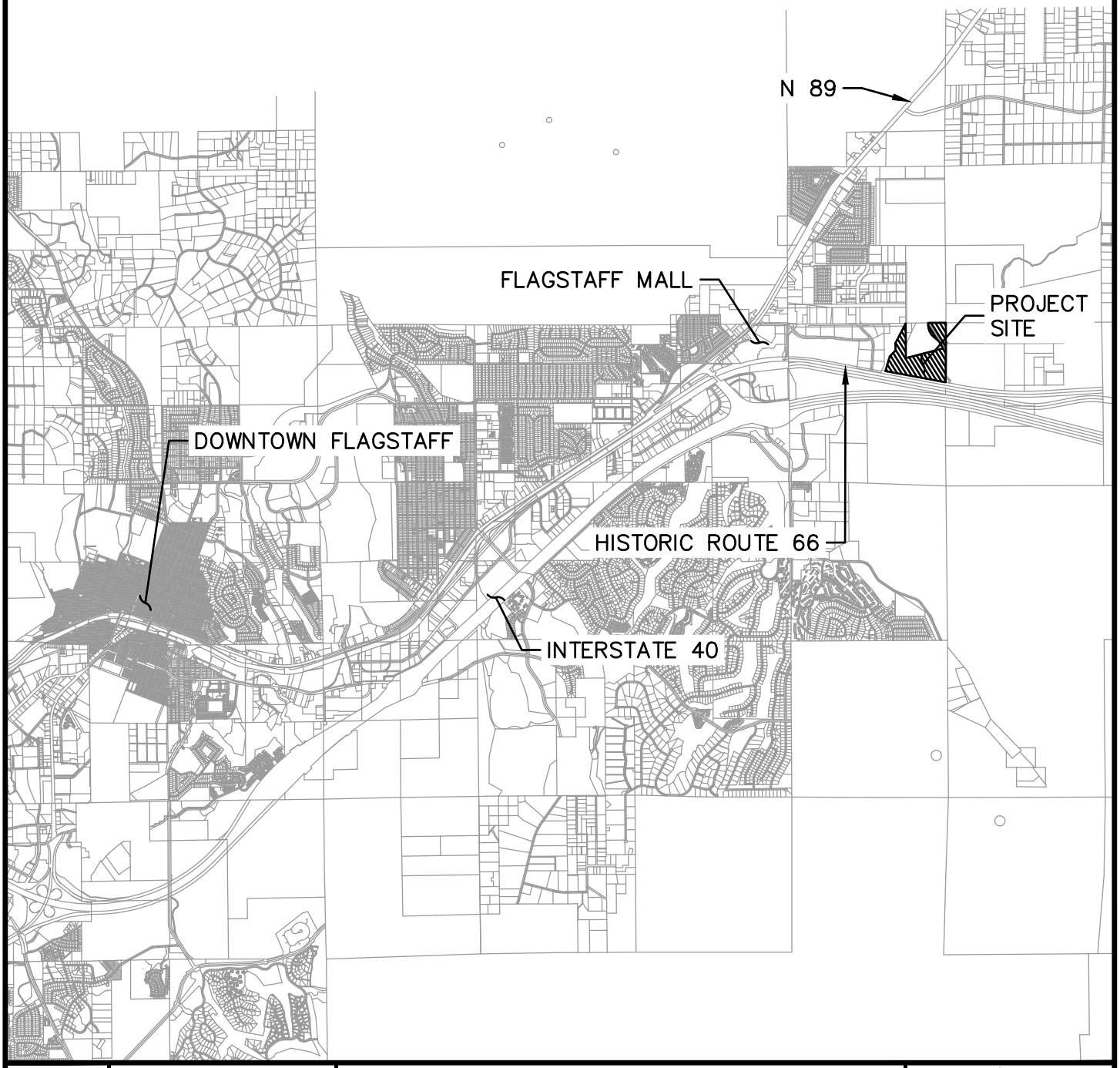
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COCONINO

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CHECKED:	DN
DATE:	MARCH 2026

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SHEET 4 OF 4

PLOTTED: Mar 18, 2026-10:10am
FILE: Y:\FLG\FLG-FS\02\2025\225068\03-PROD\03-DWGS\BC-C3D-CONCEPT ZONING PLAN-225068.DWG JERIKSSON

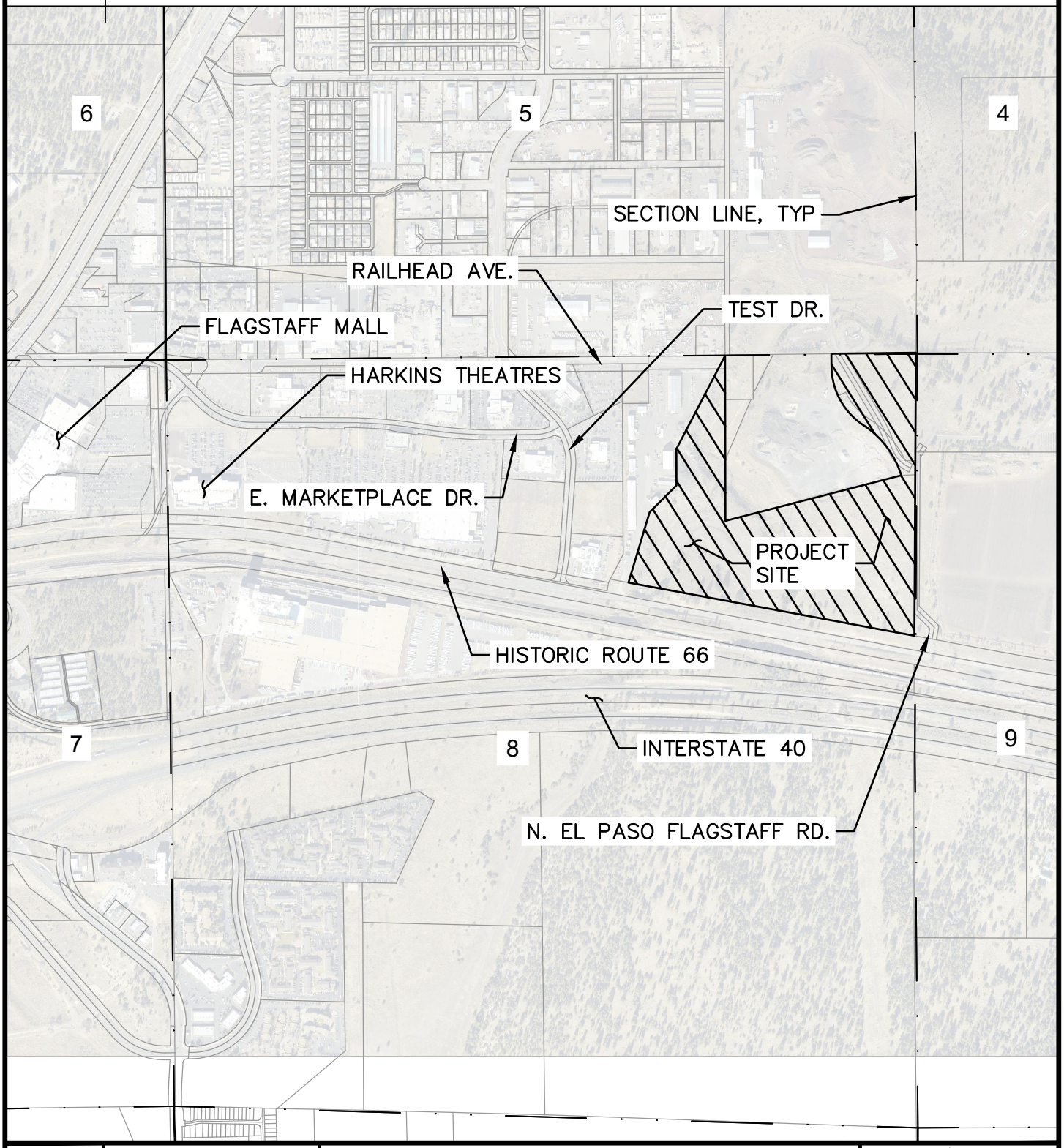
LOCATED IN SECTION 8, TOWNSHIP 21 NORTH,
RANGE 7 EAST, GILA AND SALT BASE MERIDIAN,
COCONINO COUNTY, FLAGSTAFF, ARIZONA



SHEET EX01 OF 2	DRAWN BY: JEE DATE: JUNE 2025 SCALE: 1"=5,000' JOB NO: 225068	EL PASO RD INDUSTRIAL VICINITY MAP COCONINO FLAGSTAFF	ARDURRA www.ardurra.com

DATE: Jun 03, 2025 FILE: P:\2025\225068\03-Prod\03-Dwgs\BC-C3D-VICINITY MAP-225068.dwg

LOCATED IN SECTION 8, TOWNSHIP 21 NORTH,
RANGE 7 EAST, GILA AND SALT BASE MERIDIAN,
COCONINO COUNTY, FLAGSTAFF, ARIZONA



SHEET EX02 OF 2	DRAWN BY: JEE DATE: JUNE 2025 SCALE: 1"=1,000' JOB NO: 225068	EL PASO RD INDUSTRIAL VICINITY MAP COCONINO FLAGSTAFF	ARDURRA www.ardurra.com

DATE: Jun 03, 2025 FILE: P:\2025\225068\03-Prod\03-Dwgs\BC-C3D-VICINITY MAP-225068.dwg

El Paso Neighborhood Meeting Agenda

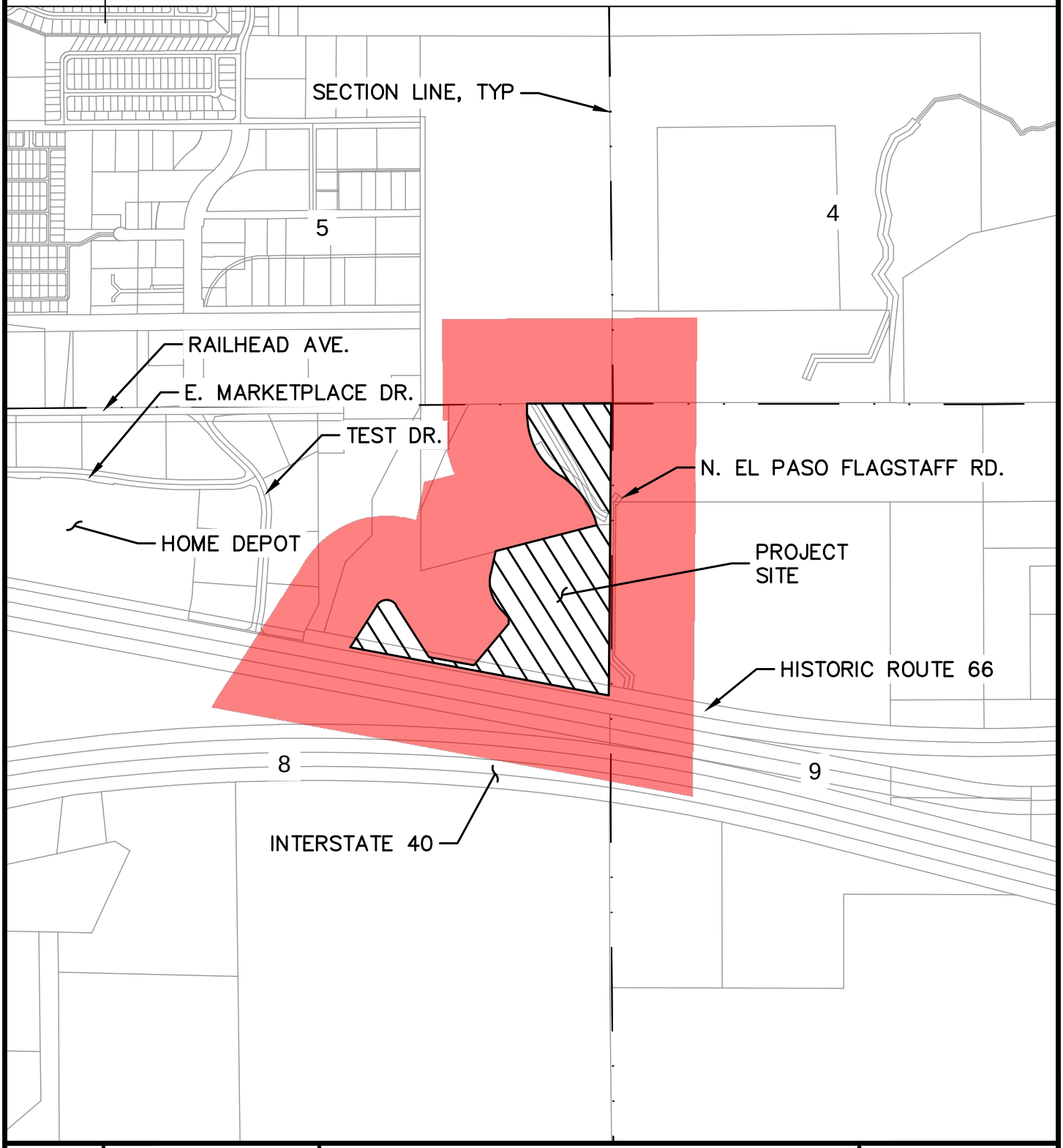
The neighborhood meeting will be held online for one hour starting at 6:00pm on the dates established by the applicant. Sheets from the Concept Zoning Plan will be shared onscreen and the extent of the rezoning project will be described to attendees. Visitors will be able to post questions in the Zoom chat during the meeting or they can also ask their questions at the end of the presentation. Notes will be taken by the development team and included in the neighborhood meeting summary to the City.

A sign-in google form will be provided in the Zoom chat for individuals to provide with name, address, email and phone number so that they will be added to the mailing list and sent the meeting summary. The City will also be provide with a copy of the sign-in sheet.

AGENDA:

- Introduce the development team on the El Paso Rezone Project.
- Provide an explanation of the purpose of the neighborhood meeting.
- Adequately describe the proposed project, its location, provide a context map.
- Describe the current zoning and what will be allowed if the rezoning request is granted.
- Explain what happens to the feedback received at the meeting.
- Explain the anticipated timeline for the public hearing process, PNZ and Council Hearing dates.
- Explain next steps in the project including review and approval of site plan, civil plans and construction drawings
- Allow time for visitors to ask questions openly. Providing responses either in real-time, or documenting the question and providing the answer with the meeting summary sent to everyone who signs in.
- Remind everyone of the upcoming PNZ and hearing dates

LOCATED IN SECTION 8, TOWNSHIP 21 NORTH,
RANGE 7 EAST, GILA AND SALT BASE MERIDIAN,
COCONINO COUNTY, FLAGSTAFF, ARIZONA



SHEET EX01 OF 1	DRAWN BY: JCM DATE: JULY 2026 SCALE: 1"=1000' JOB NO: 225068	EL PASO RD INDUSTRIAL 600' BUFFER MAP COCONINO FLAGSTAFF	ARDURRA www.ardurra.com

DATE: Jul 07, 2026 FILE: Y:\FLG\FLG-FS02\2025\225068\03-Prod\03-Dwgs\BC-C3D-BUFFER MAP-225068.dwg

600 FT BUFFER MAILING LIST

APN	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
11337007A	UNITED METRO MATERIALS INC	1720 CENTREPARK DR E NO 100	WEST PALM BEACH	FL	33401
11307001D	CITY OF FLAGSTAFF	211 W ASPEN	FLAGSTAFF	AZ	86001
11307002A	CITY OF FLAGSTAFF	211 W ASPEN	FLAGSTAFF	AZ	86001
11306002	CITY OF FLAGSTAFF	211 W ASPEN	FLAGSTAFF	AZ	86001
11306008A	CITY OF FLAGSTAFF	211 W ASPEN	FLAGSTAFF	AZ	86001
11310003	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11337005	BSNF RAILWAY COMPANY	PO BOX 961089	FORT WORTH	TX	76161-0089
	AZ DEPARTMENT OF TRANSPORTATION	1959 S WOODLANDS BLVD	FLAGSTAFF	AZ	86001
11382008B	5100 N TEST DRIVE LLC	2700 S WOODLANDS VILLAGE BLVD NO 300-132	FLAGSTAFF	AZ	86001
11382007	FINDLAY FAMILY EDUCATION & HEALTH TRUST DTD 10-21-16	310 N GIBSON RD	HENDERSON	NV	89014
11337004G	NESTLE PURINA PETCARE COMPANY	30003 BAINBRIDGE RD	SOLON	OH	44139

REGISTRY OF PERSONS AND GROUPS

OWNER/GROUP NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002
NORTHERN ARIZONA BUILDING ASSOCIATION	1500 E CEDAR AVE	FLAGSTAFF	AZ	86004
NORTHERN ARIZONA ASSOCIATION OF REALTORS (ATTN: JEFFREY HERD)	1515 E CEDAR AVE, STE. C-4	FLAGSTAFF	AZ	86004
TISH BOGAN-OZMUN	5271 MOUNT PLEASANT DR	FLAGSTAFF	AZ	86004
MARILYN WEISSMAN	1055 E APPLE WAY	FLAGSTAFF	AZ	86001
COAST AND MOUNTAIN PROPERTIES (ATTN: MAURY HERMAN)	3 N LEROUX ST	FLAGSTAFF	AZ	86001
NAT WHITE	1120 N ROCKRIDGE RD	FLAGSTAFF	AZ	86001
CHARLIE SILVER	720 W ASPEN AVE	FLAGSTAFF	AZ	86001
BETSY MCKELLAR	330 S ASH LANE	FLAGSTAFF	AZ	86004
DAVID CARPENTER	495 S RIVER RUN, STE. 100	FLAGSTAFF	AZ	86001
ARIZONA ARMY NATIONAL GUARD, AZAA-FMO (ATTN: DORENDA COLEMAN)	5636 E McDOWELL RD, M5330	PHOENIX	AZ	85008
US NAVY, INTERGOVERNMENTAL BRANCH (ATTN: MARY BETH DREUSIKE)	850 PACIFIC HIGHWAY, BLDG. 1 - 5TH FLOOR, STE. 513	SAN DIEGO	CA	92132
CELIA BAROTZ	3354 N CREST STREET	FLAGSTAFF	AZ	86001
NORM WALLEN	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004
COCONINO COUNTY COMMUNITY DEVELOPMENT (ATTN: JAY CHRISTELMAN)	2500 N FORT VALLEY ROAD, BLDG. 1	FLAGSTAFF	AZ	86001-1287
COCONINO COUNTY COMMUNITY DEVELOPMENT (ATTN: JESS McNEELY)	2500 N FORT VALLEY ROAD, BLDG. 1	FLAGSTAFF	AZ	86001-1287
FLAGSTAFF LODGING, RESTAURANT & TOURISM (ATTN: STEVE FINCH)	P.O. BOX 30622	FLAGSTAFF	AZ	86003
ADRIAN SKABELUND	819 WEST GRAND CANYON AVENEU	FLAGSTAFF	AZ	86001
RACHEL BASS	3083 E. EASTERDAY LANE	FLAGSTAFF	AZ	86001

EXHIBIT 'A'
LEGAL DESCRIPTION
EL PASO INDUSTRIAL PARK
APN: 113-37-010

A portion of that parcel of land as described in Instrument Number 4018573, Official Records of Coconino County, and as shown on an ALTA/NSPS Land Title Survey, Project No. 251004-SF prepared by ALTA Environmental & Infrastructure, dated 6-2-2025 (herein referred to as R1) located in the northeast quarter of Section 8, Township 21 North, Range 8 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1:

Commencing at the northeast corner of said Section 8, from which the east quarter corner of said Section 8 bears South 0°31'27" West, 2826.13 feet (Basis of Bearing, R1) and the **TRUE POINT OF BEGINNING**;

Thence along the east line of said Section 8, South 0°31'27" West, 2080.92 feet to a point on the northerly Right-of-Way line of East Route 66;

Thence along said Right-of-Way line, North 70°26'19" West, 1871.41 feet to a point hereinafter referred to as Point 'A';

Thence leaving said Right-of-Way line, North 32°42'18" East, 354.00 feet to the beginning of a tangent curve concave to the south, having a radius of 80.00 feet and a central angle of 114°41'10";

Thence easterly along said curve, 160.13 feet;

Thence South 32°36'32" East, 435.30 feet;

Thence South 79°26'35" East, 326.02 feet;

Thence North 40°02'05" East, 385.12 feet;

Thence North 0°00'00" East, 42.70 feet;

Thence North 41°55'22" West, 96.79 feet to the beginning of a tangent curve concave to the east, having a radius of 275.00 feet and a central angle of 54°07'50";

Thence northerly along said curve, 259.81 feet;

Thence North 12°12'28" East, 165.22 feet;

Thence North 75°35'46" East, 744.69 feet;

Thence North 19°52'36" West, 34.86 feet to the beginning of a tangent curve concave to the southwest, having a radius of 650.00 feet and a central angle of 35°00'00";

Thence northwesterly along said curve, 397.06 feet;

Thence North 54°52'35" West, 43.86 feet to the beginning of a tangent curve concave to the northeast, having a radius of 501.73 feet and a central angle of 54°18'48";

Thence northwesterly along said curve, 475.61 feet;

Thence North 0°20'12" West, 90.50 feet to a point on the north line of said Section 8;

Thence along said north line, North 89°42'48" East, 599.92 feet to the **TRUE POINT OF BEGINNING**.

Containing 31.18 Acres, more or less.

Parcel 2:

Commencing at the aforementioned POINT 'A' and the **TRUE POINT OF BEGINNING**;

Thence along the northerly Right-of-Way line of East Route 66, North 79°26'19" West, 212.57 feet;

Thence leaving said Right-of-Way line, North 16°49'26" East, 597.15 feet;

Thence North 45°21'12" East, 268.97 feet;

Thence North 0°14'29" West, 259.01 feet;

Thence North 27°28'12" East, 644.93 feet;

Thence South 89°43'14" West, 499.99 feet;

Thence North 0°13'44" West, 100.00 feet to a point on the north line of said Section 8;

Thence along said north line, North 89°43'13" East, 552.52 feet;

Thence leaving said north line, South 0°01'00" West, 318.07 feet;

Thence South 0°04'02" East, 864.84 feet;

Thence North 75°35'46" East, 547.42 feet;

Thence South 12°12'28" West, 165.22 feet to the beginning of a tangent curve concave to the east, having a radius of 275.00 feet and a central angle of 54°07'50";

Thence southerly along said curve, 259.81 feet;

Thence South 41°55'22" East, 96.79 feet;

Thence South 0°00'00" West, 42.70 feet;

Thence South 40°02'05" West, 385.12 feet;

Thence North 79°26'35" West, 326.02 feet;

Thence North 32°36'32" West, 435.30 feet to the beginning of a tangent curve concave to the south, having a radius of 80.00 feet and a central angle of 114°41'10";

Thence westerly along said curve, 160.13 feet;

Thence South 32°42'18" West, 354.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 22.90 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756,
on behalf of and at the request of the Ardurra Group, Inc., Flagstaff, Az.

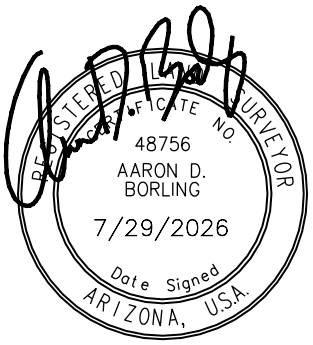
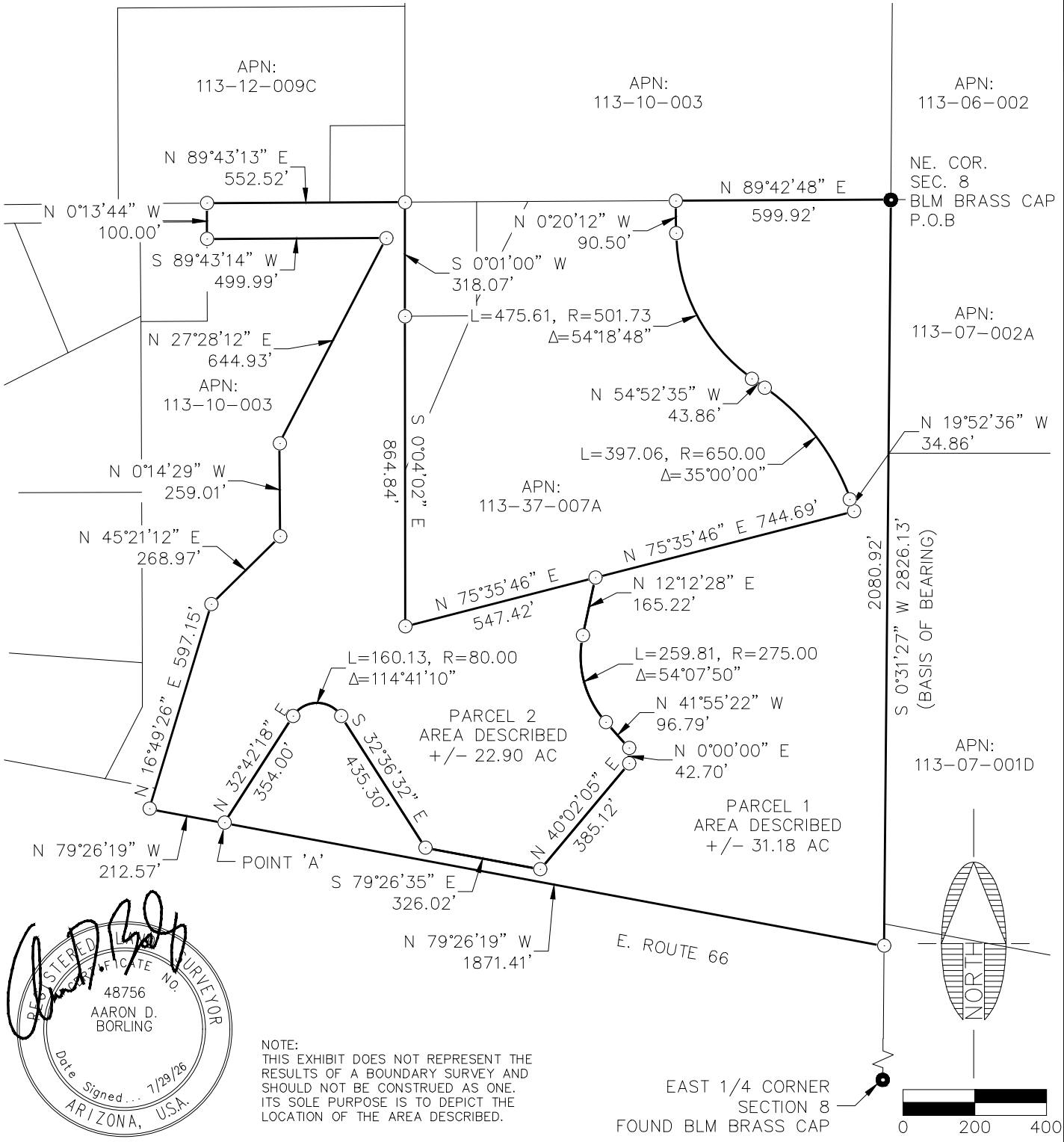


EXHIBIT 'B'

A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48756
AARON D.
BORLING
Date Signed... 7/29/26
ARIZONA, U.S.A.

NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS ONE. ITS SOLE PURPOSE IS TO DEPICT THE LOCATION OF THE AREA DESCRIBED.

SHEET 4 OF 4	DRAWN BY: AJW DATE: JULY 2026 SCALE: 1"=400' JOB NO: 225068	LEGAL EXHIBIT APN: 113-37-010 COCONINO COUNTY FLAGSTAFF, AZ

ARDURRA
www.ardurra.com

DATE: Jul 29, 2026 FILE: Y:\FLG\FLG-FS02\2025\225068\03-Prod\01-PDF\01-Current\Legals AJW\ElPaso_LegalExhibits_AJW.dwg

El Paso Industrial Park

31.2+/- Acre Development Project

Analysis Completed August 11, 2025

Public Water & Sewer Impact Analysis

Prepared by Ardurra, for The City of Flagstaff Water Services

Mayor

Becky Daggett

Council

Austin Aslan
Khara House
Lori Matthews
Jim McCarthy
Miranda Sweet
Deborah Harris

City Manager

Greg Clifton

Water Services Director

Lee Williams

City Engineer

Paul A. Mood, P.E.

Public Works Director

Scott Overton

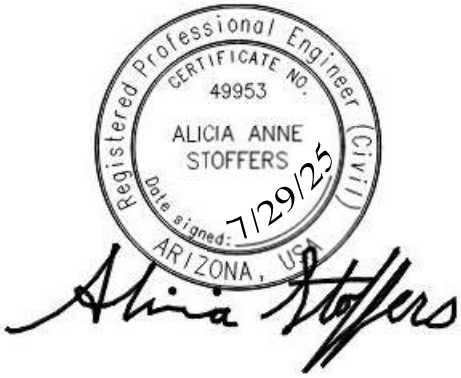


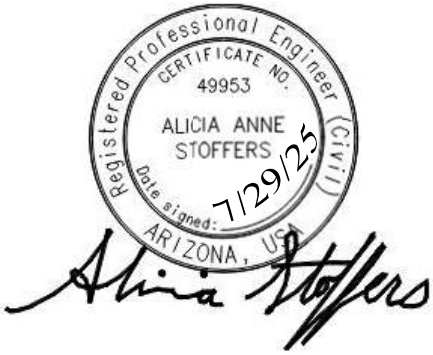
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Public Water and Sewer Impact Analysis
El Paso Industrial Park

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Site Analysis Map	Exhibit 1
Water GIS Map	Exhibit 2
Sewer GIS Map	Exhibit 3
Water Model Map – Nodes	Exhibit 4
Water Model Map – Hydrants	Exhibit 5

WaterGEMS Peak Domestic Flows and Pressures	Appendix A
WaterGEMS Fire Flow Analysis Report	Appendix B



I. INTRODUCTION

The El Paso Industrial Park project is located on the northwest corner of El Paso Flagstaff Road and Route 66 in Flagstaff with an Assessor's Parcel Number of 113-37-STATE1. This State Land was recently auctioned off to private ownership and the new owners are proposing this project and Rezoning. The project is located in Section 08, Township 21 North, Range 8 East (See Figure 1 – Vicinity Map on the following page). The proposed development lies within the City of Flagstaff Urban Growth Boundary and is able to be served by City water and sewer utilities.

The parcel has a total area of 54.1 acres and will be subdivided into various parcels. The development will consist of the rezoning of State Trust Land to Heavy Industrial, with portions going to Arizona Department of Transportation (ADOT) and other areas being dedicated to the City of Flagstaff for their use in relation to rural floodplain management in the Rio De Flag. The portion of the parcel that will be developed is 31.2 acres, which is used as the basis for this analysis.

The El Paso Rd Industrial Park Site Analysis Map, dated May 2024, (Site Analysis Map - Exhibit 1) was provided to the City by Ardurra and has been used as the basis for this analysis. The Site Analysis Map (Exhibit 1) shows the proposed sub-dividing of APN 113-37-STATE1.

The criteria used herein to estimate the project's utility impacts are from the City of Flagstaff Engineering Design Standards, Chapter 13-09, effective October 2017. This Water and Sewer Impact Analysis (WSIA) is considered valid for two years from its completion date, which is August 11, 2025.

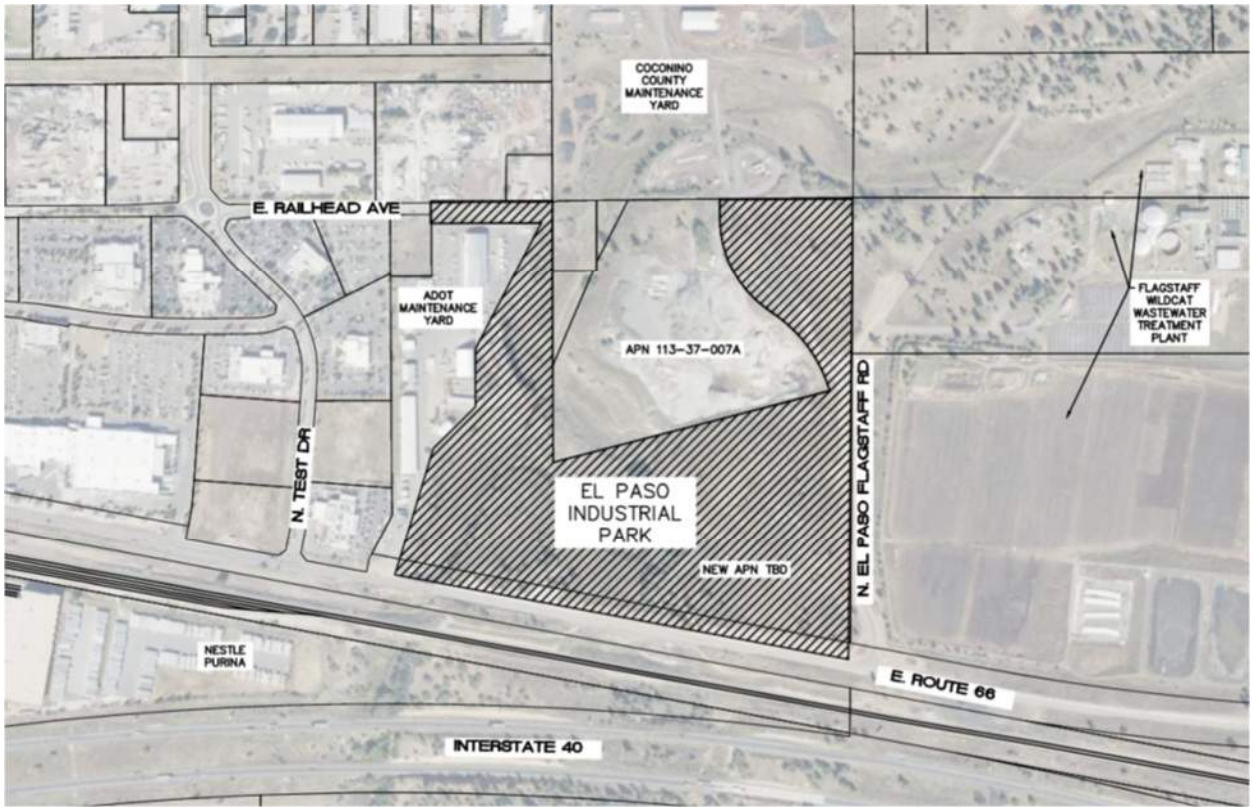


Figure 1 – Vicinity Map

II. ANALYSIS SUMMARY

A. ON-SITE MODIFICATIONS

Water: There is no infrastructure onsite to support this development, so all systems will have to be designed and built.

Sewer: There is no infrastructure onsite to support this development, so all systems will have to be designed and built.

B. OFF-SITE MODIFICATIONS

Water: The project site is adjacent to the existing El Paso Flagstaff Rd and Route 66. El Paso Flagstaff Rd has an 8-inch waterline underneath, and Route 66 contains a 12-inch waterline within the right-of-way. Since there is infrastructure within both roads that can be utilized for water service connections, **there will be no off-site modifications required** prior to connecting to the existing system. Taping and connecting to the existing system shall be done per Flagstaff standards.

Per the Flagstaff International Fire Code amendments (5-02-001-0005), the following code applies and will be required by the onsite waterline extensions.

Amend Section 507.2, Type of water supply, by adding:
Water supply for a major system component as described by the American Water Works Association must provide a continuous and uninterrupted supply of fire protection water through redundancy. Fire mains in excess of 1,000 feet in length or which have more than 3 hydrants affixed shall be looped to a second source of water. All fire mains hereafter constructed shall be a minimum of 8-inch diameter but in all cases shall be of sufficient size to adequately supply the required fire flow.

Sewer: Currently, there is a 30-inch sewer trunkline (Rio De Flag) that runs along the west and north portion of the property that is being zoned as Heavy Industrial. This sewer trunkline can be utilized for sewer service. Therefore, **no offsite improvements will be required** prior to connecting to the existing system.

In order to provide adequate downstream capacity, offsite sewer improvements will be necessary on the Rio de Flag trunkline near the Wildcat Treatment Plant. Per COF Engineering Standards Section 13-05-002-0002 C.2., these may not be

required of the developer on the sewer trunkline. The City will fund the design of this upgrade and will fund, for prioritized completion, the actual construction of the upsized sewer trunkline. These offsite improvements must be completed prior to connecting to the existing system.

III. WATER SYSTEM ANALYSIS

A. EXISTING WATER SYSTEM

No existing onsite improvements.

B. PROPOSED WATERLINE EXTENSIONS

The Site Analysis Map (Exhibit 1) shows 8" water connection locations for the proposed development, with each parcel connecting to the existing system within the adjacent street. Fire hydrants are shown to provide firefighting capabilities. The existing water mains fall within the City of Flagstaff Pressure Zone B.

C. WATER SYSTEM DEMANDS

The following quantifies the anticipated water demands for the project. The demand criteria for fire flow is from the City of Flagstaff Code 13-09-003-0004.2.

Water System Demand

Site Acreage Total	31.19 acres
Site Acreage (Southwest Connection)	5.97 acres
Site Acreage (Northeast Connection)	25.22 acres
Average Flow per Acre	2,000 gpd
Peak Flow Per Acre	5,000 gpd
Average Total Daily Flow (Southwest Connection)	11,940 gpd
Peak Total Daily Flow (Southwest Connection)	29,850 gpd or 20.7gpm
Average Total Daily Flow (Northeast Connection)	50,440 gpd
Peak Total Daily Flow (Northeast Connection)	126,100 gpd or 87.6gpm

D. WATER SYSTEM ANALYSIS RESULTS

Bentley WaterGEMS software was used for simulations of peak daily and fire flow. The analysis area of the surrounding water system for this project is shown on the GIS Water Map, Exhibit 2. This area includes all of Zone B along El Paso Flagstaff Road, as well as portions of Route 66, Commerce Ave, Railhead Ave, and Test Dr.

Results of the water demand computer analysis are in Appendix A and the Junction Map is Exhibit 4. The peak daily flows in the project vicinity range in pressures from 169.0-psi (J-4810, 8-inch waterline within the Wildcat

Wastewater Treatment Plant, APN 113-07-002A) to 101.3 (J-14201, 8-inch waterline in the Coconino County Maintenance Yard, APN 113-10-003). The rest of the nodes show consistent pressure results given the elevations of the junction nodes within the analyzed boundary.

The new loads for the project are input at junctions J-121 and J-127 for the southwestern and northeastern portions of the project respectively. The peak daily flow yields pressures of 156.9-psi at J-121 and 149.1 psi at J-127. This project meets the minimum pressure requirements stated in the City of Flagstaff Engineering Standards and does not negatively impact the Flagstaff water system.

A pressure-reducing valve is required by the City of Flagstaff (COF) Engineering Design Standards (EDS) if the pressure is above 80-psi pressure. If high pressures occur on-site the developer will be required to install pressure-reducing valves after the meter.

Based on the computer simulation of fire flow, residual pressures in the project vicinity are projected to remain at, or above, 20-psi (COF EDS 13-09) during fire flow scenarios of 1,500 gpm or less. The hydrants in the analysis area can provide the required fire flow. Results are included in Appendix B with hydrant locations on Exhibit 5.

The lowest fire flow available (2,043gpm) within the analysis area occurs at hydrant 142902 which is within the Wildcat Wastewater Treatment Plant. Therefore, this project does not reduce the available flow below the COF standard.

It is the developer's responsibility to design, acquire adequate right-of-way for, and construct all on-site and connecting water infrastructure per all applicable City, State, and Federal rules and regulations.

IV. SEWER SYSTEM ANALYSIS

A. EXISTING SEWER SYSTEM

The unsubdivided project site is crossed by the existing City of Flagstaff 30-inch trunkline running through the Rio De Flag. The Rio De Flag portion of the subject property will be a parcel sold to the City of Flagstaff, per the Site Analysis Map (Exhibit 1). The sewer line information is based on the City of Flagstaff Geographic Information System (GIS) data shown on Exhibit 3.

B. PROPOSED SEWER SYSTEM EXTENSIONS

The Site Analysis Map (Exhibit 1) shows the intended layout of the site, along with 2 proposed tap locations to the 30-inch trunkline. These connection Points shall be coordinated with the City of Flagstaff to be included in the Wildcat Interceptor project. A new 48" sewer main will be constructed to replace the 30" existing main in 2026.

The manhole location near Rt 66 is not feasible. A manhole within the concrete outlet structure is not constructible.

The proposed on-site sewer system was not analyzed as a part of this report and shall be addressed by the A/E as part of their design for their project. The A/E's engineering analysis and design, including tapping of the existing system, shall be consistent with the requirements called out in the City of Flagstaff Engineering Standards.

C. SEWER SYSTEM FLOWRATES

The following criteria were utilized in determining the anticipated wastewater generation for this project. The following demand criteria is from the City of Flagstaff Code 13-09-002-0002.

Sewer System Demand

Site Acreage Total	31.19 acres
Site Acreage (Southwest Connection)	5.97 acres
Site Acreage (Northeast Connection)	25.22 acres
Average Flow per Acre	1,000 gpd
Peak Flow Per Acre	3,000 gpd
Average Total Daily Flow (Southwest Connection)	5,970 gpd
Peak Total Daily Flow (Southwest Connection)	17,910 gpd or 0.018 MGD
Average Total Daily Flow (Northeast Connection)	25,220 gpd
Peak Total Daily Flow (Northeast Connection)	75,660 gpd or 0.076 MGD

D. SEWER SYSTEM ANALYSIS RESULTS

No modeling results or analysis are provided since this development ties directly into the Rio De Flag trunkline, which is the City's responsibility. There are no downstream impacts that need to be addressed by this development. The information provided in this report is included simply to ensure the accuracy of the sewer model for analysis of other projects.

E. FLAGSTAFF DOWNSTREAM SEWER CAPACITY

Downstream of the study area, the Flagstaff trunkline in the Rio De Flag is at capacity. The additional wastewater flow (31,190 gpd average day flow) created by El Paso Industrial Park project cannot be accommodated within the current wastewater collection system. As currently projected, this project will put certain segments of pipes in the wastewater collection system over the maximum capacity of the peak day dry weather flow identified in the City's Engineering Standards (70% d/D) and over the maximum capacity for the wet weather peak flows identified by ADEQ (pipe flowing full).

Resolving this issue is an urgent priority for the City of Flagstaff. The City of Flagstaff is actively working to fund and construct the necessary improvements to the sewer trunkline to create additional capacity. While the funding and timeline for construction of the City's improvements is still undetermined, the City is committed to completing the improvements prior to the El Paso Industrial Park project coming online. As such, the El Paso Industrial Park project's connection to the sewer system is contingent on the successful completion of the trunkline improvement and, therefore the City's sewer trunkline improvements must be

completed before El Paso Industrial Park receives any certificate of occupancy (or equivalent) on the project.

According to the City of Flagstaff's Biosolids Master Plan developed by Carollo in 2019, the City's wastewater treatment capacity for both treatment plants combined is 6.3 MGD average daily flow based on current conditions and configurations. Average daily flows for both plants measured 5.404 MGD for the calendar year 2021. The remaining treatment capacity of both plants combined has been previously committed. The City is creating additional wastewater treatment capacity currently scheduled for completion by the end of 2025. The additional wastewater demand created by the El Paso Industrial Park project can be accommodated within the current wastewater treatment capacity projections. Therefore, the two-year reservation of capacity through the WSIA is not contingent upon the successful construction of improvements by 2025.

V. CONCLUSIONS & REQUIREMENTS

Sewer and water service to all adjacent homes and businesses must be maintained during construction and tapping for this project.

The findings of this analysis indicate that the completion of the project will comply with public water and sewer infrastructure requirements as outlined in the current City of Flagstaff Engineering Standards as long as all on-site infrastructure is designed and constructed per the Engineering Standards and as stipulated herein. All new service connections to the City water and sewer infrastructure are required to pay capacity fees for the new connection to the public water and sewer system. Deviations from the intent shown on the developer's provided preliminary drawings, and/or further development beyond what was shown on the preliminary drawings will require additional review and must gain full IDS (Inter-Division Staff) Approval. This WSIA does not guarantee conformance to any other codes, standards, or specifications listed with this report, similar to, but not limited to, IBC, IFC, IRC, etc.

The location(s) of any required fire hydrants related to this project is (are) left to the discretion of the City of Flagstaff Fire Department per City of Flagstaff Engineering Standards and current Fire Codes. Approval by the City Engineer shall also be obtained.

Water and Sewer computer analyses were done with Bentley Systems WaterGEMS and SewerGEMS software. The existing City of Flagstaff master water and sewer models were modified to incorporate the estimated infrastructure and flows that will be required by this development.

All existing utility information is based on the City of Flagstaff GIS data and other information contained within the WaterGEMS & SewerCAD master models or provided by the City of Flagstaff engineering staff. The developer's A/E should confirm the City water system supply and wastewater collection system pipe sizes, materials, and locations as part of their design for connection to the COF water and sewer systems.

Changes to the development plan can impact the results of this Water and Sewer Impact Analysis. Those changes include modification of the development size, area of commercial space, number or type of residential units, population, etc. If such changes are made, then the developer must apply for an updated analysis and provide the proposed changes to the City of Flagstaff for review

and consideration.

This WSIA is considered valid for two years from its completion date, 8/11/2025, which is the date of the engineer's seal on the cover sheet and table of contents of this WSIA. All water and sewer utility lines and treatment plant capacity reservations as a result of this study will expire at that time. This WSIA will function as place holder for the developer. The capacity assurances discussed within this report will be provided by the City for 2 years. At which time the developer will need to have applied for a building permit or will be removed from the list of assured capacity. If this project is removed from the capacity assurance list, the developer will need to re-apply for capacity assurance by getting a new WSIA.

Exhibit Maps

EL PASO INDUSTRIAL PARK EXHIBIT 1

SCALE 1" : 100'
0 50 100

SITE ANALYSIS:

A. EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. THE MAJORITY OF THE SLOPE RESOURCES (SLOPES EXCEEDING 16.99%) ARE LOCATED IN LOT H THAT IS PLANNED TO BE SOLD TO THE CITY OF FLAGSTAFF. THERE ARE SOME MANMADE STEEP SLOPES ON THE WEST PART OF LOT C, D & F TOWARDS RIO DE FLAG.
B. SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.
C. EXISTING VEGETATION IS MAINLY GRASS WITH AREAS OF PONDEROSA PINE, MAINLY ON LOT G, H, THE WESTERN PART OF LOT F AND THE EASTERN PART OF LOT E.
D. VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE THE SAN FRANCISCO PEAKS TO THE NORTHWEST, CINDER HILL AND PICTURE CANYON TO THE NORTH, WILDCAT SEWER TREATMENT PLANT TO THE EAST AND BNSF RAILROAD AND I-40 TO THE SOUTH.
E. CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE. THE SITE EXPERIENCES A LOT OF EXPOSURE. PRECIPITATION NATURALLY RUNS TO THE NORTH TO TWO EXISTING STORM DRAIN INLETS AND ULTIMATELY INTO THE PUBLIC STORM DRAIN SYSTEM IN E. BUTLER AVE.
F. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL, IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. LOT C CONSIST OF MANMADE UNDOCUMENTED FILL. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
G. RIO DE FLAG RUNS THROUGH THE PROJECT SITE. BESIDES THIS THERE ARE NO EXISTING SWALES & STREAM CORRIDORS FOR THIS PROJECT.
H. THE PROJECT IS SURROUNDED BY LIGHT INDUSTRIAL AREAS TO THE NORTH AND SOUTH, HIGHWAY COMMERCIAL AREAS TO THE WEST, AND PUBLIC FACILITY TO THE EAST. ROUTE 66 RUNS EAST-WEST TO THE SOUTH OF THE SITE AND EL PASO FLAGSTAFF ROAD RUNS NORTH-SOUTH TO THE EAST OF THE SITE.

LEGEND

- SLOPE RESOURCES 17–24.99%
- SLOPE RESOURCES 25–34.99%
- SLOPE RESOURCES >35%

APN 113-12-010
APN 113-10-003
APN 113-06-002
E. RAILHEAD AVE.
S 89°43'12" W 552.52'
S 01°34'48" E 100.00'
N 89°43'14" E 500.00'
APN 113-37-003
City of Flagstaff
Patent 5455
N 0°01'00" E 318.07'
S 89°42'48" W 599.92'
599.91ft
S89° 42' 48.61"W
S 0°20'12" E 90.50'
PROPOSED EXTENDED DETENTION, TYP
PROPOSED 8" SEWER MAIN EXTENSION
NORTHEAST SEWER CONNECTION LOCATION
LOT A
346,664 SQ FT
7.96 ACRES
PROPOSED ZONING: HI-O
PROPOSED USE: MANUFACTURING/PROCESSING HEAVY
EXISTING USE: UNDEVELOPED
PROPOSED 30.0' ACCESS EASEMENT
SHEEP HILL YARD ACC. RD. TO BE REALIGNED TO THE PROPOSED EASEMENT
APN 113-37-007B
City of Flagstaff
Parcel B
Instrument
3370035
APN 113-07-002A
L=475.61, R=501.73
Δ=54°18'48"
S 54°52'35" E 43.86'
6,000 SF BLDG.
APN 113-37-007A
Patent 96234
United Metro Materials Inc.
Instrument
3441744
L=397.09, R=450.00'
Δ=50°33'00"
S 19°52'36" E 34.86'
Patent 6788
State Land Record
16-95683
Arizona Department
of Transportation
Maintenance Yard
APN 113-82-006
Lot 6
S 0°14'29" E 259.01'
N 0°04'07" W 864.84'
VIEW TO SAN FRANCISCO PEAKS
LOT H
997,340 SQ FT
22.90 ACRES
VIEW TO CINDER HILL AND PICTURE CANYON
S 75°35'46" W 1292.11'
VIEW TO WILDCAT HILL WASTEWATER PLANT
LOT B
228,567 SQ FT
5.25 ACRES
PROPOSED ZONING:HI-O
PROPOSED/EXISTING USE: COMPOSTING FACILITY
LOT B
EXISTING 20.0' EASEMENT STATE LAND DEPARTMENT 14-83113
30' EXISTING ASLD R/W NO. 09-3670
EXISTING RESTORATION SOILS
30' EXISTING ROADWAY EASEMENT DK 240, PG 44
N 0°31'27" E 2019.99'
APN 113-07-001D
APN 113-82-007
Lot 7
S 45°21'13" W 268.97'
S 16°49'26" W 597.15'
LOT C
228,929 SQ FT
5.26 ACRES
LOT C
LOT C
PROPOSED ZONING: HI
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED
100.0' ASLD ROW# 16-24421 16-23364 OVERHEAD POWERLINE ESMT
N EL PASO FLAGSTAFF RD
RIO DE FLAG
APN 113-82-008B
Lot 8
TO BE SOLD TO COF
LOT G
133,837 SQ FT
3.07 ACRES
PROPOSED ZONING: HI-O
PROPOSED USE: PARKING TRAILHEAD OR CONSTRUCTION STORAGE/SUPPLY
EXISTING USE: UNDEVELOPED
LOT G
FEMA 100-YEAR FLOOD PLAIN
FEMA FLOOD WAY
PROPOSED 20.0' ACCESS EASEMENT
LOT D
174,241 SQ FT
4.00 ACRES
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED
6,000 SF BLDG.
PROPOSED 30.0' ACCESS EASEMENT
(5) STALLS
LOT F
126,157 SQ FT
2.90 ACRES
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED
LOT F
LOT E
119,985 SQ FT
2.75 ACRES
PROPOSED ZONING: HI-O
PROPOSED USE: CONSTRUCTION STORAGE/SUPPLY YARD
EXISTING USE: UNDEVELOPED
LOT E
SOUTHWEST SEWER CONNECTION LOCATION
S 79°26'19" E 2083.98'
HISTORIC RTE. 66
VIEW BNSF RAILROAD AND INTERSTATE CORRIDOR
GENERAL PATH OF SOLAR EXPOSURE
EXISTING 200.0' ROW
N 0°31'27" E 60.93'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NO.	DATE	BY	REVISION

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FLAGSTAFF, AZ 86001
www.ardurra.com

EL PASO RD INDUSTRIAL PARK
SITE ANALYSIS MAP
FLAGSTAFF
COCONINO

JOB NO.:	225068
DESIGN BY:	JEE
DRAWN BY:	JEE
CHECKED:	DN
DATE:	MAY 2025
DWG.	CP03
SHEET	3
OF	4

PLOTTED: May 30, 2025-10:45am
I:\225068-PROD\03-DWGS\BC-C3D-SITE ANALYSIS MAP-225068.DWG JERIKSSON

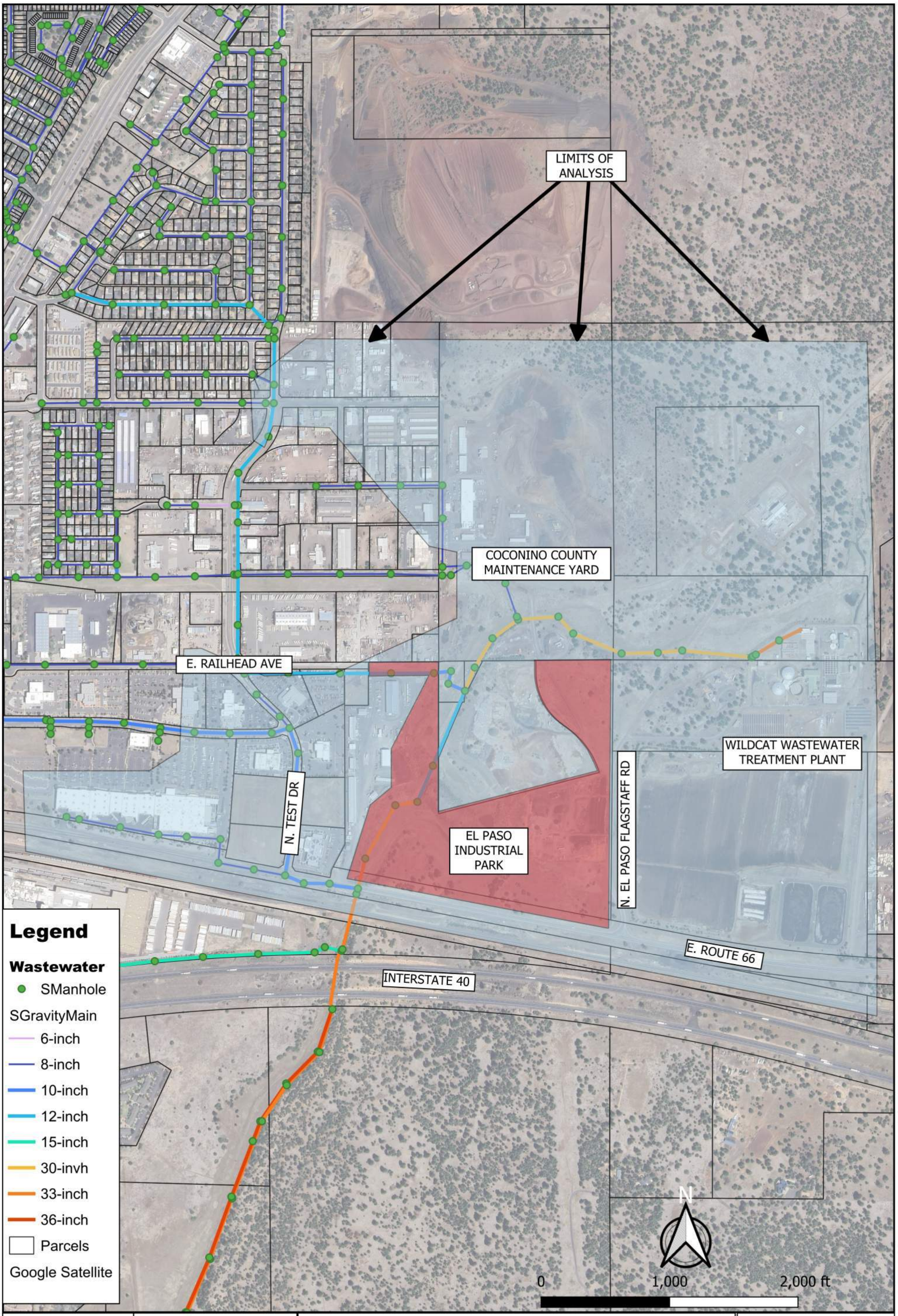


EXHIBIT 2

DRAWN BY:	SJC
DATE:	7/11/25
COF NO.	PZ -23-00235
JOB NO:	224168

EL PASO INDUSTRIAL PARK
EXISTING WATER GIS MAP

FLAGSTAFF ARIZONA

ARDURRA

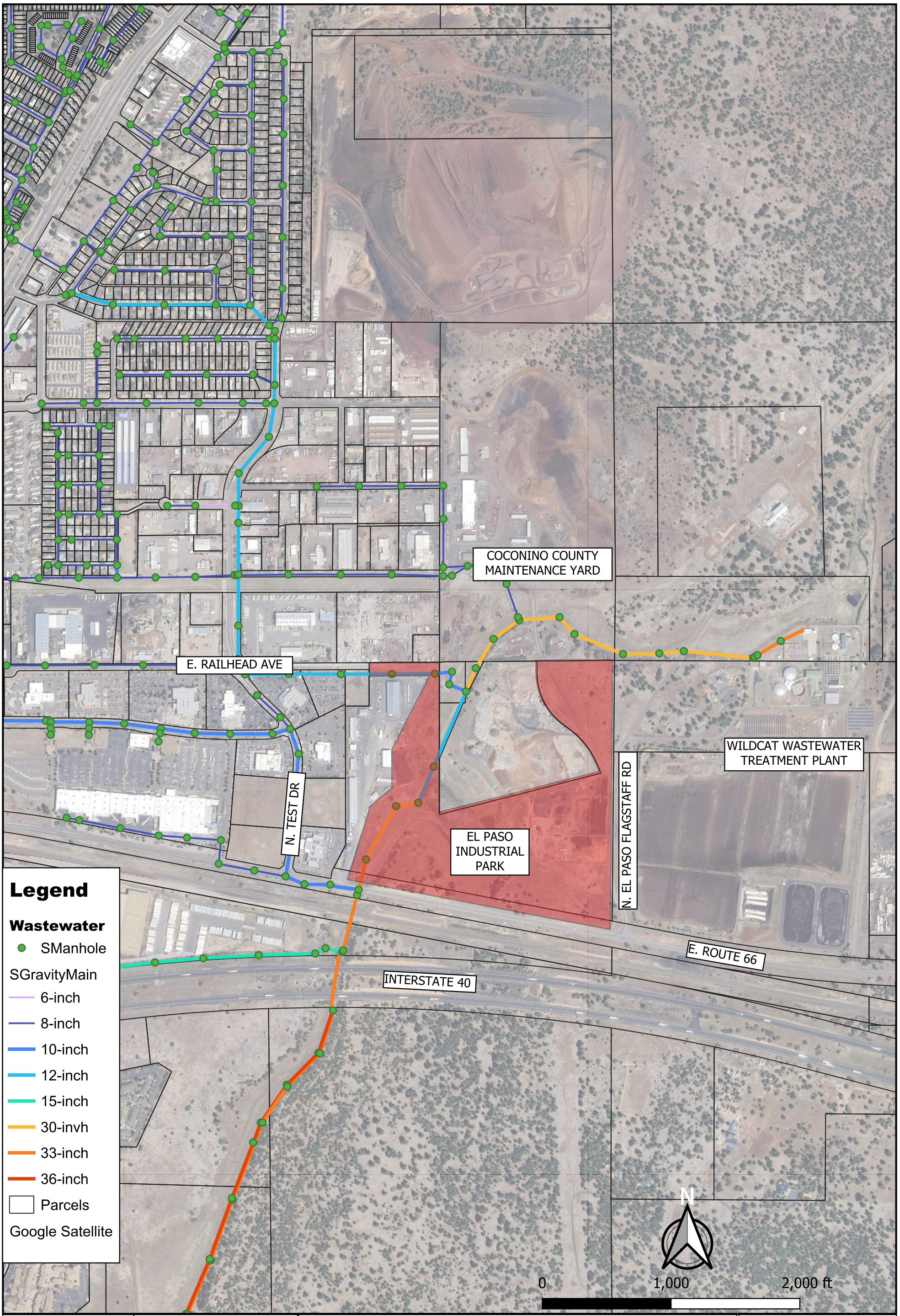
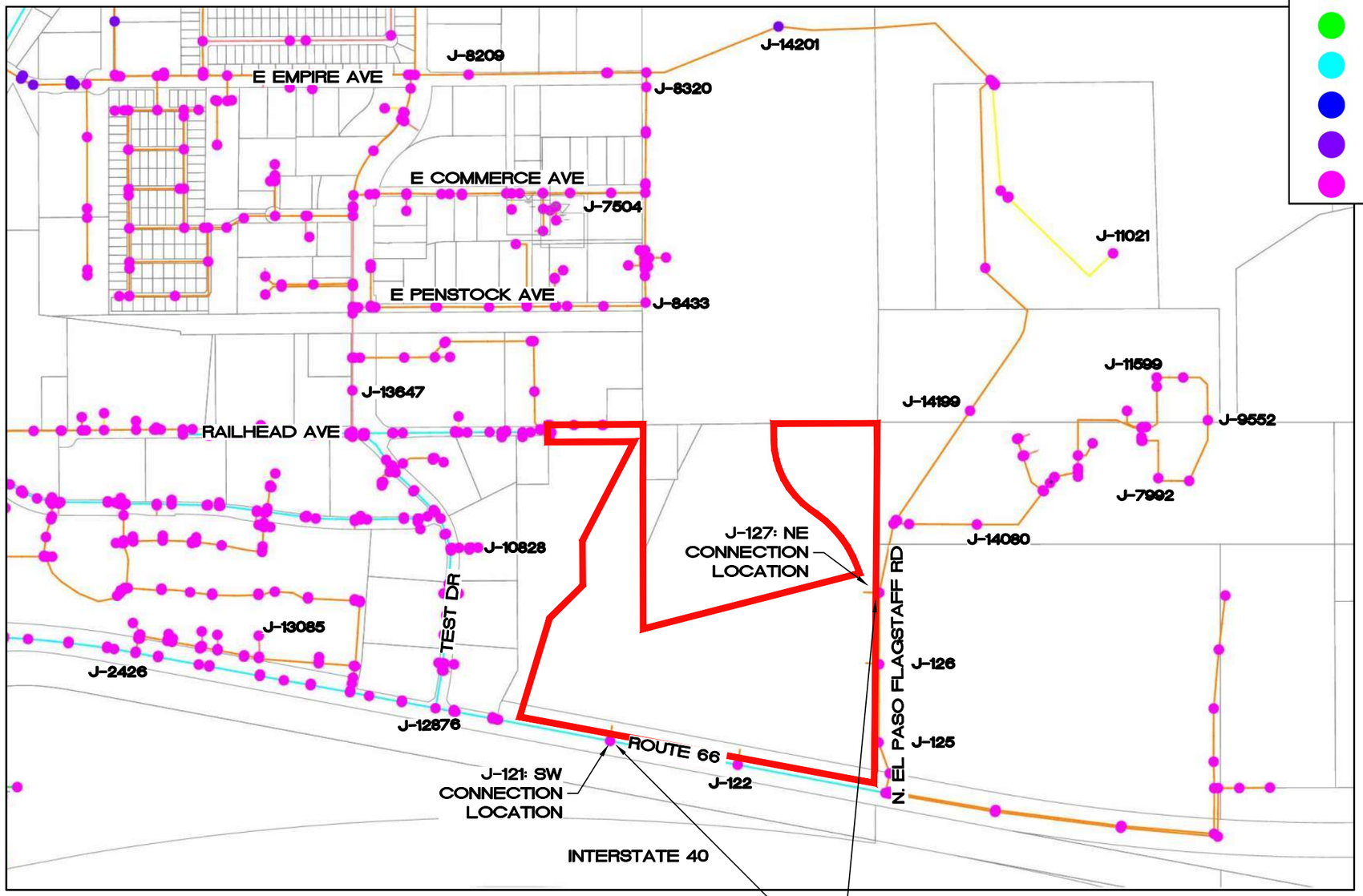


EXHIBIT **3**	DRAWN BY: SJC DATE: 7/11/25 COF NO. PZ -23-00235 JOB NO: 224168	**EL PASO INDUSTRIAL PARK** **EXISTING SEWER GIS MAP** FLAGSTAFF ARIZONA

ARDURRA



Junction: Pressure (psi)

<=	20.0	
<=	40.0	
<=	60.0	
<=	80.0	
<=	100.0	
<=	120.0	
	Other	

Pipe: Diameter (in)

<=	5.0
<=	6.0
<=	8.0
<=	10.0
<=	12.0
<=	16.0
<=	18.0
<=	24.0

NOTE: ALL JUNCTIONS SHOWN ON THIS MAP FALL WITHIN PRESSURE ZONE B

NOT TO SCALE

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KINSEY ELEMENTARY SCHOOL

STATIC PRESSURES - PEAK FLOW

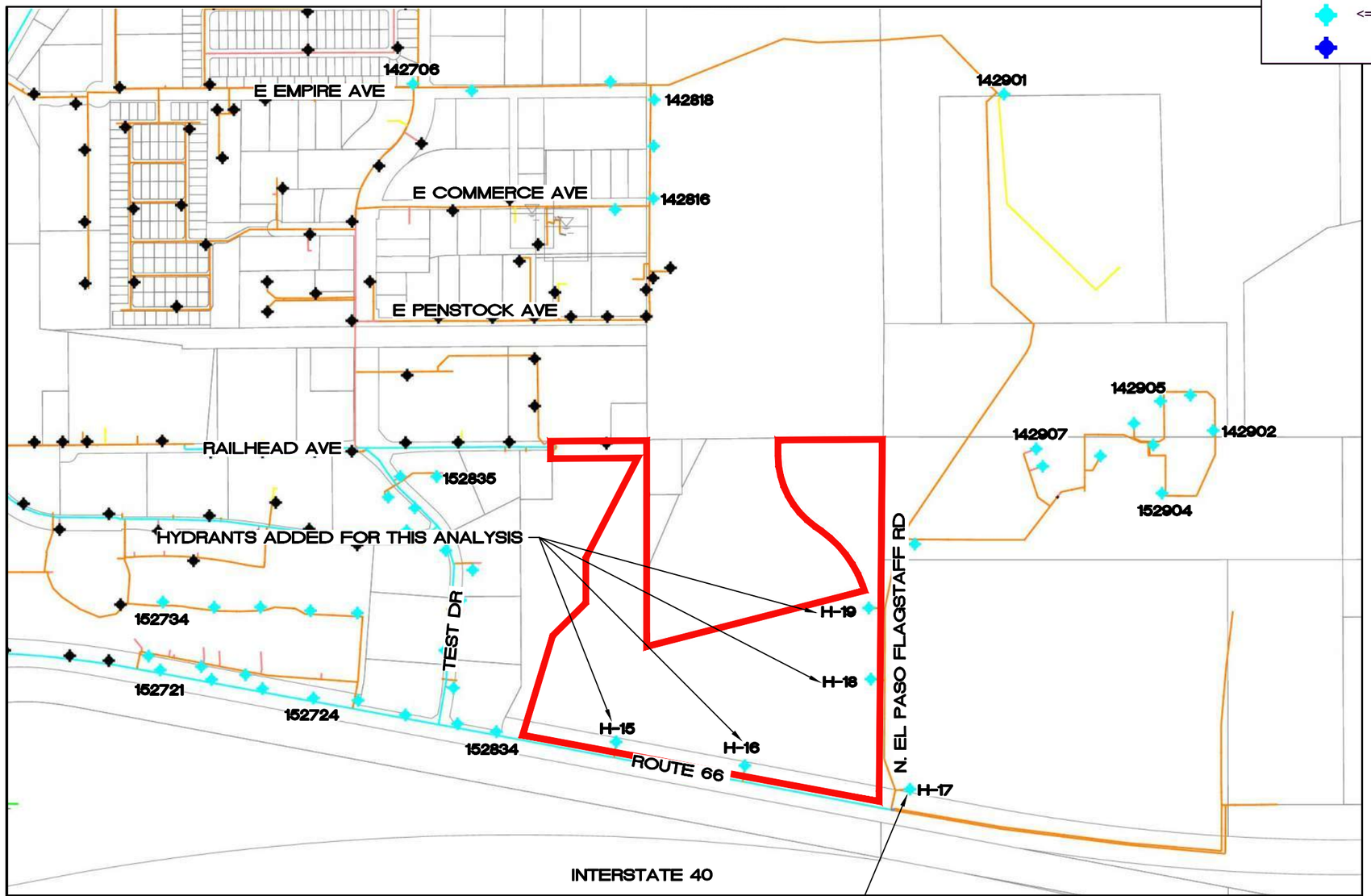
FLAGSTAFF

WSIA ON CALL

DRAWN BY:	SJC
DATE:	3/26/25
SCALE:	NTS
JOB NO:	224168

EXHIBIT 4

DATE: Jul 29, 2025 FILE: Z:\Project DOCS\224000 up\224168 COF WSIA On Call\03-Prod\03-DWGS\El Paso Industrial Park Report Exhibits.dwg



Hydrant: Fire Flow (Available) (gpm)

<=	500.00
<=	1,000.00
<=	1,500.00
<=	3,500.00
	Other

Pipe: Diameter (in)

<=	5.0
<=	6.0
<=	8.0
<=	10.0
<=	12.0
<=	16.0
<=	18.0
<=	24.0

NOTE: ALL HYDRANTS SHOWN ON THIS MAP FALL WITHIN PRESSURE ZONE B

NOT TO SCALE

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KINSEY ELEMENTARY SCHOOL

AVAILABLE FIRE FLOW

FLAGSTAFF

WSIA ON CALL

DRAWN BY:	SJC
DATE:	3/26/25
SCALE:	NTS
JOB NO:	224168

EXHIBIT 5

DATE: Jul 29, 2025 FILE: Z:\Project DOCS\224000 up\224168 COF WSIA On Call\03-Prod\03-DWGS\El Paso Industrial Park Report Exhibits.dwg



Appendix A

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-61	6,783.64	0.00	150.0
J-62	6,783.67	0.00	150.0
J-79	6,773.57	0.00	154.2
J-80	6,773.60	0.00	154.2
J-99	6,783.24	0.00	150.2
J-100	6,783.30	0.00	150.1
J-121	6,768.11	20.70	156.6
J-122	6,786.62	0.00	148.6
J-123	6,786.85	0.00	148.4
J-124	6,786.99	0.00	148.4
J-125	6,791.40	0.00	146.5
J-126	6,789.43	0.00	147.4
J-127	6,787.07	87.60	148.5
J-128	6,789.15	0.00	147.5
J-129	6,788.00	0.00	147.9
J-130	6,780.00	0.00	151.3
J-131	6,776.00	0.00	153.0
J-132	6,788.00	0.00	147.8
J-133	6,788.00	0.00	147.8
J-134	6,780.00	0.00	151.3
J-135	6,776.00	0.00	153.0
J-136	6,782.00	0.00	150.5
J-137	6,789.15	0.00	147.5
J-138	6,786.00	48.61	148.6
J-139	6,788.00	48.61	147.7
J-140	6,790.00	0.00	146.9
J-141	6,790.00	0.00	146.9
J-142	6,790.00	0.00	146.9
J-143	6,792.00	48.61	145.9
J-206	6,779.60	0.00	151.7
J-207	6,779.60	0.00	151.7
J-392	6,763.10	0.00	159.1
J-393	6,762.98	0.00	159.1
J-400	6,827.19	0.00	133.9
J-401	6,827.22	0.00	133.9
J-889	6,753.45	0.00	163.2
J-890	6,753.51	0.00	163.2
J-1167	6,794.10	0.00	147.2
J-1168	6,794.63	0.00	147.0
J-1214	6,779.65	0.00	151.7
J-1306	6,783.47	0.00	149.9
J-1307	6,783.47	0.00	149.9
J-1350	6,773.52	0.00	154.3
J-1351	6,774.02	0.00	154.1
J-1396	6,791.39	0.00	146.4
J-1397	6,791.10	0.00	146.5
J-1484	6,786.72	0.00	148.5
J-1485	6,786.42	0.00	148.6
J-1486	6,777.10	0.00	152.8

Loading due to El Paso Industrial Park development (southwest parcels) added at J-121

Loading due to El Paso Industrial Park development (northeast parcels) added at J-127

FlexTable: Junction Table

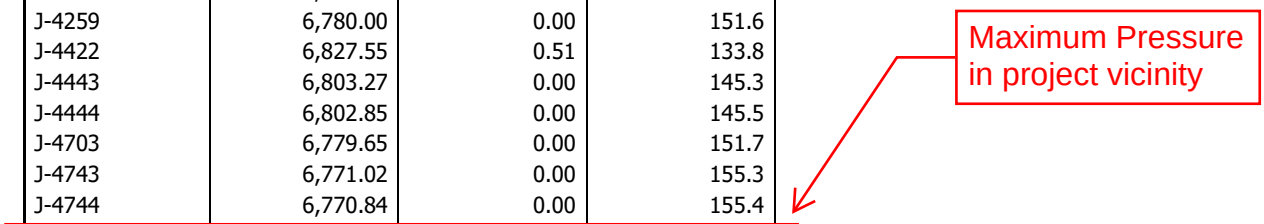
Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-1487	6,777.21	0.00	152.7
J-1514	6,788.86	0.00	147.5
J-1515	6,789.01	0.00	147.5
J-1539	6,765.93	0.00	157.8
J-1540	6,765.96	0.00	157.8
J-1845	6,792.73	0.00	146.0
J-1868	6,779.88	0.00	151.5
J-1869	6,780.02	0.00	151.4
J-1870	6,781.17	0.00	151.2
J-1871	6,780.75	0.00	151.4
J-2000	6,788.93	0.00	147.8
J-2010	6,821.04	0.00	136.7
J-2011	6,821.25	0.00	136.6
J-2012	6,784.76	0.00	149.4
J-2013	6,784.73	0.00	149.4
J-2014	6,780.55	0.00	151.4
J-2015	6,780.48	2.08	151.4
J-2126	6,764.16	0.00	158.6
J-2197	6,781.25	0.00	150.9
J-2198	6,780.76	0.00	151.1
J-2228	6,782.17	0.00	150.5
J-2229	6,782.14	0.00	150.5
J-2285	6,780.70	0.00	151.2
J-2286	6,780.68	0.00	151.2
J-2292	6,786.00	0.00	148.9
J-2293	6,786.00	0.00	148.9
J-2296	6,780.02	0.00	151.5
J-2297	6,780.00	0.00	151.6
J-2304	6,776.00	0.00	153.2
J-2305	6,776.00	0.00	153.2
J-2308	6,783.94	0.00	149.9
J-2316	6,783.64	0.00	150.0
J-2324	6,784.00	0.00	149.9
J-2325	6,784.00	0.00	149.9
J-2398	6,781.60	0.00	150.9
J-2399	6,781.58	0.00	150.9
J-2411	6,788.32	0.00	147.7
J-2412	6,779.04	0.00	151.8
J-2413	6,779.20	0.00	151.8
J-2426	6,794.07	0.00	145.3
J-2427	6,794.02	0.00	145.3
J-2503	6,773.09	0.00	154.4
J-2504	6,773.19	0.00	154.4
J-2528	6,773.67	0.00	154.2
J-2534	6,779.16	0.00	151.8
J-2535	6,778.91	0.00	151.9
J-2545	6,771.37	0.00	155.2
J-2546	6,771.39	0.00	155.2
J-2591	6,780.05	0.00	151.4

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-2592	6,780.12	0.00	151.4
J-2607	6,780.70	0.00	151.2
J-2608	6,780.80	0.00	151.2
J-2612	6,784.38	0.00	149.5
J-2613	6,784.55	0.00	149.4
J-2634	6,776.60	0.00	153.0
J-2635	6,776.64	0.00	153.0
J-2654	6,781.18	0.00	151.0
J-2655	6,781.15	0.00	151.1
J-2662	6,782.60	0.00	150.3
J-2663	6,782.54	0.00	150.3
J-2668	6,773.52	0.00	154.3
J-2680	6,776.72	0.00	152.9
J-2681	6,776.77	0.00	152.9
J-2735	6,785.69	0.00	148.9
J-2736	6,785.70	0.00	148.9
J-2737	6,790.23	0.00	146.9
J-2738	6,790.17	0.00	146.9
J-2767	6,786.00	0.00	148.8
J-2768	6,786.00	0.00	148.8
J-2804	6,782.76	0.00	150.2
J-2805	6,783.32	0.00	149.9
J-2831	6,784.67	0.00	149.6
J-2832	6,784.55	0.00	149.6
J-2895	6,784.38	0.00	149.5
J-2906	6,788.77	0.00	147.8
J-2921	6,772.21	0.00	154.8
J-2922	6,772.19	0.00	154.8
J-2928	6,782.00	0.00	150.5
J-2929	6,782.00	0.00	150.5
J-3043	6,784.20	0.00	149.5
J-3049	6,781.20	0.00	150.9
J-3050	6,781.13	0.00	150.9
J-3113	6,761.45	0.00	159.8
J-3114	6,761.30	0.00	159.8
J-3141	6,783.17	0.00	150.2
J-3165	6,792.13	0.00	146.3
J-3166	6,765.17	0.00	158.2
J-3167	6,764.92	0.00	158.3
J-3182	6,781.27	0.00	151.0
J-3183	6,788.65	0.00	147.9
J-3184	6,791.49	0.00	146.5
J-3242	6,783.16	0.00	150.2
J-3247	6,784.67	0.00	149.6
J-3327	6,780.27	0.00	151.5
J-3365	6,838.44	0.00	129.2
J-3366	6,838.55	0.28	129.2
J-3863	6,772.04	0.00	154.9
J-3961	6,779.83	0.00	151.6

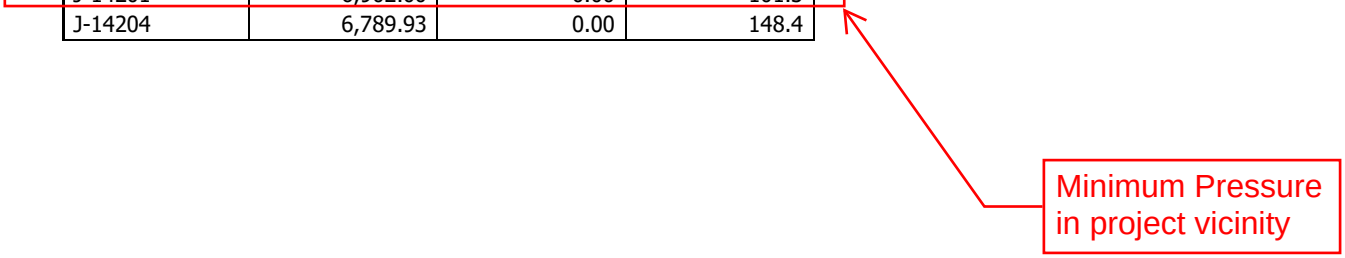
FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-3962	6,779.82	0.00	151.6
J-4055	6,781.16	0.00	151.1
J-4209	6,817.53	0.00	138.7
J-4210	6,817.10	0.00	138.9
J-4259	6,780.00	0.00	151.6
J-4422	6,827.55	0.51	133.8
J-4443	6,803.27	0.00	145.3
J-4444	6,802.85	0.00	145.5
J-4703	6,779.65	0.00	151.7
J-4743	6,771.02	0.00	155.3
J-4744	6,770.84	0.00	155.4
J-4810	6,740.00	0.00	169.0
J-4947	6,779.47	1.33	151.8
J-5003	6,785.72	0.00	148.9
J-5500	6,752.15	0.00	163.8
J-6458	6,795.52	0.00	146.6
J-6732	6,776.34	0.00	153.1
J-6851	6,796.93	0.00	146.0
J-7159	6,784.50	0.00	149.6
J-7274	6,748.00	0.00	165.6
J-7403	6,750.17	0.00	164.6
J-7504	6,803.69	0.47	145.8
J-7535	6,742.56	0.00	167.9
J-7547	6,773.46	0.00	154.3
J-7992	6,753.38	0.00	163.3
J-8001	6,753.24	0.00	163.3
J-8125	6,783.28	0.00	150.2
J-8209	6,827.51	0.46	133.8
J-8320	6,835.92	0.00	130.5
J-8442	6,777.96	0.00	152.3
J-8645	6,748.57	0.00	165.3
J-8752	6,838.55	0.00	128.8
J-8768	6,757.08	0.00	161.7
J-8769	6,756.33	0.00	162.0
J-9237	6,827.67	0.00	133.7
J-9341	6,782.07	8.27	150.8
J-9387	6,758.13	0.00	161.2
J-9492	6,781.51	0.00	151.1
J-9503	6,780.90	0.00	151.0
J-9552	6,755.41	0.00	162.4
J-9989	6,796.84	0.00	147.9
J-10140	6,786.00	0.00	148.8
J-10317	6,778.39	0.00	152.1
J-10828	6,780.00	0.00	151.5
J-10884	6,779.75	0.00	151.6
J-11015	6,801.31	0.00	146.2
J-11087	6,784.26	0.00	149.8
J-11149	6,781.03	0.00	151.1
J-11230	6,782.32	0.00	150.5



FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-11342	6,781.89	0.00	150.7
J-11599	6,741.94	0.00	168.2
J-11676	6,750.34	0.00	164.6
J-11695	6,776.77	0.00	152.9
J-11728	6,774.11	0.00	154.0
J-11832	6,784.08	0.00	149.8
J-11847	6,783.96	0.00	149.9
J-11971	6,787.50	0.00	148.1
J-12315	6,753.20	0.00	163.3
J-12412	6,825.24	0.00	134.8
J-12424	6,787.76	0.00	148.0
J-12518	6,783.65	0.00	149.8
J-12529	6,784.27	0.00	149.5
J-12531	6,843.79	0.00	127.0
J-12733	6,781.07	0.00	151.0
J-12876	6,773.84	0.00	154.1
J-12943	6,777.79	0.00	152.4
J-12964	6,775.21	0.00	153.6
J-13085	6,782.00	0.00	150.5
J-13169	6,785.90	0.00	148.9
J-13306	6,782.00	0.00	150.5
J-13436	6,806.25	0.41	145.4
J-13593	6,758.60	15.79	161.0
J-14080	6,778.32	0.40	152.5
J-14199	6,746.16	0.00	166.8
J-14201	6,902.00	0.00	101.3
J-14204	6,789.93	0.00	148.4

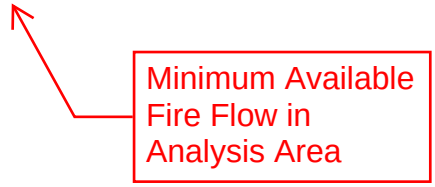




Appendix B

FlexTable: Hydrant Table

Label	Elevation (ft)	Fire Flow (Available) (gpm)	Pressure (Calculated Residual) (psi)	Zone
142706	6,827.61	3,500.00	96.2	B
142813	6,803.06	3,500.00	95.6	B
142816	6,802.25	3,500.00	96.2	B
142817	6,814.92	3,500.00	86.7	B
142818	6,834.54	3,500.00	78.1	B
142819	6,838.79	3,500.00	73.2	B
142820	6,827.05	3,500.00	84.8	B
142901	6,792.93	3,454.94	20.1	B
142902	6,754.75	2,042.74	20.0	B
142904	6,748.00	2,097.79	20.0	B
142905	6,741.33	2,135.54	20.0	B
142906	6,740.00	2,137.54	20.0	B
142907	6,760.00	2,355.81	20.0	B
142908	6,763.08	2,384.45	20.0	B
152706	6,784.00	3,500.00	113.3	B
152707	6,780.00	3,500.00	128.3	B
152721	6,790.50	3,500.00	123.0	B
152722	6,785.89	3,500.00	124.1	B
152723	6,782.17	3,500.00	124.7	B
152724	6,780.00	3,500.00	126.5	B
152725	6,775.18	3,500.00	128.7	B
152726	6,777.56	3,500.00	125.4	B
152727	6,784.94	3,500.00	104.9	B
152728	6,784.82	3,500.00	106.9	B
152729	6,788.15	3,500.00	104.2	B
152730	6,780.23	3,500.00	106.9	B
152731	6,780.61	3,500.00	102.4	B
152732	6,782.09	3,500.00	101.2	B
152733	6,784.73	3,500.00	103.2	B
152734	6,786.00	3,500.00	109.8	B
152739	6,780.41	3,500.00	114.6	B
152828	6,781.97	3,500.00	126.8	B
152829	6,780.84	3,500.00	136.1	B
152830	6,777.23	3,500.00	114.8	B
152831	6,772.51	3,500.00	130.6	B
152832	6,773.57	3,500.00	116.7	B
152833	6,772.17	3,500.00	127.1	B
152834	6,771.42	3,500.00	126.2	B
152835	6,784.38	3,500.00	97.1	B
152836	6,779.17	3,500.00	106.8	B
152901	6,782.00	3,500.00	21.6	B
152902	6,751.80	2,413.08	20.0	B
152903	6,752.33	2,138.00	20.0	B
152904	6,752.88	2,102.06	20.0	B
H-15	6,771.00	3,500.00	119.0	B
H-16	6,790.00	3,500.00	102.4	B
H-17	6,787.00	3,500.00	88.8	B



FlexTable: Hydrant Table

Label	Elevation (ft)	Fire Flow (Available) (gpm)	Pressure (Calculated Residual) (psi)	Zone
H-18	6,792.00	3,500.00	55.8	B
H-19	6,790.00	3,500.00	40.2	B

EL PASO ROAD INDUSTRIAL PARK

Final Traffic Impact Analysis / Traffic Statement

ARDURRA

1801 W Route 66, Suite 117
Flagstaff, AZ 86001

FEBRUARY 2026

TRAFFIC IMPACT ANALYSIS / TRAFFIC STATEMENT

EL PASO ROAD INDUSTRIAL PARK

CITY OF FLAGSTAFF, ARIZONA

Engineer: **Jennifer Rosales** Arizona PE Certificate No. 82518 Date: February 24, 2026



EXPIRES 31 DEC 2027

Prepared by

ARDURRA

1801 W Route 66, Suite 117
Flagstaff, AZ 86001

February 24, 2026

EL PASO ROAD INDUSTRIAL PARK
TRAFFIC IMPACT ANALYSIS / TRAFFIC STATEMENT
*****

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0 EXECUTIVE SUMMARY

This report summarizes the results of a traffic impact analysis (TIA) conducted by Ardurra Group Incorporated (ARDURRA) in connection with the proposed El Paso Road Industrial Park, located north of Route 66 and west of North El Paso Flagstaff Road, in Flagstaff, Arizona.

Development Description:

The proposed development consists of seven parcels which follow:

- Parcel A, Manufacturing/Processing Heavy with 6,000 square feet (SF) building
- Parcel B, Existing Composting Facility with three (3) existing parking stalls and one (1) ADA space
- Parcel C, Construction Storage/Supply Yard with approximately five (5) employees
- Parcel D, Construction Storage/Supply Yard with 6,000 SF building
- Parcel E, Construction Storage/Supply Yard with approximately 5 employees
- Parcel F, Construction Storage/Supply Yard with approximately 5 employees
- Parcel G, Construction Storage/Supply and assumes 5 employees (to be conservative)

The only proposed buildings for the proposed project consists of one 6,000 SF building on Parcel A and one 6,000 SF building on Parcel D. The remaining Parcels will be utilized for construction storage or a supply yard. The proposed opening year is 2026.

The proposed project is estimated to generate only 15 AM peak hour trips and 15 PM peak hour trips. Four driveways are proposed connecting the project site to North El Paso Flagstaff Road, north of Route 66, and a proposed rural cul-de-sac.

Analysis Area and Scenarios:

Since the proposed project is estimated to generate less than 100 peak hour trips, this is a **Traffic Statement** level of a TIA. Per the Pre-Scoping approval by the City of Flagstaff on September 26, 2025 of the Traffic Statement/TIA scope of work, the study intersections follow:

- North El Paso Flagstaff Road at Route 66
- North El Paso Flagstaff Road and proposed site access driveways

All the study intersections and proposed driveways are analyzed in Synchro Version 12 for the following scenarios:

- 2025 Existing Conditions
- 2025 Existing Plus Project Conditions
- 2026 Opening Year Conditions
- 2026 Opening Year Plus Project Conditions

Findings and Conclusions:

Based on the results of the traffic analysis conducted to determine the impacts caused by the proposed developments on the adjacent roadway system, the following observations are made:

- Under the 2025 Existing plus Project and 2026 Opening Year plus Project Conditions, all study intersections and driveways remain at LOS A (operating at LOS D or better).
- Adequate sight distance is provided the project driveways.
- Right turn deceleration lanes do not meet warrants at the project driveways.
- A left turn lane on Route 66 to access N El Paso Flagstaff Road will be built by this project.

This study concludes that the public roadway system serving the project site and the analyzed intersection and driveways, can accommodate the anticipated traffic volumes to be generated by the proposed project without any significant traffic impact.

1 INTRODUCTION

This report summarizes the results of a traffic impact analysis study conducted by Ardurra Group Incorporated (ARDURRA) in connection with the proposed El Paso Road Industrial Park, located north of Route 66 and west of North El Paso Flagstaff Road in Flagstaff, Arizona.

The proposed development consists of seven parcels which follow:

- Parcel A, Manufacturing/Processing Heavy with 6,000 square feet (SF) building
- Parcel B, Existing Composting Facility with three (3) existing parking stalls and one (1) ADA space
- Parcel C, Construction Storage/Supply Yard with approximately five (5) employees
- Parcel D, Construction Storage/Supply Yard with 6,000 SF building
- Parcel E, Construction Storage/Supply Yard with approximately 5 employees
- Parcel F, Construction Storage/Supply Yard with approximately 5 employees
- Parcel G, Construction Storage/Supply and assumes 5 employees (to be conservative)

Parcel B of the project site is currently being used as an existing composting facility. The project location and the vicinity map of the study area are illustrated in **Figure 1**.

Three driveways along North El Paso Flagstaff Road are proposed to provide access to the development south of a proposed rural cul-de-sac. North of the proposed rural cul-de-sac, a proposed access to the development is provided with a proposed driveway to ten parking stalls. The site plan for this project is shown in **Figure 2**. A previously proposed site access driveway on Route 66 has been removed from the proposed development and site plan.

Per the Pre-Scoping approval by the City of Flagstaff on September 26, 2025 of the Traffic Statement/TIA scope of work, the study intersections follow:

- North El Paso Flagstaff Road at Route 66
- North El Paso Flagstaff Road and proposed site access driveways

All the study intersections and proposed driveways are analyzed in Synchro Version 12 for the following scenarios:

- 2025 Existing Conditions
- 2025 Existing Plus Project Conditions
- 2026 Opening Year Conditions
- 2026 Opening Year Plus Project Conditions

2 SCOPING MEETING

At the onset of this TIA, a meeting with the City of Flagstaff staff was organized to discuss the scope and proposed Traffic Statement/TIA methodology which ARDURRA will follow to complete the study. The Pre-Scoping was APPROVED by the City of Flagstaff on September 26, 2025 of the Traffic Statement/TIA scope of work. Since the proposed project is estimated to generate less than 100 peak hour trips, this is a **Traffic Statement** level of a TIA. The Pre-Scoping Approval of the Traffic Statement/TIA Scope of Work Form is included in **Appendix A** for reference.



Figure 1 Site Location Map

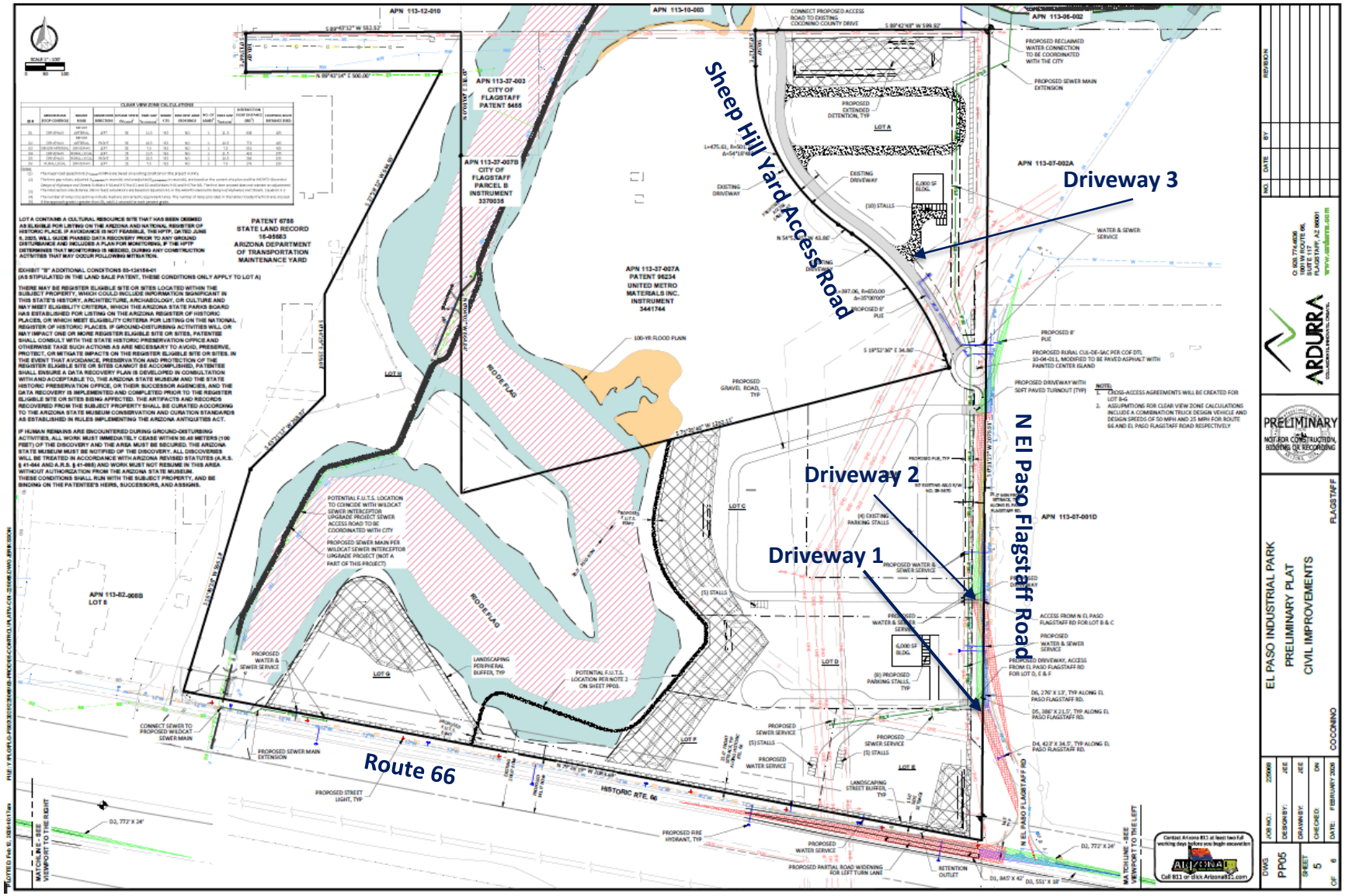


Figure 2 Site Plan

3 EXISTING CONDITIONS

Access to the project site is provided by North El Paso Flagstaff Road and Sheep Hill Yard Access Road. Both North El Paso Flagstaff Road and Sheep Hill Yard Access Road are two-lane roads (one lane in each direction).

Historic Route 66 is adjacent to the project site and classified as a Major Arterial and a Truck Route on the City of Flagstaff Roadway Functional Classification Map in the vicinity of the project site. Historic Route 66 has one (1) lane in each direction near the project site.

In addition, based on reviewing the project site plan and the surrounding street network, Driveway 1 is assumed to be the access for lots D, E, F, and G in the traffic LOS and delay analysis. Driveway 2 is assumed to be the access for lots B and C for the traffic LOS and delay analysis. Driveway 3 is assumed to be the access for lot A. Figure 2 depicts the locations of these intersections and driveways.

4 DATA COLLECTION

The AM and PM peak period turning movement counts at the study intersection of Route 66 and N El Paso Road Flagstaff Road were collected on Thursday, October 9, 2025. From the traffic counts, it is determined that the AM peak is from 8:00 AM to 9:00 AM and the PM peak is from 4:15 PM to 5:15 PM, based on the turning movement counts collected. Figure 3 shows the peak hour turning movement counts and the traffic control types at the study intersection.

A bi-directional 24-hour traffic count was also conducted on Sheep Hill Road west of North El Paso Flagstaff Road on Thursday, October, 9, 2025. A summary of the traffic count on Sheep Hill Road follows:

- AM peak traffic is 23 vehicles, consisting of 10 eastbound and 13 westbound vehicles.
- PM peak traffic is 2 vehicles, consisting of 1 eastbound and 1 westbound vehicle.
- Average Daily Traffic (ADT) for the twenty-four hour period is 227 vehicles consisting of 122 eastbound and 105 westbound vehicles.

Based on the traffic counts conducted for Sheep Hill Road as compared to the traffic counts for North El Paso Flagstaff Road at Route 66, the percentage of traffic from Sheep Hill Road on North El Paso Flagstaff Road is 56 percent in the AM peak and 10 percent in the PM peak.

The detailed traffic count reports are included in Appendix B.



Figure 3 Turning Movement Counts – 2025 Existing Conditions

5 TRAFFIC ANALYSIS

Intersection Level of Service (LOS) analyses were performed per the procedures set forth and recommended by the Highway Capacity Manual (HCM) methodologies for evaluating LOS at unsignalized intersections. In addition, the traffic analysis software, Synchro, was used to evaluate the operations of the study intersections. The Level of Service criteria for signalized and unsignalized intersections are shown below in Table 1. LOS 'A' is considered free-flow conditions, and LOS 'F' is considered failing conditions. LOS 'D' is acceptable during peak hours by most agencies.

Table 1 Level of Service (LOS) Criteria for Intersections

LOS	Signalized Intersection	Unsignalized Intersections
	Delay (sec/veh)	Delay (sec/veh)
A	0-10	0-10
B	>10-20	>10-15
C	>20-35	>15-25
D	>35-55	>25-35
E	>55-80	>35-50
F	>80	>50

5.1 2025 Existing Conditions

Utilizing the collected traffic volumes, the existing AM and PM weekday traffic peak hour levels of service for the study intersection are determined and summarized in Table 2, while the detailed level of service reports can be found in Appendix C of this report.

Based on the level of service analysis, under the 2025 Existing Conditions, the study intersection operates at LOS D or better.

Table 2 Intersection Level of Service – 2025 Existing Conditions

Intersection		AM Peak Hour		PM Peak Hour	
		LOS	Delay[1]	LOS	Delay[1]
1	Route 66 at N El Paso Flagstaff Road [2 3]	A	9.11 (SB)	A	9.1 (SB)

LOS – Level of Service
1 Delay is presented in seconds per vehicle.
2 Unsignalized intersection.
3 Delay shown for a critical approach.

5.2 Traffic Growth Projection for Opening Year 2026 Conditions

The traffic volumes for the 2026 Opening Year conditions are forecasted by projecting the existing volumes to the Year 2026 utilizing an annual growth rate of 2%. The annual vehicle trip growth rate of 2% per year was approved by the City of Flagstaff in Pre-Scoping Approval of the Traffic Statement/TIA Scope of Work Form.

Utilizing the traffic volumes developed for the year 2026 Opening Year Conditions, the AM and PM peak hour levels of service for the study intersection is determined. The results are summarized in **Table 3**. Detailed synchro reports are included in Appendix C. The 2026 Opening Year AM and PM peak hour traffic volumes are presented in Figure 4.

Table 3 Intersection Level of Service – 2026 Opening Year Conditions

Intersection		AM Peak Hour		PM Peak Hour	
		LOS	Delay[1]	LOS	Delay[1]
1	Route 66 at N El Paso Flagstaff Road [2 3]	A	9.13 (SB)	A	9.11 (SB)

LOS – Level of Service
1 Delay is presented in seconds per vehicle.
2 Unsignalized intersection.
3 Delay shown for a critical approach.

In the 2026 Opening Year Conditions, all the study intersections will operate at LOS D or better during both AM and PM peak hours, the same as the 2025 Existing Conditions.



Figure 4 Opening Year 2026 Traffic Volumes

5.3 Proposed Development

According to the site plan in Figure 2, the proposed development consists of the following:

- Parcel A, Manufacturing/Processing Heavy with 6,000 SF building
- Parcel B, Existing Composting Facility with 3 existing parking stalls and 1 ADA space
- Parcel C, Construction Storage/Supply Yard with approximately 5 employees
- Parcel D, Construction Storage/Supply Yard with 6,000 SF building
- Parcel E, Construction Storage/Supply Yard with approximately 5 employees
- Parcel F, Construction Storage/Supply Yard with approximately 5 employees
- Parcel G, Construction Storage/Supply and assumes 5 employees (to be conservative)

The site plan shows the driveways proposed for the development in Figure 2. For the purposes of the traffic study, three of the main access driveways were used for the traffic analysis for LOS and delay analysis. Driveway 1 is assumed to be the access for lots D, E, F, and G in this analysis. Driveway 2 is assumed to be the access for lots B and C. Driveway 3 is assumed to be the access for lot A. Figure 2 depicts the locations of these driveways.

5.4 Trip Generation

Trips to and from the proposed development were estimated using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. The trip generation potential of the proposed project was estimated using ITE land use code: 130 Industrial Park and ITE land use code: 140 Manufacturing.

Table 4 Proposed Project Trip Generation

ITE Land Use Code: Project Description	Units	AM Trip Rate	AM Peak Hour Trips	PM Trip Rate	PM Peak Hour Trips
Parcel A - Manufacturing/Processing Heavy **(6 KSF building)**	6	0.68	4	0.74	4
ITE 140: Manufacturing		per KSF		per KSF	
Parcel B - Existing Compost Facility (3 existing parking stalls & 1 ADA)	Existing facility and trips will already be included				
ITE 130: Industrial Park	in the new traffic counts				
Parcel C - Construction Storage/Supply Yard (5 employees)	5	0.44	2	0.42	2
ITE 130: Industrial Park		per emp		per emp	
Parcel D - Construction Storage/Supply Yard (5 employees)	5	0.44	2	0.42	2
6 KSF Building		per emp		per emp	
Calculated using trip rates for KSF and employees as comparison	6	0.34	2	0.34	2
ITE 130: Industrial Park		per KSF		per KSF	
Parcel E - Construction Storage/Supply Yard (5 employees)	5	0.44	2	0.42	2
ITE 130: Industrial Park		per emp		per emp	
Parcel F - Construction Storage/Supply Yard (5 employees)	5	0.44	2	0.42	2
ITE 130: Industrial Park		per emp		per emp	
Parcel G - Construction Storage/Supply Yard? (assume 5 employees)	5	0.44	2	0.42	2
ITE 130: Industrial Park		per emp		per emp	
Project Trip Generation			**15**		**15**

The proposed project is estimated to generate less than 100 peak hour trips. Parcel B is an existing compost facility and these trips are already included in the new traffic counts conducted; therefore, Parcel B is not included in the trip generation estimate of the proposed project.

The estimated daily trips for the proposed project using the ITE land use codes shown in Table 4 and associated daily trip rates are 101 weekday trips.

The trip generation rates and estimates for the proposed project were discussed with City staff on July 21, 2025 and APPROVED in the Traffic Statement/TIA scope of work form by the City of Flagstaff on September 26, 2025.

5.5 Trip Distribution and Assignment

Estimations of approach/departure routing distributions for the site traffic and assignments of site traffic to the adjacent roadways are essential in determining the traffic impacts of a proposed development. As shown in Figure 5, based on the traffic data conducted and surrounding land uses in the vicinity of the site, the directional trip distribution is assumed as follows:

- 85% to/from the west (Route 66)
- 15% to/from the east (Route 66)

5.6 2025 Existing Plus Project Conditions

The 2025 Existing Plus Project Conditions for AM and PM intersection and driveway traffic volumes are estimated by combining the aforementioned new proposed project trips and the 2025 Existing Conditions traffic volumes. The 2025 Existing Plus Project traffic volumes for AM and PM peak hours are presented in Figure 6.

Utilizing the traffic volumes developed for the 2025 Existing Plus Project Conditions, the AM and PM peak hour levels of service for the study intersections were calculated and the results are summarized in Table 5. Detailed level of service analyses are included in Appendix C.

In the 2025 Existing Plus Project Conditions, all study intersections remain at LOS A during both the AM and PM peak hours.



Figure 5 Directional Trip Distribution

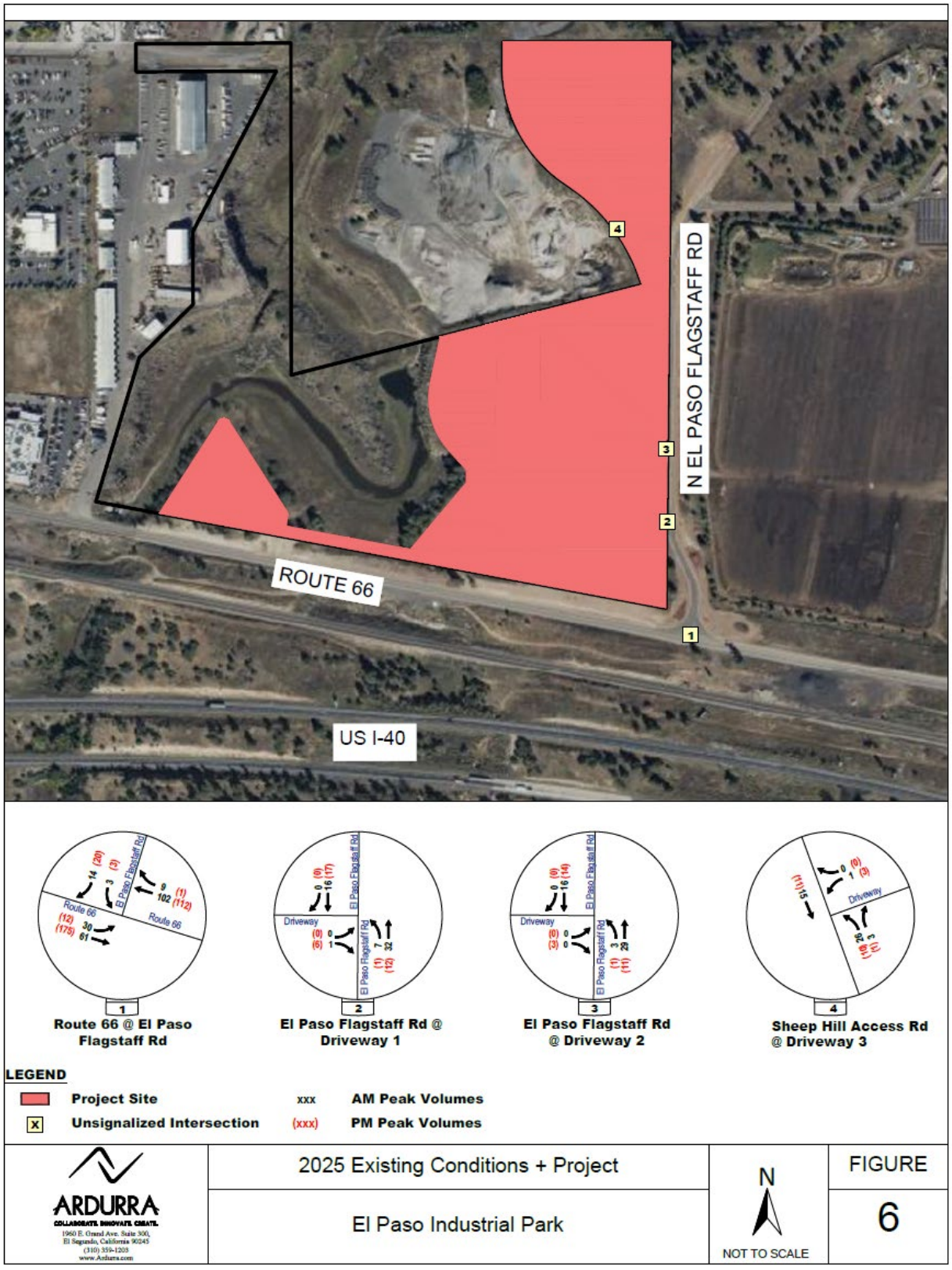


Figure 6 Turning Movement Counts – 2025 Existing Plus Project Conditions

Table 5 Intersection Level of Service – 2025 Existing Plus Project Conditions

Intersection		AM Peak Hour		PM Peak Hour	
		LOS	Delay[1]	LOS	Delay[1]
1	Route 66 at N El Paso Flagstaff Road [2 3]	A	9.14 (SB)	A	9.23 (SB)
2	Driveway 1 at N El Paso Flagstaff Road [2 3]	A	8.4 (EB)	A	8.42 (EB)
3	Driveway 2 at N El Paso Flagstaff Road [2 3]	A	0.68 (NB)	A	8.39 (EB)
4	Driveway 3 at Sheep Hill Access Road [2 3]	A	8.74 (WB)	A	8.64 (WB)

LOS – Level of Service
1 Delay is presented in seconds per vehicle.
2 Unsignalized intersection.
3 Delay shown for a critical approach.

5.7 2026 Opening Year Plus Project Conditions

The 2026 Opening Year Plus Project Conditions for AM and PM intersection and driveway traffic volumes are estimated by combining the aforementioned new proposed project trips and the 2026 Opening Year traffic volumes. The 2026 Opening Year Plus Project traffic volumes for AM and PM peak hours are presented in Figure 7.

Utilizing the traffic volumes developed for the 2026 Opening Year Plus Project Conditions, the AM and PM peak hour levels of service for the study intersections were calculated and the results are summarized in Table 6. Detailed level of service analyses are included in Appendix C.

In the 2026 Opening Year Plus Project Conditions, all study intersections remain at LOS A during both the AM and PM peak hours.

Table 6 Intersection Level of Service – 2026 Opening Year Plus Project Conditions

Intersection		AM Peak Hour		PM Peak Hour	
		LOS	Delay[1]	LOS	Delay[1]
1	Route 66 at N El Paso Flagstaff Road [2 3]	A	9.16 (SB)	A	9.24 (SB)
2	Driveway 1 at N El Paso Flagstaff Road [2 3]	A	8.4 (EB)	A	8.42 (EB)
3	Driveway 2 at N El Paso Flagstaff Road [2 3]	A	0.68 (NB)	A	8.39 (EB)
4	Driveway 3 at Sheep Hill Access Road [2 3]	A	8.74 (WB)	A	8.64 (WB)

LOS – Level of Service
1 Delay is presented in seconds per vehicle.
2 Unsignalized intersection.
3 Delay shown for a critical approach.

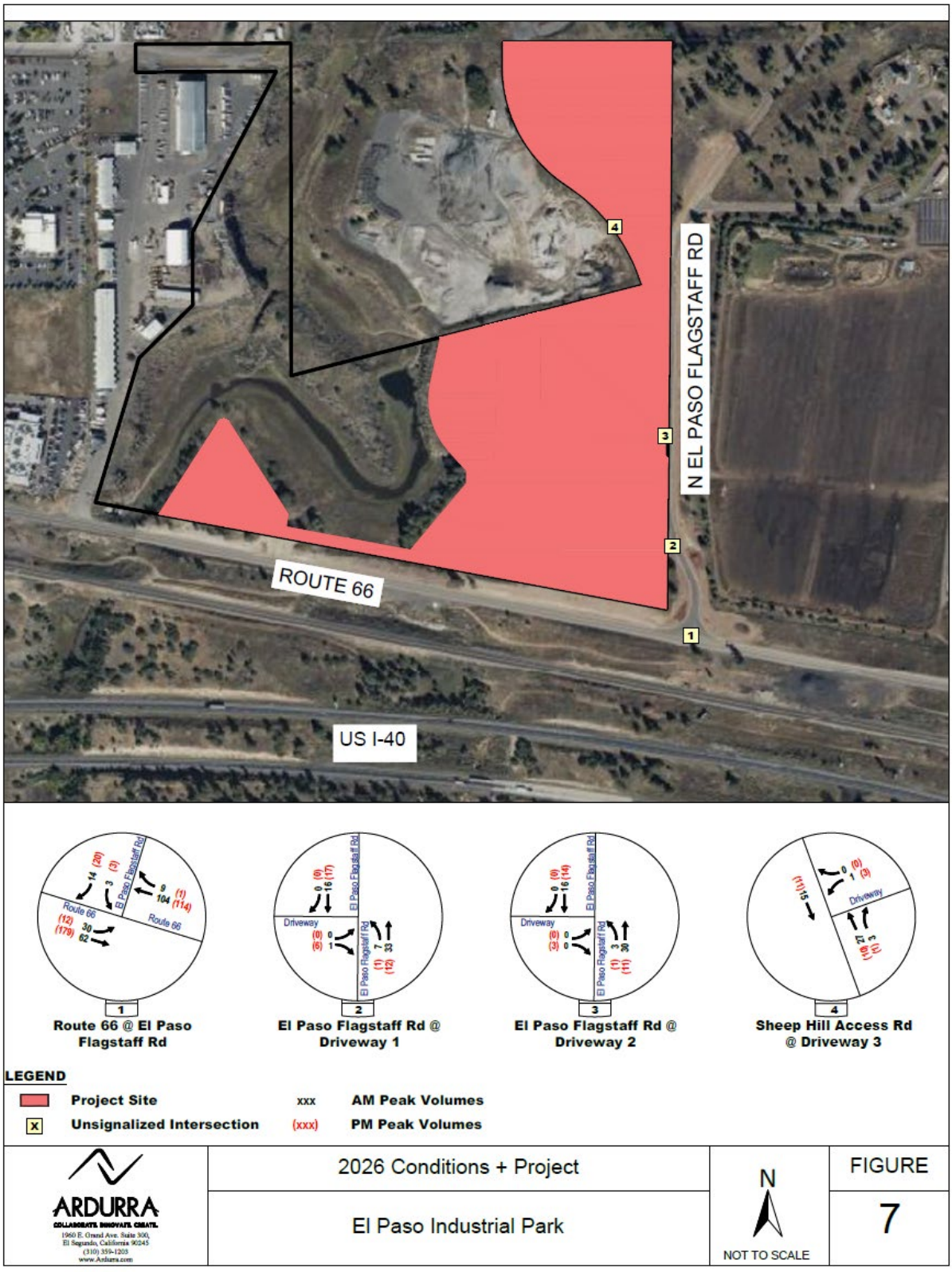


Figure 7 Turning Movement Counts – 2026 Opening Year Plus Project Conditions

6 PROJECT SITE ACCESS/DRIVEWAYS AND CIRCULATION

6.1 Right Turn Lane Warrant

Deceleration lane requirements on N El Paso Flagstaff Road for the proposed project were determined by evaluating the Right Turn Lane Warrant (Figure 13-10-010-01) in Title 13, Engineering Design Standards and Specifications for New Infrastructure, of the City of Flagstaff's Municipal Code. Based on the analysis using the Right Turn Lane Warrant, right turn deceleration lanes are not warranted for any of the proposed project driveways on N El Paso Flagstaff Road with 2026 Opening Year plus project volumes. The warrant table is provided in Figure 8.

A right turn lane is warranted on Route 66 at N El Paso Flagstaff Road for the 2026 conditions plus project trips. However, the warrant is triggered by existing trips that are not project related, and a right turn lane will not be required.

Figure 13-10-010-01

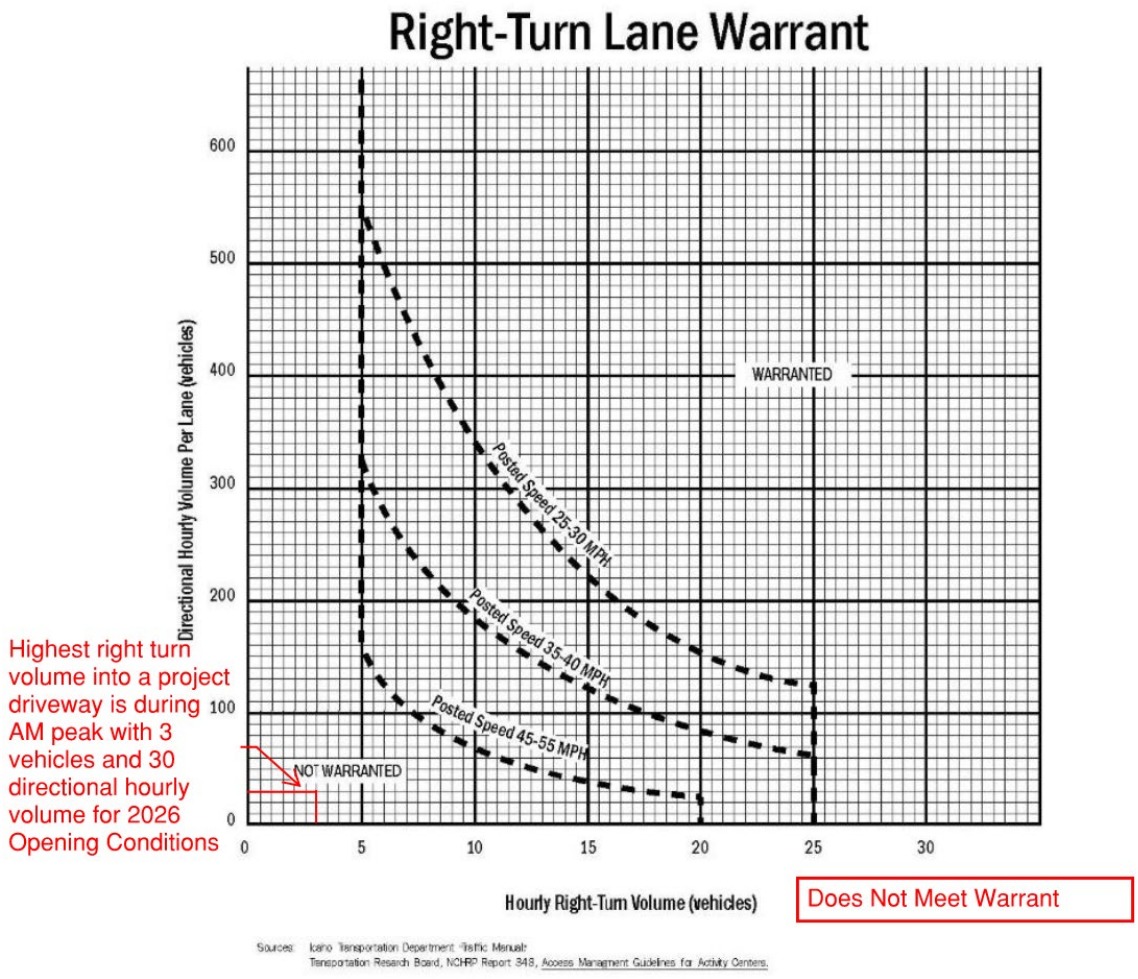


Figure 8 Right Turn Lane Warrant

6.2 Project Sight Distance

Intersection and stopping sight distance were reviewed and evaluated for the proposed project driveways on North El Paso Flagstaff Road and on Sheep Hill Access Road. The intersection and stopping sight distance calculations are shown in the table below.

Table 7 Sight Distance Calculations

CLEAR VIEW ZONE CALCULATIONS											
ID #	MINOR ROAD (STOP CONTROL)	MAJOR ROAD	MANEUVER DIRECTION	DESIGN SPEED (V_{MAJOR})[1]	TIME GAP $t_{g\,(unadjusted)}$[2]	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES[4]	TIME GAP $t_{g\,(adjusted)}$[2]	INTERSECTION SIGHT DISTANCE (ISD[3])	STOPPING SIGHT DISTANCE (SSD)
D1	DRIVEWAY	MINOR ARTERIAL	LEFT	50	11.5	YES	NO	1	11.5	845	425
D2	DRIVEWAY	MINOR ARTERIAL	RIGHT	50	10.5	YES	NO	1	10.5	772	425
D3	MINOR ARTERIAL	DRIVEWAY	LEFT	50	7.5	YES	NO	1	7.5	551	425
D4	DRIVEWAY	RURAL LOCAL	LEFT	25	11.5	YES	NO	1	11.5	423	155
D5	DRIVEWAY	RURAL LOCAL	RIGHT	25	10.5	YES	NO	1	10.5	386	155
D6	RURAL LOCAL	DRIVEWAY	LEFT	25	7.5	YES	NO	1	7.5	276	155

Notes:

(1) The major road speed limits (V_{MAJOR} in MPH) are based on existing conditions in the project vicinity.

(2) The time gap values, adjusted ($t_{g\,(adjusted)}$ in seconds) and unadjusted ($t_{g\,(unadjusted)}$ in seconds), are based on the current site plan and the *AASHTO-Geometric Design of Highways and Streets* Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment

(3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the *AASHTO-Geometric Design of Highways and Streets* . Equation 9-1:

(4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.

(5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

The assumptions for clear view zone calculations include a combination truck design vehicle and design speeds of 50 miles per hour (mph) and 25 mph for Route 66 and El Paso Flagstaff Road, respectively.

The sight distance exhibit is provided in Appendix D, which includes Table 7 in this report. Based on the sight distance evaluation, adequate sight distance is available at the project driveways/access.

7 CRASH ANALYSIS

Crash history at the existing study intersection was obtained from Arizona Department of Transportation (ADOT) for the period between January 1, 2022 and December 31, 2024. The results of the crash evaluation are shown in Table 8.

Table 8 Crash Analysis

Crash Analysis (North El Paso Flagstaff Road / Route 66)									
Year	Crash Type						Fatal	Injury	Crash Totals
	Angle	Left Turn	Rear End	Sideswipe	Head On	Other			
2022	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0
2024	0	0	1	0	0	0	0	0	1
3-Year Total	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**

One rear end collision was observed at the intersection of N. El Paso Flagstaff Road and Route 66 intersection with no injuries or fatalities.

8 FINDINGS AND CONCLUSIONS

Based on the results of the traffic analysis conducted to determine the impacts caused by the proposed developments on the adjacent roadway system, the following observations are made:

- Under the 2025 Existing plus Project and 2026 Opening Year plus Project Conditions, all study intersections and driveways remain at LOS A (operating at LOS D or better).
- Adequate sight distance is provided the project driveways.
- Right turn deceleration lanes do not meet warrants at project driveways.
- A left turn lane on Route 66 to access N El Paso Flagstaff Road will be built by this project.

This study concludes that the public roadway system serving the project site and the analyzed intersection and driveways, can accommodate the anticipated traffic volumes to be generated by the proposed project without any significant traffic impact.

APPENDICES

A. Approved Traffic Statement / TIA Scope of Work Form
B. Traffic Data Collection Reports
C. Synchro Analysis Reports
D. Sight Distance Exhibit

Appendix A

Approved Traffic Statement / TIA Scope of Work Form

Date: 7/21/2025 **Pre-Scope** ☒ **Revised** ☒ **Final** ☐

Pre-Scoping Approved with conditions found on page 3

TRAFFIC STATEMENT / TIA SCOPE OF WORK FORM

Information on the Project
Traffic Impact Analysis Base Assumptions

City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001

The applicant is responsible for entering the relevant information and submitting the form to the City of Flagstaff no less than three (3) business days prior to the scheduled meeting. If a form is not received by this deadline, the scope of work meeting may be postponed.

Contact Information	
Consultant Name:	Jennifer Rosales, Ardurra
Telephone:	949-216-6833
E-Mail:	jrosales@ardurra.com
Developer/Owner Name:	Art Babbott
Telephone:	928-607-1688
Email:	ABABBOTT@GMAIL.COM

Project Information				
Project Name:	El Paso Road Industrial			
Project Location: (Attach regional and site specific location maps)	The proposed El Paso Road Industrial Park is located north of Route 66 and west of North El Paso Flagstaff Road in Flagstaff, Arizona.			
Project Description: Including type of application (rezoning, subdivision, site plan), acreage, business sq. ft., number of dwelling units, access location(s), etc. Attach additional sheet(s) if necessary.	The proposed development project consists of: • Parcel A Manufacturing/Processing Heavy with 6,000 SF building • Parcel B Existing Composting Facility – 3 existing parking stalls and 1 ADA space (trips to/from Parcel B will already be included in the existing traffic counts to be conducted) • Parcel C Construction Storage/Supply Yard – approx. 5 employees • Parcel D Construction Storage/Supply Yard with 6,000 SF building • Parcel E Construction Storage/Supply Yard - approx. 5 employees • Parcel F Construction Storage/Supply Yard – approx. 5 employees • Parcel G Construction Storage/Supply- assuming 5 employees The only proposed buildings for the proposed project consist of one 6,000 SF building on Parcel A and one 6,000 SF building on Parcel D. Attached is a proposed site plan showing driveway locations.			
Trip Generation (Attach calculation summary)	Residential ☐	Commercial ☐	Mixed Use ☐	Other ☒
Proposed Use: ITE Code(s): Number of Units:	Parcel A - Manufacturing / Processing Heavy 140: Manufacturing 6,000 SF			
Proposed Use: ITE Code(s): Number of Units:	Parcel C - Construction Storage / Supply Yard 130: Industrial Park 5 employees			
Proposed Use:	Parcel D – Construction Storage / Supply Yard			

It is important for the applicant to provide sufficient information to the City of Flagstaff so questions regarding geographic scope, alternate methodology, or other potential issues can be answered during the scoping meeting.

ITE Code(s):	130: Industrial Park
Number of Units:	6,000 SF and approx. 5 employees
Proposed Use:	Parcel E – Construction Storage / Supply Yard
ITE Code(s):	130: Industrial Park
Number of Units:	5 employees
Proposed Use:	Parcel F and G – Construction Storage / Supply Yard
ITE Code(s):	130: Industrial Park
Number of Units:	5 employees and 5 employees

Traffic Impact Analysis Assumptions

Study Years:	Existing: 2025	Opening: 2026		Phase 1:
	Phase 2:	Phase 3:		Build-Out:
Study Area Boundaries: (Attach map)	North:		South: Route 66	
	East: N El Paso Flagstaff Road		West:	
External Factors That Could Affect Project: (Planned road improvements, other nearby developments)	The proposed project is estimated to generate less than 100 peak hour trips. Therefore, a Traffic Statement is recommended.			
Available Traffic Data: (Historical, forecasts)	Click here to enter text.			
Trip Distribution: (Attach map showing distribution percentages)	New turning movement counts to be conducted at the intersection of N El Paso Flagstaff Road at Route 66 will be used to estimate trip distribution. Assuming about 80-90% to/from west and 20-10% to/from east			
Annual Vehicle Trip Growth Rate:	2% per year			
Peak Period for Study: (Check all that apply)	☒ AM	☐ Midday	☒ PM	☐ SAT
Study Intersections and/or Road Segments: (Attach additional sheets as necessary)	1. Site access driveways on El Paso Flagstaff Road		2. Site access driveway on Route 66	
	3. El Paso Flagstaff Road and Route 66		4. Click here to enter text.	
	5. Click here to enter text.		6. Click here to enter text.	
	7. Click here to enter text.		8. Click here to enter text.	
	9. Click here to enter text.		10. Click here to enter text.	
Trip Adjustment Factors: (Attach calculations and assumptions)	Internal allowance: ☐ Yes ☒ No Reduction: _____% of trips		Pass-by allowance: ☐ Yes ☒ No Reduction: _____% of trips	
Software Methodology:	☒ Synchro ☐ HCS ☐ Rodel ☐ Other: _____			
Traffic Signal Proposed or Affected: (analysis software to be used, progression speed, cycle length)	None			
Improvement(s) Assumed or to be Considered:	N/A			

It is important for the applicant to provide sufficient information to the City of Flagstaff so questions regarding geographic scope, alternate methodology, or other potential issues can be answered during the scoping meeting.

Relevant Traffic Studies Considered:	Click here to enter text.
Plan Submission:	☐ Master Development Plan ☐ Generalized Development Plan ☐ Preliminary / Sketch Plan ☒ Other Plan Type (Final Site, Subd. Plan)
Analysis Types:	☐ Queuing Analysis ☐ Actuation / Coordination ☑ LOS Analysis ☒ Sight Distance ☒ Crash Analysis ☑ Delay Analysis ☐ TDM Measures ☒ Right Turn Lane Warrant ☐ Intersection(s) ☐ Other: _____ ☐ Other: _____

Notes on Assumptions

The proposed project is estimated to generate less than 100 peak hour trips. Please see attached trip generation estimate for the site and each parcel as discussed with City staff on July 21, 2025. Parcel B is an existing Compost Facility and trips will already be included in the new traffic counts conducted; therefore, Parcel B is not included in the trip generation estimate.

Therefore, a Traffic Statement that addresses the trip generation and any site specific issues is recommended.

Approved with the following conditions:

1. Include the following additional analysis types:
   a. LOS analysis
   b. Delay analysis

Traffic Impact Analysis Fee

*TIA Analysis Category**	*Fee Schedule (Levels 1-5)***	*Cost*
0	1	$1,128
1 & 2-M	2 & 3	$3,785
2-L & 2-MULTI	4 & 5	$10,280

TIA REVIEW FEE: $1,128 Due with submission of TIA

*refer to Flagstaff City Code 13-05-002-0003.3 for TIA Analysis Category
**refer to Flagstaff City Code 3-10-001-0002 for current Fee Schedules

Applicant or Consultant

It is important for the applicant to provide sufficient information to the City of Flagstaff so questions regarding geographic scope, alternate methodology, or other potential issues can be answered during the scoping meeting.

SIGNATURE: _____ DATE: 7/21/2025

PRINT NAME: Jennifer Rosales, PE, PTOE (AZ PE No. 82518)

City of Flagstaff	Approved ☐	Revisions Required ☐

SIGNATURE: David Lemcke DATE: 9/26/25

PRINT NAME: David Lemcke

It is important for the applicant to provide sufficient information to the City of Flagstaff so questions regarding geographic scope, alternate methodology, or other potential issues can be answered during the scoping meeting.

ITE Land Use Code: Project Description	Units	AM Trip Rate	AM Peak Hour Trips	PM Trip Rate	PM Peak Hour Trips
Parcel A - Manufacturing/Processing Heavy **(6 KSF building)** ITE 140: Manufacturing	6	0.68 per KSF	4	0.74 per KSF	4
Parcel B - Existing Compost Facility (3 existing parking stalls & 1 ADA) ITE 130: Industrial Park	Existing facility and trips will already be included in the new traffic counts				
Parcel C - Construction Storage/Supply Yard (5 employees) ITE 130: Industrial Park	5	0.44 per emp	2	0.42 per emp	2
Parcel D - Construction Storage/Supply Yard (5 employees) **6 KSF Building** ***Calculated using trip rates for KSF and employees as comparison*** ITE 130: Industrial Park	5 6	0.44 per emp 0.34 per KSF	2 2	0.42 per emp 0.34 per KSF	2 2
Parcel E - Construction Storage/Supply Yard (5 employees) ITE 130: Industrial Park	5	0.44 per emp	2	0.42 per emp	2
Parcel F - Construction Storage/Supply Yard (5 employees) ITE 130: Industrial Park	5	0.44 per emp	2	0.42 per emp	2
Parcel G - Construction Storage/Supply Yard? (assume 5 employees) ITE 130: Industrial Park	5	0.44 per emp	2	0.42 per emp	2
Project Trip Generation			**15**		**15**

PRELIMINARY PLAT
FOR
EL PASO INDUSTRIAL PARK
FLAGSTAFF, ARIZONA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 21, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, CITY OF FLAGSTAFF, ARIZONA

PROPERTY INFORMATION:

APN:113-37-STATE1
ADDRESS - 2661 N EL PASO FLAGSTAFF ROAD
FLAGSTAFF, AZ 86004

NUMBER OF LOTS: 8
EXISTING ZONING: HIGHWAY COMMERCIAL (HC) AND HEAVY INDUSTRIAL OPEN (HI-O)
PROPOSED ZONING: HEAVY INDUSTRIAL OPEN (HI-O)
GROSS AREAGE: ±56.00 ACRES
NET ACREAGE (EXCLUDING ROW): ±54.08 ACRES

1. THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO 41-90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

PARKING CALCULATIONS

LOT A - MANUFACTURING/PROCESSING HEAVY
1 STALL PER 600 GSF: 6,000/600 = 10 STALLS

LOT B - COMPOST FACILITY
EXISTING STALLS: 3 STALLS AND 1 ADA STALL

LOT C - CONSTRUCTION STORAGE/SUPPLY YARD
1 STALL PER EMPLOYEE: 5 X 1 = 5 STALLS

LOT D - CONSTRUCTION STORAGE/SUPPLY YARD
1 STALL PER 2,000 GSF: 6,000/2,000 = 3 STALLS
1 STALL PER EMPLOYEE: 5 X 1 = 5 STALLS

LOT E - CONSTRUCTION STORAGE/SUPPLY YARD
1 STALL PER EMPLOYEE: 5 X 1 = 5 STALLS

LOT F - CONSTRUCTION STORAGE/SUPPLY YARD
1 STALL PER EMPLOYEE: 5 X 1 = 5 STALLS

LOT H- TO BE SOLD TO THE CITY
NO PARKING

PROPERTY OWNER/DEVELOPER:

EL PASO RD LAND, LLC.
2684 E. HUNTINGTON DR.
FLAGSTAFF, AZ 86004
CONTACT: ART BABBOTT
PHONE: 928-607-1688
EMAIL: ABABBOTT@GMAIL.COM

CIVIL ENGINEER

ARDURRA GROUP INC.
1801 W. ROUTE 66, SUITE 117
FLAGSTAFF, AZ 86001
CONTACT: DANIEL NYX, PE
PHONE: 928-774-4636

SURVEYOR

ARIZONA SURVEYING
1843 W. HEAVENLY CT
FLAGSTAFF, AZ 86001
CONTACT: JOHN LUCKOW, RLS
PHONE: 928-607-7092

LEGAL DESCRIPTION - STATE LAND - ROUTE 66 PARCEL

FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA. THE PARCEL BEING DESCRIBED IS THAT PORTION OF THE RIGHT OF WAY FOR ROUTE 66 OWNED BY THE STATE OF ARIZONA IN THE NORTH HALF OF SAID SECTION 8.
THE PARCEL IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, MONUMENTED WITH A BLM BRASS CAP, DATED 1972, FROM WHICH POINT THE EAST QUARTER CORNER OF SECTION 8, MONUMENTED WITH A BLM BRASS CAP, DATED 1972, BEARS SOUTH 00°31'27" WEST, 2826.13, THE BASIS OF BEARINGS FOR THIS DESCRIPTION:

THENCE SOUTH 00°31'27" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, 2019.99 FEET TO THE NORTH LINE OF THE 200.00 FOOT WIDE RIGHT OF WAY FOR ROUTE 66 AS SHOWN ON THE ARIZONA STATE HIGHWAY DEPARTMENT RIGHT OF PLANS 3-T-251, DATED 1943 AND AS SHOWN ON STATE LAND RECORD 09-568;

THENCE SOUTH 00°31'27" WEST, 60.93 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 00°31'27" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, 142.17 FEET TO THE SOUTH RIGHT OF WAY LINE OF ROUTE 66 AND TO THE BURLINGTON NORTHERN AND SANTA FE RAILROAD RIGHT OF WAY;

THENCE NORTH 79°26'19" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF ROUTE 66 AND ALONG THE BURLINGTON NORTHERN AND SANTA FE RAILROAD RIGHT OF WAY, 4263.12 FEET, TO THE EAST LINE OF STATE OF ARIZONA PATENT NO. 2952;

THENCE NORTH 79°26'19" WEST ALONG THE EAST LINE OF PATENT 2952 AND ALONG THE SOUTH RIGHT OF WAY LINE OF ROUTE 66 AND ALONG THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY, 40.00 FEET TO A NON-TANGENT SPIRAL CURVE;

THENCE NORTHWESTERLY ALONG A SPIRAL CURVE, THE CHORD OF WHICH BEARS NORTH 79°46'17" WEST AND ALONG THE NORTH LINE OF PATENT 2952 AND ALONG THE SOUTH RIGHT OF WAY LINE OF ROUTE 66 AND ALONG THE BURLINGTON NORTHERN AND SANTA FE RAILROAD RIGHT OF WAY, 199.09 FEET TO THE BEGINNING OF A CIRCULAR CURVE;

THENCE ALONG THE NORTH LINE OF PATENT 2952 AND ALONG THE SOUTH RIGHT OF WAY LINE OF ROUTE 66 AND ALONG THE BURLINGTON NORTHERN AND SANTA FE RAILROAD RIGHT OF WAY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5669.58 FEET, A CENTRAL ANGLE OF 09°26'24" AND AN ARC LENGTH OF 934.12 FEET, (CHORD BEARING OF NORTH 85°09'36" WEST, CHORD LENGTH OF 933.07 FEET) TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8;

THENCE NORTH 00°59'03" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, 160.03 FEET TO THE NORTH RIGHT OF WAY LINE OF ROUTE 66 AND TO THE SOUTHWEST CORNER OF LOT 14 OF THE FINAL PLAT FOR THE MARKETPLACE/FLAGSTAFF AUTO PARK RECORDED IN INSTRUMENT 3430462, MONUMENTED WITH A SCRIBED "X" IN CONCRETE SIDEWALK;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF ROUTE 66 AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5829.58 FEET, A CENTRAL ANGLE OF 09°28'25" AND AN ARC LENGTH OF 963.89 FEET, (CHORD BEARING OF SOUTH 85°10'25" EAST, CHORD LENGTH OF 962.79 FEET) TO THE BEGINNING OF A SPIRAL CURVE;

THENCE SOUTHEASTERLY ALONG A SPIRAL CURVE, THE CHORD OF WHICH BEARS SOUTH 79°46'22" EAST ALONG THE NORTH RIGHT OF WAY LINE OF ROUTE 66 AND ALONG THE SOUTH LINE OF LOT 14, 201.52 FEET;

THENCE SOUTH 79°26'19" EAST ALONG THE SOUTH LINE OF LOT 14 AND ALONG THE NORTH RIGHT OF WAY LINE OF ROUTE 66, 1187.27 FEET TO THE SOUTHEAST CORNER OF LOT 14 AND TO THE WEST LINE OF LOT 9 OF THE MARKETPLACE/FLAGSTAFF AUTO PARK, MONUMENTED WITH A REBAR WITH PLASTIC CAP, ILLEGIBLE;

THENCE SOUTH 10°33'41" WEST ALONG THE WEST LINE OF LOT 9 AND ALONG THE WEST LINE OF THE STATE OF ARIZONA PATENT 53-108624-01, 100.00 FEET TO THE CENTERLINE OF ROUTE 66;

THENCE SOUTH 79°26'19" EAST ALONG THE CENTERLINE OF ROUTE 66 AND ALONG THE SOUTH LINE OF PATENT 53-108624-01, 830.50 FEET;

THENCE NORTH 10°33'41" EAST ALONG THE EAST LINE OF PATENT 53-108624-01 AND ALONG THE EAST LINE OF LOT 8 OF THE MARKETPLACE/FLAGSTAFF AUTO PARK, 100.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ROUTE 66;

THENCE SOUTH 79°26'19" EAST ALONG THE NORTH RIGHT OF WAY LINE OF ROUTE 66, 143.21 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THE STATE OF ARIZONA PATENT NO. 6788 WHICH IS INCLUDED IN STATE LAND RECORD 16-95683, MONUMENTED WITH A REBAR WITH ALUMINUM CAP, LS 18297;

THENCE SOUTH 16°49'26" WEST ALONG THE PROLONGATION OF THE EASTERLY LINE OF PATENT NO. 6788, 60.36 FEET;

THENCE SOUTH 79°26'19" EAST, PARALLEL WITH AND 60.00 FEET SOUTHERLY OF THE NORTH RIGHT OF WAY LINE OF ROUTE 66, 2083.98 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL HAS AN AREA OF 18.949 ACRES MORE OR LESS.

LEGAL DESCRIPTION - STATE LAND - SUBJECT PARCEL

FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA. THE PARCEL IS THAT PORTION OF LAND OWNED BY THE STATE OF ARIZONA IN THE NORTHEAST QUARTER OF SECTION 8 WHICH LIES NORTH OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD RIGHT OF WAY.

THE PARCEL IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, MONUMENTED WITH A BLM BRASS CAP, DATED 1972, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, FROM WHICH POINT THE EAST QUARTER CORNER OF SECTION 8, MONUMENTED WITH A BLM BRASS CAP, DATED 1972, BEARS SOUTH 00°31'27" WEST, 2826.13, THE BASIS OF BEARINGS FOR THIS DESCRIPTION:

THENCE SOUTH 00°31'27" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, 2019.99 FEET TO THE NORTHERLY LINE OF THE 200.00 FOOT WIDE RIGHT OF WAY LINE FOR ROUTE 66 AS SHOWN ON THE ARIZONA STATE HIGHWAY DEPARTMENT RIGHT OF PLANS 3-T-251, DATED 1943 AND AS SHOWN ON STATE LAND RECORD 09-568;

THENCE SOUTH 00°31'27" WEST, 60.93 FEET;

THENCE NORTH 79°26'19" WEST, PARALLEL WITH AND 60.00 FEET SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF ROUTE 66, 2083.98 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE PARCEL DESCRIBED IN THE STATE OF ARIZONA PATENT NO. 6788 WHICH IS INCLUDED IN STATE LAND RECORD 16-95683;

THENCE NORTH 16°49'26" EAST ALONG THE PROLONGATION OF THE EASTERLY LINE OF PATENT NO. 6788, 60.36 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF ROUTE 66 AND TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THE STATE OF ARIZONA PATENT NO. 6788, MONUMENTED WITH A REBAR WITH ALUMINUM CAP, LS 18297;

THENCE NORTH 16°49'26" EAST ALONG THE EASTERLY LINE OF PATENT NO. 6788, 536.79 FEET, TO A REBAR WITH ALUMINUM CAP LS 18297;

THENCE NORTH 45°21'12" EAST ALONG THE EASTERLY LINE OF PATENT NO. 6788, 268.97 FEET;

THENCE NORTH 00°14'29" WEST ALONG THE EASTERLY LINE OF PATENT NO. 6788, 259.01 FEET;

THENCE NORTH 27°28'12" EAST ALONG THE EASTERLY LINE OF PATENT NO. 6788, 644.93 FEET TO THE NORTHEAST CORNER OF PATENT 6788, MONUMENTED WITH A REBAR WITH ALUMINUM CAP, LS 18297;

THENCE SOUTH 89°43'14" WEST ALONG THE NORTH LINE OF PATENT NO. 6788, 499.99 FEET TO THE NORTHWEST CORNER OF PATENT NO. 6788 AND TO THE EAST LINE OF LOT 12 OF THE FINAL PLAT OF THE MARKETPLACE/FLAGSTAFF AUTO PARK RECORDED IN INSTRUMENT 3430462, MONUMENTED WITH A REBAR WITH ALUMINUM CAP, LS 18297;

THENCE NORTH 00°13'44" WEST ALONG THE EAST LINE OF LOT 12, 100.00 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, MONUMENTED WITH A REBAR WITH ALUMINUM CAP, LS 18297;

THENCE NORTH 89°43'13" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, 552.52 FEET, TO THE E 1/16 CORNER OF SECTION 8 AND TO THE NORTHWEST CORNER OF STATE OF ARIZONA PATENT 5455, MONUMENTED WITH A HEX HEAD BOLT;

THENCE SOUTH 00°01'00" WEST ALONG THE WEST LINE OF PATENT 5455, 318.07 FEET TO THE SOUTHWEST CORNER OF PATENT 5455 AND TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED AS PARCEL B IN INSTRUMENT 3370035, MONUMENTED WITH A REBAR WITH ALUMINUM CAP, LS14671;

THENCE SOUTH 00°04'02" EAST ALONG THE WEST LINE OF THE PARCEL DESCRIBED AS PARCEL B IN INSTRUMENT 3370035 AND ALONG THE WEST LINE OF STATE OF ARIZONA PATENT NO. 96234, 864.84 FEET TO THE SOUTHWEST CORNER OF PATENT NO. 96234, MONUMENTED WITH A NAIL WITH BRASS TAG IN ROCK, LS 14671;

THENCE NORTH 75°35'46" EAST ALONG THE SOUTH LINE OF PATENT NO. 96234, 1292.11 FEET TO THE SOUTHEAST CORNER OF PATENT NO. 96234, MONUMENTED WITH A REBAR WITH ALUMINUM CAP, LS 14671;

THENCE NORTH 19°52'36" WEST ALONG THE EASTERLY LINE OF PATENT NO. 96234, 34.86 FEET TO A REBAR WITH ALUMINUM CAP, LS 14671;

THENCE ALONG THE EASTERLY LINE OF PATENT NO. 96234, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND AN ARC LENGTH OF 397.06 FEET, (CHORD BEARING OF NORTH 37°22'36" WEST, CHORD LENGTH OF 390.92 FEET) TO A REBAR WITH ALUMINUM CAP LS 14671;

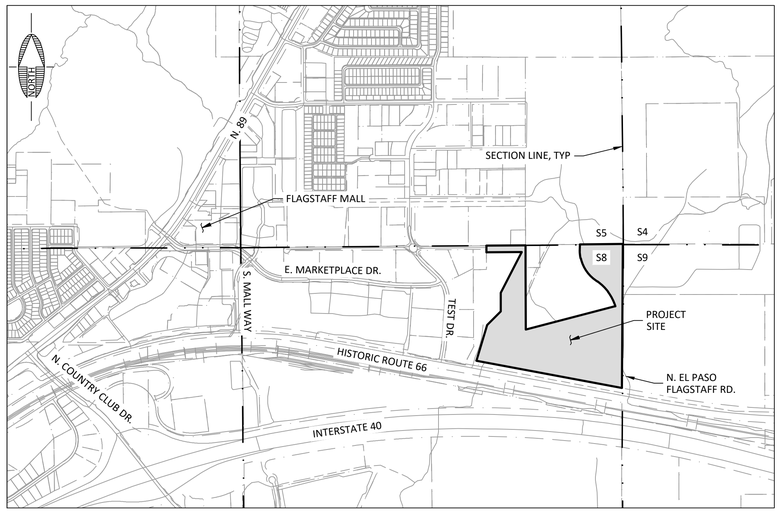
THENCE NORTH 54°52'35" WEST ALONG THE EASTERLY LINE OF PATENT NO. 96234, 43.86 FEET, TO A REBAR WITH ALUMINUM CAP, LS 18297;

THENCE ALONG THE EASTERLY LINE OF PATENT NO. 96234, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 501.73 FEET, A CENTRAL ANGLE OF 54°18'48" AND AN ARC LENGTH OF 475.61 FEET, (CHORD BEARING OF NORTH 27°32'28" WEST, CHORD LENGTH OF 458.01 FEET), TO A REBAR WITH ALUMINUM CAP, LS 18297;

THENCE NORTH 00°20'12" WEST ALONG THE EASTERLY LINE OF PATENT NO. 96234, 90.50 FEET TO THE NORTHEAST CORNER OF PATENT 96234 AND TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, MONUMENTED WITH A REBAR WITH ALUMINUM CAP, LS 14671;

THENCE NORTH 89°42'48" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, 599.92 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL HAS AN AREA OF 54.080 ACRES MORE OR LESS.



VICINITY MAP

LEGEND

PROPOSED		EXISTING
6945	CONTOUR (INDEX)	6945
	CONTOUR (INTERMEDIATE)	
	ROW	
	EASEMENT	
S	SEWER	SS
W W	WATER	W W
UGE	ELECTRIC (UNDERGROUND)	UGE
OHE	ELECTRIC (OVERHEAD)	OHE
CATV	CABLE TV	CATV
FO	FIBER OPTIC	FO
TL	TELEPHONE	TL
G	GAS	G
	STORM DRAIN PIPE	
	LOT LINE	
	PAVEMENT	
	CURB	
	SIDEWALK	
	CONCRETE	
	WALL	
	BUILDING	
	ROAD CENTERLINE	
	FLOW LINE	
	STRIPING	
	SIGN	
	FIRE HYDRANT	
	WATER VALVE	
	SEWER MANHOLE	
	STORM MANHOLE	UTILITY POLE
	SCUPPER	
	STORM CATCH BASIN	
	STORM CURB INLET	

COORDINATE SYSTEM DETAILS

FIELD MEASUREMENTS USED TO PREPARE THIS PLAT WERE MADE DURING MAY, 2023, WITH ADDITIONAL MEASUREMENTS MADE DURING MAY, 2025.

ALL DIMENSIONS SHOWN ARE MEASURED. MEASURED DIMENSIONS MAY BE UNADJUSTED FIELD MEASUREMENTS, ADJUSTED FIELD MEASUREMENTS OR DIMENSIONS CALCULATED DIRECTLY FROM UNADJUSTED OR ADJUSTED FIELD MEASUREMENTS. FOR A COMPARISON BETWEEN MEASURED AND RECORD DIMENSIONS REFER TO THE DIMENSIONS SHOWN ON THE RECORD DOCUMENTS LISTED BELOW.

BASIS OF BEARING AND/OR COORDINATES:
ALL DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED AND BASED ON THE FOLLOWING PROJECTION INFORMATION.
LINEAR UNIT: INTERNATIONAL FOOT
PROJECTION: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (TRANSVERSE MERCATOR)
LATITUDE OF GRID ORIGIN: N 35°00'00"
LONGITUDE OF GRID ORIGIN: W 111°37'00"
NORTHING AT GRID ORIGIN: 0.000 FT.
EASTING AT GRID ORIGIN: 70,000.000 FT.
COMBINED SCALE FACTOR = 1.000333
VERTICAL DATUM: NAVD 88

THE BASIS OF BEARINGS IS TRUE GEODETIC NORTH. GRID BEARINGS SHOWN HEREON DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE. ALL BEARINGS SHOWN ARE GRID BEARINGS.

THIS SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. COORDINATES FOR GPS CONTROL POINTS WERE DERIVED USING THE NATION GEODETIC SURVEY'S, ONLINE POSITIONING USER SERVICE (OPUS) REF FRAME: NAD_83(2011)(EPOCH:2010.0000).

Sheet List Table

PAGE NO.	SHEET NO.	SHEET TITLE
1	PP01	COVER SHEET
2	PP02	EXISTING BOUNDARY
3	PP03	OVERVIEW PLAN
4	PP04	PRELIMINARY PLAT
5	PP05	CIVIL IMPROVEMENTS
6	PP06	NATURAL RESOURCE PROTECTION PLAN

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

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.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 COMPANY APPROVAL

ARIZONA PUBLIC SERVICE
CHAD BROOKS 5/19/2025
BY: DATE:

UNISOURCE ENERGY SERVICES
MARTIN CONBOY 6/2/2025
BY: DATE:

CENTURYLINK/LUMEN
_____
BY: DATE:

ALTICE USA
JASON QUINLAN 5/16/2025
BY: DATE:

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.

WATER AND SEWER FACILITIES

WATER SERVICE WILL BE PROVIDED FROM THE EXISTING 12" MAIN IN ROUTE 66 AND THE EXISTING 8" MAIN IN N. EL PASO FLAGSTAFF RD. SEWER SERVICE WILL BE PROVIDED BY TWO 8" MAIN EXTENSIONS: ONE FROM AN EXISTING 33" MAIN CROSSING ROUTE 66 AND ANOTHER FROM AN EXISTING 30" MAIN IN RIO DE FLAG, NORTH OF THE PROJECT SITE.

RESOURCE PRESERVATION

THE PROJECT FALLS WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE AND THERE ARE RESOURCES WITHIN THE PROJECT THAT REQUIRE PRESERVATION. THE SITE WAS PREVIOUSLY USED AS AN UNSUITABLE MATERIAL DUMP FOR ADJACENT PROPERTIES WHICH MEANS THAT ALL STEEP SLOPES ARE NOT SLOPE RESOURCES THAT NEEDS TO BE PRESERVED. PLEASE REFER TO THE CONCEPT ZONING PLAN FOR EXISTING TREE AND SLOPE RESOURCES. LOT H IS PROPOSED TO BE SOLD TO THE CITY OF FLAGSTAFF AND WILL PRESERVE THE MAJORITY OF THE TREE AND SLOPE RESOURCES ON THE SITE.

FLOOD ZONE CLASSIFICATION

THE MAJORITY OF THE PROJECT AREA IS WITHIN ZONE X DESIGNATED BY FEMA FIRM'S 04005C-6827G AND 04005C-6831G. A PART OF THE PROJECT AREA IS WITHIN THE SPECIAL FLOOD HAZARD AREAS ZONE AE AND REGULATORY FLOODWAY. NO BUILDINGS WILL OCCUR IN THE FLOODPLAIN OR ANY FLOOD HAZARD AREA.

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 THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED FINAL PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
JOHN LUCKOW, RLS

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NOT FOR CONSTRUCTION, BIDDING OR RECORDING

EL PASO INDUSTRIAL PARK
PRELIMINARY PLAT
COVER SHEET
FLAGSTAFF
COCONINO

JOB NO.:	225068
DESIGN BY:	JEE
DRAWN BY:	JEE
CHECKED:	DN
DATE:	JUNE 2025

DWG. PP01
SHEET 1 OF 6

FILE: P:\2025\225068\03-PROD\05-CONTROL\PLAT\V-CVR-225068.DWG JERIKSSON
PLOTTED: Jun 26, 2025-9:00am

SCALE 1" = 150'
0 75 150

COUNTRY CLUB TOWING & RECOVERY
ECONOMY TOWING
E. RAILHEAD AVE.
S 89°43'12" W 552.52'
S 0°13'14" E 100.00'
N 89°43'14" E 500.00'
N 0°01'06" E 318.07'
PLANET CHRYSLER DODGE JEEP RAM FIAT OF FLAGSTAFF
S 27°28'12" W 644.93'
ADOT MAINTENANCE YARD
FINDLAY VOLKSWAGEN FLAGSTAFF
MERCEDES-BENZ OF NORTHERN ARIZONA
S 0°14'26" E 359.01'
LOT H
22.90 ACRES
EX. ZONING: HC
EXISTING BUILDING, TYP
S 45°21'12" W 268.97'
EXISTING 30" SEWER MAIN
EXISTING 12" RECLAIMED WATER LINE
PROPOSED FUTS LOCATION TO COINCIDE WITH WILDCAT SEWER INTERCEPTOR UPGRADE PROJECT SEWER ACCESS ROAD.
PROPOSED SEWER MAIN PER WILDCAT SEWER INTERCEPTOR UPGRADE PROJECT (NOT A PART OF THIS PROJECT)
FLAGSTAFF COLLISION CENTER
EXISTING FIRE HYDRANT
S 15°49'26" W 597.15'
RIO DE FLAG
LOT G
3.07 ACRES
EX. ZONING: HC
PROP. ZONING: HI-O
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING CULVERT OUTLET
EXISTING 12" WATER MAIN
N 79°26'19" W 2083.98'
HISTORIC RTE. 66
BNSF RAILROAD
100-YR FLOOD PLAIN
FILL SLOPES
RESTORATION SOILS
EXISTING STORM DRAIN
S 75°35'46" W 1292.11'
LOT C
5.19 ACRES
EX. ZONING: HC/HI-O
PROP. ZONING: HI-O
LOT B
4.88 ACRES
EX. ZONING: HC/HI-O
PROP. ZONING: HI-O
LOT D
3.84 ACRES
EX. ZONING: HC
PROP. ZONING: HI-O
LOT F
2.90 ACRES
EX. ZONING: HC
PROP. ZONING: HI-O
LOT E
2.69 ACRES
EX. ZONING: HC
PROP. ZONING: HI-O
EXISTING OVERHEAD ELECTRIC LINES
PROPOSED 140.0' ROW
EXISTING 200' ROW
EXISTING FENCE TO BE REMOVED
S 89°42'48" W 599.92'
EXISTING ROAD TO BE REMOVED AND REALIGNED PER SHEET PP05.
S 0°20'12" E 90.50'
SHEEP HILL YARD ACC RD
L=375.61' R=301.72' Δ=54°15'48"
LOT A
7.77 ACRES
EX. ZONING: HC
PROP. ZONING: HI-O
UNITED METRO MATERIALS DRIVEWAY
EXISTING FENCE TO BE REMOVED
EXISTING ROAD TO BE REMOVED AND REALIGNED PER SHEET PP05.
N 54°52'35" W 43.86'
L=319.10' R=650.00' Δ=35°00'00"
UNITED METRO MATERIALS DRIVEWAY
S 19°52'36" E 34.86'
RIO DE FLAG
WILDCAT HILL WASTEWATER PLANT
N 0°31'27" E 591.04'
EL PASO FLAGSTAFF
EXISTING FIRE HYDRANT
S 56°49'33" W 36.06'
EXISTING OVERHEAD ELECTRIC AND TELOPHONE LINES
S 0°31'27" W 1206.94'
EXISTING FIRE HYDRANT
EXISTING DRIVEWWAYS TO BE REMOVED AND RELOCATED PER SHEET PP05
EXISTING FIRE HYDRANT
EXISTING FENCE
N EL PASO FLAGSTAFF RD
EXISTING FIBER OPTIC
S 44°49'03" E 42.18'
EXISTING 8" WATER MAIN
S 6°31'27" W 233.30'
EXISTING FIRE HYDRANT

ZONING LEGEND

FLAGSTAFF ZONING

	HC	HIGHWAY COMMERCIAL
	LI	LIGHT INDUSTRIAL
	HI-O	HEAVY INDUSTRIAL OPEN
	PF	PUBLIC FACILITY
		SUBJECT PARCEL

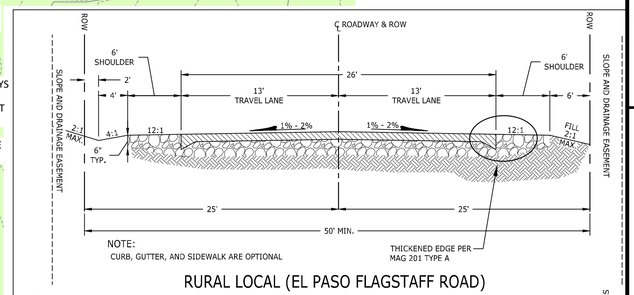
FLOODING LEGEND

FEMA

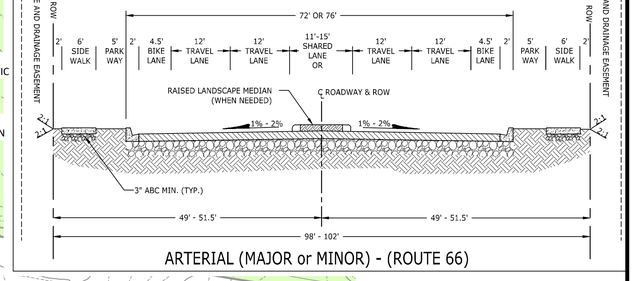
	100 - YEAR FLOODPLAIN
	500 - YEAR FLOODPLAIN
	FLOODWAY

NOTE: THIS PRELIMINARY PLAT IS DESIGNED AROUND THE PROPOSED FUTURE ZONING OF THIS SITE. THE CONCEPT ZONING MAP AMENDMENT FOR THIS SITE IS BEING SUBMITTED CONCURRENTLY WITH THIS PRELIMINARY PLAT. IT IS UNDERSTOOD FINAL APPROVAL OF THIS PRELIMINARY PLAT WILL BE CONTINGENT ON THE REZONE APPROVAL.

NOTE: FINAL DETAILS MAY VARY BASED ON SUBSTANTIVE COMMENTS FROM THE CITY.



RURAL LOCAL (EL PASO FLAGSTAFF ROAD)



ARTERIAL (MAJOR or MINOR) - (ROUTE 66)

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NO.	DATE	BY	REVISION

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PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING
Registered Professional Engineer
77070
DANIEL
ARIZONA, USA

EL PASO INDUSTRIAL PARK
PRELIMINARY PLAT
OVERVIEW PLAN
FLAGSTAFF
COCONINO

JOB NO.:	225068
DESIGN BY:	JEE
DRAWN BY:	JEE
CHECKED:	DN
DATE:	JUNE 2025

DWG. PP03
SHEET 3 OF 6

FILE: P:\2025\225068\03-PROD\05-CONTROL\PLAT\V-PP01-225068.DWG JERIKSSON
PLOTTED: Jun 26, 2025-9:01am

SCALE 1" : 100'
0 50 100

CLEAR VIEW ZONE CALCULATIONS												
ID #	MINOR ROAD (STOP CONTROL)	MAJOR ROAD	MANEUVER DIRECTION	DESIGN SPEED (V_{MAJOR})[1]	TIME GAP t_g ($t_{gunadjusted}$)[2]	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES[4]	TIME GAP $t_{gadjusted}$[2]	INTERSECTION SIGHT DISTANCE (ISD[3])	STOPPING SIGHT DISTANCE (SSD)
D1	DRIVEWAY	MINOR ARTERIAL	LEFT	45	7.5	YES	NO	1	7.5	500	360
D2	DRIVEWAY	MINOR ARTERIAL	RIGHT	45	6.5	YES	NO	1	6.5	430	360
D3	MINOR ARTERIAL	DRIVEWAY	LEFT	45	5.5	YES	NO	1	5.5	365	360
D4	DRIVEWAY	RURAL LOCAL	LEFT	25	7.5	YES	NO	1	7.5	280	155
D5	DRIVEWAY	RURAL LOCAL	RIGHT	25	6.5	YES	NO	1	6.5	240	155
D6	RURAL LOCAL	DRIVEWAY	LEFT	25	5.5	YES	NO	1	5.5	205	155

Notes:
(1) The major road speed limits (V_{MAJOR} in MPH) are based on existing conditions in the project vicinity.
(2) The time gap values, adjusted ($t_{gadjusted}$ in seconds) and unadjusted ($t_{gunadjusted}$ in seconds), are based on the current site plan and the *AASHTO-Geometric Design of Highways and Streets* Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
(3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the *AASHTO-Geometric Design of Highways and Streets* , Equation 9-1.
(4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
(5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

CONCEPT PLAN LANDSCAPE CALCULATIONS			
SECTION		QUANTITY	UNIT
STREET BUFFER			
N. EL PASO FLAGSTAFF RD.		1,200	LF
ROUTE 66		1,300	LF
PERIPHERAL BUFFER			
INDUSTRIAL ZONING AND OPEN SPACE		2,846	LF
BUILDING FOUNDATION		620	LF
PARKING AREA (# PARKING SPACES)		34	EA
PARKING LOT SCREENING		0	EA
REQUIRED LANDSCAPING			
STREET BUFFER REQUIREMENT			
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	100	EA
SHRUBS	2 PER PROPOSED TREE REQUIRED	200	EA
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	200	EA
PERIPHERAL BUFFER REQUIREMENT			
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	114	EA
SHRUBS	2 PER PROPOSED TREE REQUIRED	228	EA
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	228	EA
BUILDING FOUNDATION			
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	25	EA
SHRUBS	2 PER PROPOSED TREE REQUIRED	50	EA
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	50	EA
PARKING AREA			
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	9	EA
SHRUBS	2 PER PROPOSED TREE REQUIRED	17	EA
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	17	EA
PARKING LOT SCREENING			
SHRUBS	2 PER PROPOSED PARKING SPACE ADJACENT TO STREET	0	EA

NOTES:
1. PER TABLE 10-50.60.040.B PERIPHERAL BUFFER IS NOT REQUIRED WHEN THE PROPOSED CATEGORY IS COMMERCIAL AND THE ADJACENT EXISTING USED IS COMMERCIAL.

NOTE:
CROSS-ACCESS AGREEMENTS WILL BE CREATED FOR LOT B-G

APN 113-12-010
APN 113-10-003
APN 113-06-002
APN 113-37-003 CITY OF FLAGSTAFF PATENT 5455
APN 113-37-007B CITY OF FLAGSTAFF PARCEL B INSTRUMENT 3370035
APN 113-37-007A PATENT 96234 UNITED METRO MATERIALS INC. INSTRUMENT 3441744
APN 113-07-002A
APN 113-07-001D
APN 113-82-007 LOT 7
APN 113-82-008B LOT 8

PATENT 6788
STATE LAND RECORD 16-95683
ARIZONA DEPARTMENT OF TRANSPORTATION MAINTENANCE YARD

S 89°43'12" W 552.52'
S 0°13'44" E 100.00'
N 89°43'14" E 500.00'
N 0°01'00" E 318.07'
S 27°38'12" W 644.93'
S 0°14'29" E 259.01'
N 0°00'02" W 864.84'
S 45°21'12" W 268.97'
S 16°49'25" W 597.15'
S 75°35'46" W 1292.11'
N 79°26'19" W 2083.98'
CONNECT PROPOSED ACCESS ROAD TO EXISTING ROAD
S 89°42'48" W 599.92'
S 0°20'12" E 90.50'
N 0°31'27" E 591.04'
S 56°49'33" W 36.06'
S 0°31'27" W 1206.94'
S 19°52'36" E 34.86'
N 54°52'35" W 43.86'
S 44°49'03" E 42.18'
S 0°31'27" W 233.30'

L=475.61, R=501.73 Δ=54°18'48"
L=397.06, R=650.00 Δ=35°00'00"

PROPOSED EXTENDED DETENTION, TYP
LOT A
EXISTING DRIVEWAY
EXISTING DRIVEWAY
PROPOSED 30.0' ACCESS EASEMENT
6,000 SF BLDG.
(10) STALLS
EXISTING DRIVEWAY
PROPOSED 8' PUE
WATER & SEWER SERVICE
PROPOSED 8' PUE
PROPOSED GRAVEL ROAD, TYP
PROPOSED DRIVEWAY
100-YR FLOOD PLAIN
RIO DE FLAG
LOT H
PROPOSED PUE, TYP
LOT B
30' EXISTING ASLD R/W NO. 09-3670
25.0' MIN SETBACK, TYP ALONG EL PASO FLAGSTAFF RD.
(4) EXISTING PARKING STALLS
LOT C
PROPOSED WATER & SEWER SERVICE
PROPOSED DRIVEWAY
(5) STALLS
PROPOSED WATER & SEWER SERVICE
ACCESS FROM N EL PASO FLAGSTAFF RD FOR LOT B, C, D, & D
PROPOSED WATER & SEWER SERVICE
6,000 SF BLDG.
(8) PROPOSED PARKING STALLS, TYP
LOT D
PROPOSED DRIVEWAY, ACCESS FROM EL PASO FLAGSTAFF RD FOR LOT D, E & F
D6, 205' X 13', TYP ALONG EL PASO FLAGSTAFF RD.
D5, 240' X 21.5', TYP ALONG EL PASO FLAGSTAFF RD.
PROPOSED SEWER SERVICE
D4, 280' X 34.5', TYP ALONG EL PASO FLAGSTAFF RD.
(5) STALLS
(5) STALLS
LOT E
LANDSCAPING STREET BUFFER, TYP
15.0' SETBACK
N EL PASO FLAGSTAFF RD
D2, 430' X 24'
D3, 365' X 18'
D1, 500' X 42'
RETENTION OUTLET
PROPOSED WATER SERVICE
PROPOSED FIRE HYDRANT, TYP
PROPOSED WATER SERVICE
PROPOSED SEWER SERVICE
HISTORIC RTE. 66
25.0' SETBACK, TYP ALONG HISTORIC RTE. 66
EXISTING 200.0' ROW
PROPOSED 140.0' ROW
PROPOSED SEWER MAIN EXTENSION
PROPOSED ACCESS FROM ROUTE 66
D1, 500' X 42'
D3, 365' X 18'
CONNECT SEWER TO PROPOSED WILDCAT SEWER MAIN
PROPOSED WATER & SEWER SERVICE
LANDSCAPING PERIPHERAL BUFFER, TYP
LOT G
D2, 430' X 24'
24.0'
PROPOSED FUTS LOCATION TO COINCIDE WITH WILDCAT SEWER INTERCEPTOR UPGRADE PROJECT SEWER ACCESS ROAD.
PROPOSED SEWER MAIN PER WILDCAT SEWER INTERCEPTOR UPGRADE PROJECT (NOT A PART OF THIS PROJECT)
30.0' ASLD ROW
RIO DE FLAG

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REVISION	BY	DATE	NO.

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Professional Engineer, DANIEL J. ERICKSON, 77070, Registered, ARIZONA, U.S.A.

EL PASO INDUSTRIAL PARK
PRELIMINARY PLAT
CIVIL IMPROVEMENTS
FLAGSTAFF
COCONINO

JOB NO.:	225068
DESIGN BY:	JEE
DRAWN BY:	JEE
CHECKED:	DN
DATE:	JUNE 2025

DWG. PP05
SHEET 5 OF 6

FILE: P:\2025\225068\03-PROD\05-CONTROL\PLAT\V-C01-225068.DWG JERIKSSON
PLOTTED: Jun 26, 2025-9:01am

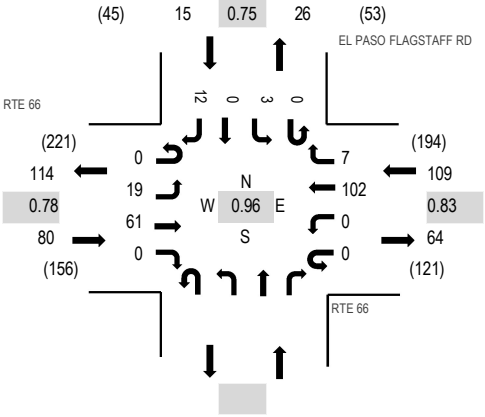
Appendix B

Traffic Data Collection Reports

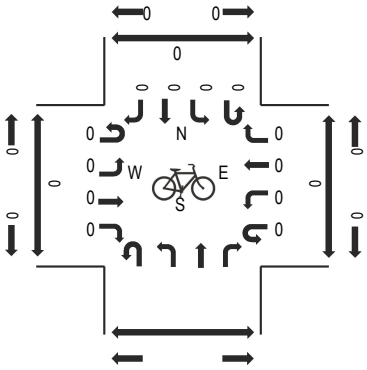
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 EL PASO FLAGSTAFF RD & RTE 66 AM
Date: Thursday, October 9, 2025
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

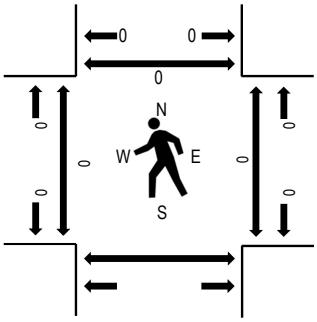
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

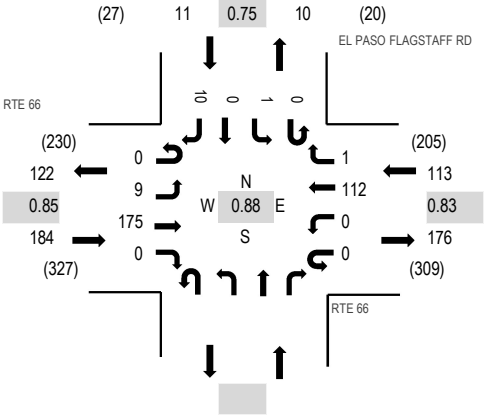
Traffic Counts - Motorized Vehicles

Interval Start Time	RTE 66 Eastbound				RTE 66 Westbound				Northbound				EL PASO FLAGSTAFF RD Southbound					Rolling Hour	Pedestrian Crossings		
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South North
7:00 AM	0	8	13	0	0	0	20	0					0	1	0	6	48	191	0	0	0
7:15 AM	0	4	11	0	0	0	22	1					0	1	0	9	48	196	0	0	0
7:30 AM	0	6	16	0	0	0	20	1					0	2	0	4	49	201	0	0	2
7:45 AM	0	7	11	0	0	0	21	0					0	2	0	5	46	200	0	0	0
8:00 AM	0	4	16	0	0	0	29	0					0	0	0	4	53	204	0	0	0
8:15 AM	0	6	11	0	0	0	29	4					0	0	0	3	53		0	0	0
8:30 AM	0	4	22	0	0	0	18	2					0	0	0	2	48		0	0	0
8:45 AM	0	5	12	0	0	0	26	1					0	3	0	3	50		0	0	0
Count Total	0	44	112	0	0	0	185	9					0	9	0	36	395		0	0	2
Peak Hour	0	19	61	0	0	0	102	7					0	3	0	12	204		0	0	0

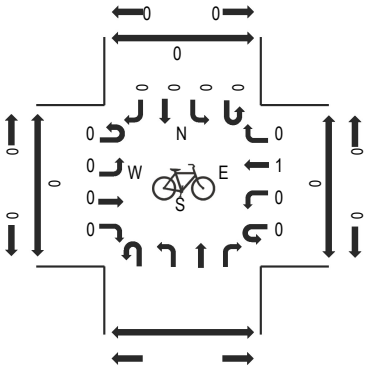
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 EL PASO FLAGSTAFF RD & RTE 66 PM
Date: Thursday, October 9, 2025
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 04:15 PM - 04:30 PM

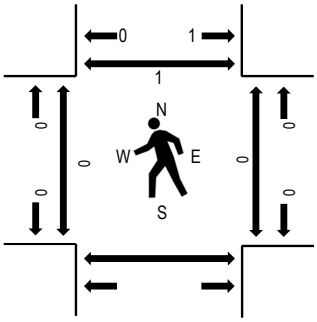
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

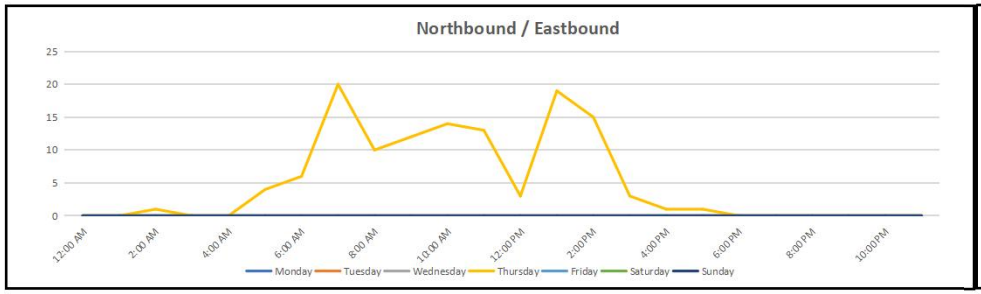
Traffic Counts - Motorized Vehicles

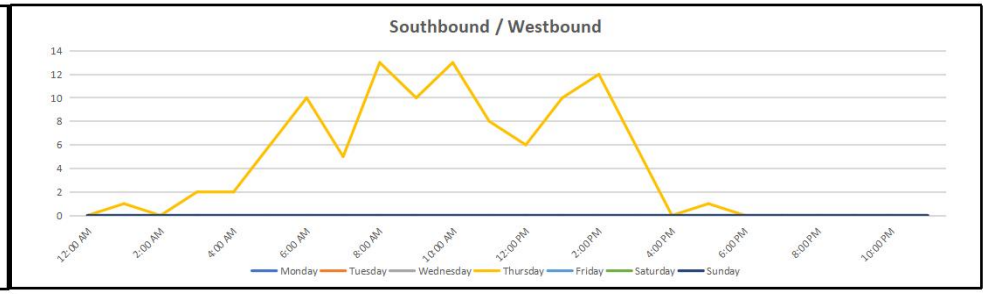
Interval Start Time	RTE 66 Eastbound				RTE 66 Westbound				Northbound				EL PASO FLAGSTAFF RD Southbound					Rolling Hour	Pedestrian Crossings		
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South North
4:00 PM	1	1	30	0	0	0	17	1					0	0	0	5	55	288	0	0	0
4:15 PM	0	4	45	0	0	0	34	0					0	1	0	4	88	308	0	0	0
4:30 PM	0	3	32	0	0	0	34	0					0	0	0	5	74	288	0	0	1
4:45 PM	0	0	46	0	0	0	24	1					0	0	0	0	71	281	0	0	0
5:00 PM	0	2	52	0	0	0	20	0					0	0	0	1	75	271	0	0	0
5:15 PM	0	3	36	0	0	0	25	0					0	0	0	4	68		0	0	0
5:30 PM	1	2	31	0	0	0	29	1					0	0	0	3	67		0	0	0
5:45 PM	0	2	36	0	0	0	19	0					0	0	0	4	61		0	0	0
Count Total	2	17	308	0	0	0	202	3					0	1	0	26	559		0	0	1
Peak Hour	0	9	175	0	0	0	112	1					0	1	0	10	308		0	0	1

Vehicle Volume Report - Hourly

Site Description: Sheep Hill Acc Rd W/O El Paseo Flagstaff Rd
Site Number: 3
Start Date: 10/09/2025
End Date: 10/09/2025

Time	Monday 10/13/25			Tuesday 10/14/25			Wednesday 10/15/25			Thursday 10/9/25			Friday 10/10/25			Saturday 10/11/25			Sunday 10/12/25			3 Day Avg Tue-Thu		5 Day Avg Mon-Fri		7 Day Avg Mon-Sun	
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	EB	WB	EB	WB
12:00 AM	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 AM	-	-	-	-	-	-	-	-	-	0	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 AM	-	-	-	-	-	-	-	-	-	1	0	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 AM	-	-	-	-	-	-	-	-	-	0	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 AM	-	-	-	-	-	-	-	-	-	0	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 AM	-	-	-	-	-	-	-	-	-	4	6	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM	-	-	-	-	-	-	-	-	-	6	10	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	-	-	-	-	-	-	-	-	-	20	5	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 AM	-	-	-	-	-	-	-	-	-	10	13	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 AM	-	-	-	-	-	-	-	-	-	12	10	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 AM	-	-	-	-	-	-	-	-	-	14	13	27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 AM	-	-	-	-	-	-	-	-	-	13	8	21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	-	-	-	-	-	-	-	-	-	3	6	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 PM	-	-	-	-	-	-	-	-	-	19	10	29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	-	-	-	-	-	-	-	-	-	15	12	27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	-	-	-	-	-	-	-	-	-	3	6	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	-	-	-	-	-	-	-	-	-	1	0	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 PM	-	-	-	-	-	-	-	-	-	1	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 PM	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 PM	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 PM	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 PM	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 PM	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 PM	-	-	-	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 9:00 AM	-	-	-	-	-	-	-	-	-	**36**	**28**	**64**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM - 6:00 PM	-	-	-	-	-	-	-	-	-	**5**	**7**	**12**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 7:00 PM	-	-	-	-	-	-	-	-	-	**117**	**94**	**211**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 AM - 12:00 AM	-	-	-	-	-	-	-	-	-	**122**	**105**	**227**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Percent	-	-	-	-	-	-	-	-	-	***53.7%***	***46.3%***	***100.0%***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AM Peak	-	-		-	-		-	-		10:00 AM	11:00 AM		-	-		-	-		-	-							
PM Peak	-	-		-	-		-	-		1:00 PM	2:00 PM		-	-		-	-		-	-							

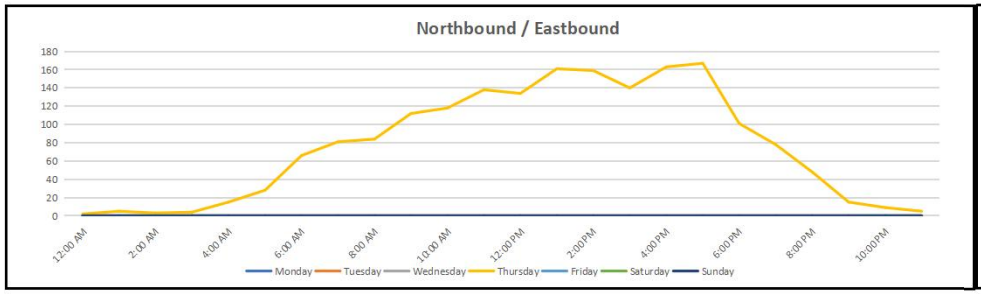


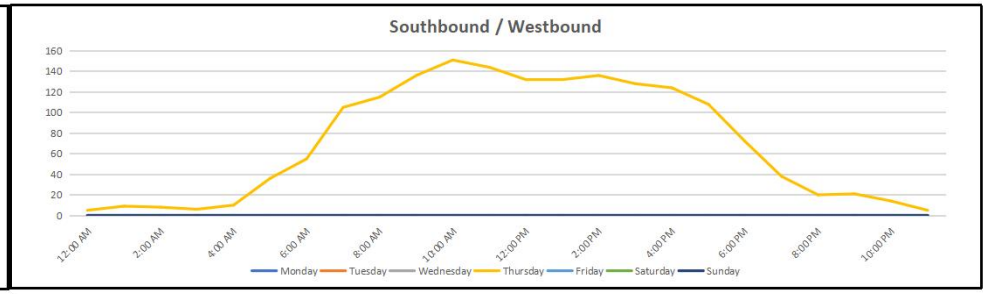


Vehicle Volume Report - Hourly

Site Description: Rte 66 W/O El Paso Flagstaff Rd
Site Number: 2
Start Date: 10/09/2025
End Date: 10/09/2025

Time	Monday 10/13/25			Tuesday 10/14/25			Wednesday 10/15/25			Thursday 10/9/25			Friday 10/10/25			Saturday 10/11/25			Sunday 10/12/25			3 Day Avg Tue-Thu		5 Day Avg Mon-Fri		7 Day Avg Mon-Sun	
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	EB	WB	EB	WB
12:00 AM	-	-	-	-	-	-	-	-	-	2	5	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 AM	-	-	-	-	-	-	-	-	-	5	9	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 AM	-	-	-	-	-	-	-	-	-	3	8	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 AM	-	-	-	-	-	-	-	-	-	4	6	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 AM	-	-	-	-	-	-	-	-	-	15	10	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 AM	-	-	-	-	-	-	-	-	-	28	36	64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM	-	-	-	-	-	-	-	-	-	66	55	121	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	-	-	-	-	-	-	-	-	-	81	105	186	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 AM	-	-	-	-	-	-	-	-	-	84	115	199	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 AM	-	-	-	-	-	-	-	-	-	112	136	248	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 AM	-	-	-	-	-	-	-	-	-	118	151	269	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 AM	-	-	-	-	-	-	-	-	-	138	144	282	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	-	-	-	-	-	-	-	-	-	134	132	266	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 PM	-	-	-	-	-	-	-	-	-	161	132	293	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	-	-	-	-	-	-	-	-	-	159	136	295	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	-	-	-	-	-	-	-	-	-	140	128	268	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	-	-	-	-	-	-	-	-	-	163	124	287	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 PM	-	-	-	-	-	-	-	-	-	167	108	275	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 PM	-	-	-	-	-	-	-	-	-	101	72	173	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 PM	-	-	-	-	-	-	-	-	-	78	38	116	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 PM	-	-	-	-	-	-	-	-	-	48	20	68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 PM	-	-	-	-	-	-	-	-	-	15	21	36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 PM	-	-	-	-	-	-	-	-	-	9	14	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 PM	-	-	-	-	-	-	-	-	-	5	5	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 9:00 AM	-	-	-	-	-	-	-	-	-	**231**	**275**	**506**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM - 6:00 PM	-	-	-	-	-	-	-	-	-	**470**	**360**	**830**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 7:00 PM	-	-	-	-	-	-	-	-	-	**1624**	**1538**	**3162**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 AM - 12:00 AM	-	-	-	-	-	-	-	-	-	**1836**	**1710**	**3546**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Percent	-	-	-	-	-	-	-	-	-	***51.8%***	***48.2%***	***100.0%***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AM Peak	-	-		-	-		-	-		**11:00 AM**	**12:00 PM**		-	-		-	-		-	-							
PM Peak	-	-		-	-		-	-		**2:00 PM**	**3:00 PM**		-	-		-	-		-	-							





Vehicle Speed Report - Hourly

Site Description: Rte 66 W/O El Paso Flagstaff Rd
Site Number: 2
Start Date: 10/09/2025
End Date: 10/09/2025

Total Study Speed Summary		
	Eastbound	**Westbound**
Average Speed	38.5 mph	38.7 mph
50th Percentile	38.7 mph	39.3 mph
85th Percentile	42.7 mph	45.0 mph
95th Percentile	45.1 mph	48.4 mph

Speed Range (MPH) - Total Study																					
	Total	**0-10**	**10-15**	**15-20**	**20-25**	**25-30**	**30-35**	**35-40**	**40-45**	**45-50**	**50-55**	**55-60**	**60-65**	**65-70**	**70-75**	**75-80**	**80-85**	**85-90**	**90-95**	**95-100**	**100+**
Eastbound	1836	1	1	1	2	53	297	820	563	85	12	0	1	0	0	0	0	0	0	0	0
Percent	*100.0%*	*0.1%*	*0.1%*	*0.1%*	*0.1%*	*2.9%*	*16.2%*	*44.7%*	*30.7%*	*4.6%*	*0.7%*	*0.0%*	*0.1%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Westbound	1710	0	1	5	47	129	286	446	536	214	35	9	1	0	1	0	0	0	0	0	0
Percent	*100.0%*	*0.0%*	*0.1%*	*0.3%*	*2.7%*	*7.5%*	*16.7%*	*26.1%*	*31.3%*	*12.5%*	*2.0%*	*0.5%*	*0.1%*	*0.0%*	*0.1%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
Total	3546	1	2	6	49	182	583	1266	1099	299	47	9	2	0	1	0	0	0	0	0	0
Percent	*100.0%*	*0.0%*	*0.1%*	*0.2%*	*1.4%*	*5.1%*	*16.4%*	*35.7%*	*31.0%*	*8.4%*	*1.3%*	*0.3%*	*0.1%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*

Site Description: Rte 66 W/O El Paso Flagstaff Rd
Site Number: 2
Start Date: 10/09/2025
End Date: 10/09/2025

Vehicle Speed Report (Eastbound - 10/09/2025)

Thursday	Eastbound																				
10/9/25	Total	0-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	90-95	95-100	100+
12:00 AM	2	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	5	0	0	0	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	3	0	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	4	0	0	0	0	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	15	0	0	0	0	1	5	2	7	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	28	0	0	0	0	1	7	12	5	2	0	0	1	0	0	0	0	0	0	0	0
6:00 AM	66	0	0	0	0	3	8	28	19	7	1	0	0	0	0	0	0	0	0	0	0
7:00 AM	81	0	0	0	0	4	18	31	22	4	2	0	0	0	0	0	0	0	0	0	0
8:00 AM	84	0	0	0	0	3	13	36	28	3	1	0	0	0	0	0	0	0	0	0	0
9:00 AM	112	0	0	0	1	1	30	51	29	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	118	0	0	1	0	9	24	54	24	3	3	0	0	0	0	0	0	0	0	0	0
11:00 AM	138	0	0	0	0	6	35	60	30	6	1	0	0	0	0	0	0	0	0	0	0
12:00 PM	134	0	0	0	0	5	35	62	27	4	1	0	0	0	0	0	0	0	0	0	0
1:00 PM	161	1	0	0	1	8	30	75	42	4	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	159	0	0	0	0	3	23	76	50	7	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	140	0	0	0	0	0	13	70	49	8	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	163	0	1	0	0	2	13	66	72	9	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	167	0	0	0	0	1	13	75	63	13	2	0	0	0	0	0	0	0	0	0	0
6:00 PM	101	0	0	0	0	2	8	47	39	5	0	0	0	0	0	0	0	0	0	0	0
7:00 PM	78	0	0	0	0	0	6	40	28	4	0	0	0	0	0	0	0	0	0	0	0
8:00 PM	48	0	0	0	0	1	10	17	15	4	1	0	0	0	0	0	0	0	0	0	0
9:00 PM	15	0	0	0	0	1	3	5	6	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	9	0	0	0	0	0	1	4	4	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	5	0	0	0	0	0	1	3	0	1	0	0	0	0	0	0	0	0	0	0	0
6:00 AM - 9:00 AM	**231**	**0**	**0**	**0**	**0**	**10**	**39**	**95**	**69**	**14**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
3:00 PM - 6:00 PM	**470**	**0**	**1**	**0**	**0**	**3**	**39**	**211**	**184**	**30**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
6:00 AM - 7:00 PM	**1624**	**1**	**1**	**1**	**2**	**47**	**263**	**731**	**494**	**73**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
12:00 AM - 12:00 AM	**1836**	**1**	**1**	**1**	**2**	**53**	**297**	**820**	**563**	**85**	**12**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Percent	***100%***	***0.1%***	***0.1%***	***0.1%***	***0.1%***	***2.9%***	***16.2%***	***44.7%***	***30.7%***	***4.6%***	***0.7%***	***0.0%***	***0.1%***	***0.0%***	***0.0%***	***0.0%***	***0.0%***	***0.0%***	***0.0%***	***0.0%***	***0.0%***
50th Percentile	**38.7 mph**																				
85th Percentile	**42.7 mph**																				
95th Percentile	**45.1 mph**	***Average Speed :***	**38.5**																		

Site Description: Rte 66 W/O El Paso Flagstaff Rd
Site Number: 2
Start Date: 10/09/2025
End Date: 10/09/2025

Vehicle Speed Report (Westbound - 10/09/2025)

Thursday	Westbound																				
10/9/25	Total	0-10	10-15	15-20	20-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	90-95	95-100	100+
12:00 AM	5	0	0	0	0	1	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	9	0	0	0	0	0	2	6	0	1	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	8	0	0	0	0	1	2	2	2	0	1	0	0	0	0	0	0	0	0	0	0
3:00 AM	6	0	0	0	0	2	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	10	0	0	0	2	0	2	1	5	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	36	0	0	1	0	1	5	11	9	4	5	0	0	0	0	0	0	0	0	0	0
6:00 AM	55	0	0	0	5	1	3	10	19	16	0	1	0	0	0	0	0	0	0	0	0
7:00 AM	105	0	0	0	5	7	14	20	32	20	4	2	1	0	0	0	0	0	0	0	0
8:00 AM	115	0	0	0	4	5	21	23	42	20	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	136	0	0	2	7	12	34	25	45	11	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	151	0	0	1	6	14	35	41	37	15	2	0	0	0	0	0	0	0	0	0	0
11:00 AM	144	0	1	0	2	17	35	44	30	13	1	1	0	0	0	0	0	0	0	0	0
12:00 PM	132	0	0	0	3	12	18	53	36	8	2	0	0	0	0	0	0	0	0	0	0
1:00 PM	132	0	0	0	4	17	23	37	41	8	2	0	0	0	0	0	0	0	0	0	0
2:00 PM	136	0	0	0	2	15	20	37	40	19	2	1	0	0	0	0	0	0	0	0	0
3:00 PM	128	0	0	0	4	9	23	35	41	13	2	1	0	0	0	0	0	0	0	0	0
4:00 PM	124	0	0	0	2	4	11	34	40	29	4	0	0	0	0	0	0	0	0	0	0
5:00 PM	108	0	0	1	0	3	15	19	45	19	5	0	0	0	1	0	0	0	0	0	0
6:00 PM	72	0	0	0	0	6	9	25	26	6	0	0	0	0	0	0	0	0	0	0	0
7:00 PM	38	0	0	0	1	0	4	10	18	2	2	1	0	0	0	0	0	0	0	0	0
8:00 PM	20	0	0	0	0	1	1	4	10	3	0	1	0	0	0	0	0	0	0	0	0
9:00 PM	21	0	0	0	0	1	3	4	6	4	2	1	0	0	0	0	0	0	0	0	0
10:00 PM	14	0	0	0	0	0	1	5	6	1	1	0	0	0	0	0	0	0	0	0	0
11:00 PM	5	0	0	0	0	0	3	0	1	1	0	0	0	0	0	0	0	0	0	0	0
6:00 AM - 9:00 AM	**275**	**0**	**0**	**0**	**14**	**13**	**38**	**53**	**93**	**56**	**4**	**3**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
3:00 PM - 6:00 PM	**360**	**0**	**0**	**1**	**6**	**16**	**49**	**88**	**126**	**61**	**11**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**
6:00 AM - 7:00 PM	**1538**	**0**	**1**	**4**	**44**	**122**	**261**	**403**	**474**	**197**	**24**	**6**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**
12:00 AM - 12:00 AM	**1710**	**0**	**1**	**5**	**47**	**129**	**286**	**446**	**536**	**214**	**35**	**9**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**
Percent	***100%***	***0.0%***	***0.1%***	***0.3%***	***2.7%***	***7.5%***	***16.7%***	***26.1%***	***31.3%***	***12.5%***	***2.0%***	***0.5%***	***0.1%***	***0.0%***	***0.1%***	***0.0%***	***0.0%***	***0.0%***	***0.0%***	***0.0%***	***0.0%***
50th Percentile	**39.3 mph**																				
85th Percentile	**45.0 mph**																				
95th Percentile	**48.4 mph**	***Average Speed :***	**38.7**																		

Appendix C

Synchro Analysis Reports

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	19	61	102	7	3	12
Future Vol, veh/h	19	61	102	7	3	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	5	10	6	0	0	8
Mvmt Flow	20	64	106	7	3	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	114	0	-	0	213	110
Stage 1	-	-	-	-	110	-
Stage 2	-	-	-	-	103	-
Critical Hdwy	4.15	-	-	-	6.4	6.28
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.245	-	-	-	3.5	3.372
Pot Cap-1 Maneuver	1457	-	-	-	780	928
Stage 1	-	-	-	-	920	-
Stage 2	-	-	-	-	926	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1457	-	-	-	769	928
Mov Cap-2 Maneuver	-	-	-	-	769	-
Stage 1	-	-	-	-	907	-
Stage 2	-	-	-	-	926	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.78	0	9.11
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	427	-	-	-	891
HCM Lane V/C Ratio	0.014	-	-	-	0.018
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	175	112	1	1	10
Future Vol, veh/h	9	175	112	1	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	5	10	6	0	0	8
Mvmt Flow	9	182	117	1	1	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	118	0	-	0	318	117
Stage 1	-	-	-	-	117	-
Stage 2	-	-	-	-	201	-
Critical Hdwy	4.15	-	-	-	6.4	6.28
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.245	-	-	-	3.5	3.372
Pot Cap-1 Maneuver	1452	-	-	-	679	919
Stage 1	-	-	-	-	913	-
Stage 2	-	-	-	-	838	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1452	-	-	-	674	919
Mov Cap-2 Maneuver	-	-	-	-	674	-
Stage 1	-	-	-	-	906	-
Stage 2	-	-	-	-	838	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.37	0	9.1
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	88	-	-	-	890
HCM Lane V/C Ratio	0.006	-	-	-	0.013
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	19	62	104	7	3	12
Future Vol, veh/h	19	62	104	7	3	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	5	10	6	0	0	8
Mvmt Flow	20	65	108	7	3	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	116	0	-	0	216	112
Stage 1	-	-	-	-	112	-
Stage 2	-	-	-	-	104	-
Critical Hdwy	4.15	-	-	-	6.4	6.28
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.245	-	-	-	3.5	3.372
Pot Cap-1 Maneuver	1455	-	-	-	777	925
Stage 1	-	-	-	-	918	-
Stage 2	-	-	-	-	925	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1455	-	-	-	766	925
Mov Cap-2 Maneuver	-	-	-	-	766	-
Stage 1	-	-	-	-	905	-
Stage 2	-	-	-	-	925	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.76	0	9.13
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	422	-	-	-	888
HCM Lane V/C Ratio	0.014	-	-	-	0.018
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	179	114	1	1	10
Future Vol, veh/h	9	179	114	1	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	5	10	6	0	0	8
Mvmt Flow	9	186	119	1	1	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	120	0	-	0	324	119
Stage 1	-	-	-	-	119	-
Stage 2	-	-	-	-	205	-
Critical Hdwy	4.15	-	-	-	6.4	6.28
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.245	-	-	-	3.5	3.372
Pot Cap-1 Maneuver	1450	-	-	-	674	916
Stage 1	-	-	-	-	911	-
Stage 2	-	-	-	-	834	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1450	-	-	-	669	916
Mov Cap-2 Maneuver	-	-	-	-	669	-
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	834	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.36	0	9.11
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	86	-	-	-	887
HCM Lane V/C Ratio	0.006	-	-	-	0.013
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	30	61	102	9	3	14
Future Vol, veh/h	30	61	102	9	3	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	5	10	6	0	0	8
Mvmt Flow	31	64	106	9	3	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	116	0	-	0	237	111
Stage 1	-	-	-	-	111	-
Stage 2	-	-	-	-	126	-
Critical Hdwy	4.15	-	-	-	6.4	6.28
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.245	-	-	-	3.5	3.372
Pot Cap-1 Maneuver	1455	-	-	-	756	926
Stage 1	-	-	-	-	919	-
Stage 2	-	-	-	-	905	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1455	-	-	-	739	926
Mov Cap-2 Maneuver	-	-	-	-	739	-
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	905	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	2.48	0	9.14
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	593	-	-	-	887
HCM Lane V/C Ratio	0.021	-	-	-	0.02
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	26	3	0	15
Future Vol, veh/h	1	0	26	3	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	28	3	0	16

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	46	30	0	0	32	0
Stage 1	30	-	-	-	-	-
Stage 2	16	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	964	1045	-	-	1581	-
Stage 1	993	-	-	-	-	-
Stage 2	1006	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	964	1045	-	-	1581	-
Mov Cap-2 Maneuver	964	-	-	-	-	-
Stage 1	993	-	-	-	-	-
Stage 2	1006	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.74	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	964	1581	-
HCM Lane V/C Ratio	-	-	0.001	-	-
HCM Ctrl Dly (s/v)	-	-	8.7	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	3	29	16	0
Future Vol, veh/h	0	0	3	29	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	3	32	17	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	55	17	17	0	-	0
Stage 1	17	-	-	-	-	-
Stage 2	38	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	952	1061	1600	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	984	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	950	1061	1600	-	-	-
Mov Cap-2 Maneuver	950	-	-	-	-	-
Stage 1	1003	-	-	-	-	-
Stage 2	984	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	0	0.68	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	169	-	-	-	-
HCM Lane V/C Ratio	0.002	-	-	-	-
HCM Ctrl Dly (s/v)	7.3	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	7	32	16	0
Future Vol, veh/h	0	1	7	32	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1	8	35	17	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	67	17	17	0	-	0
Stage 1	17	-	-	-	-	-
Stage 2	50	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	938	1061	1600	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	972	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	933	1061	1600	-	-	-
Mov Cap-2 Maneuver	933	-	-	-	-	-
Stage 1	1000	-	-	-	-	-
Stage 2	972	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.4	1.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	323	-	1061	-	-
HCM Lane V/C Ratio	0.005	-	0.001	-	-
HCM Ctrl Dly (s/v)	7.3	0	8.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	175	112	1	3	20
Future Vol, veh/h	12	175	112	1	3	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	5	10	6	0	0	8
Mvmt Flow	13	182	117	1	3	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	118	0	-	0	324	117
Stage 1	-	-	-	-	117	-
Stage 2	-	-	-	-	207	-
Critical Hdwy	4.15	-	-	-	6.4	6.28
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.245	-	-	-	3.5	3.372
Pot Cap-1 Maneuver	1452	-	-	-	674	919
Stage 1	-	-	-	-	913	-
Stage 2	-	-	-	-	832	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1452	-	-	-	667	919
Mov Cap-2 Maneuver	-	-	-	-	667	-
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	832	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.48	0	9.23
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	116	-	-	-	876
HCM Lane V/C Ratio	0.009	-	-	-	0.027
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	0	10	1	0	11
Future Vol, veh/h	3	0	10	1	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	0	11	1	0	12

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	23	11	0	0	12	0
Stage 1	11	-	-	-	-	-
Stage 2	12	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	993	1069	-	-	1607	-
Stage 1	1011	-	-	-	-	-
Stage 2	1011	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	993	1069	-	-	1607	-
Mov Cap-2 Maneuver	993	-	-	-	-	-
Stage 1	1011	-	-	-	-	-
Stage 2	1011	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.64	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	993	1607	-
HCM Lane V/C Ratio	-	-	0.003	-	-
HCM Ctrl Dly (s/v)	-	-	8.6	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	3	1	11	14	0
Future Vol, veh/h	0	3	1	11	14	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	3	1	12	15	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	29	15	15	0	-	0
Stage 1	15	-	-	-	-	-
Stage 2	14	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	985	1064	1603	-	-	-
Stage 1	1008	-	-	-	-	-
Stage 2	1009	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	984	1064	1603	-	-	-
Mov Cap-2 Maneuver	984	-	-	-	-	-
Stage 1	1007	-	-	-	-	-
Stage 2	1009	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.39	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	150	-	1064	-	-
HCM Lane V/C Ratio	0.001	-	0.003	-	-
HCM Ctrl Dly (s/v)	7.2	0	8.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	6	1	12	17	0
Future Vol, veh/h	0	6	1	12	17	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	7	1	13	18	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	34	18	18	0	-	0
Stage 1	18	-	-	-	-	-
Stage 2	15	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	980	1060	1598	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	1008	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	979	1060	1598	-	-	-
Mov Cap-2 Maneuver	979	-	-	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	1008	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.42	0.56	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	138	-	1060	-	-
HCM Lane V/C Ratio	0.001	-	0.006	-	-
HCM Ctrl Dly (s/v)	7.3	0	8.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	30	62	104	9	3	14
Future Vol, veh/h	30	62	104	9	3	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	5	10	6	0	0	8
Mvmt Flow	31	65	108	9	3	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	118	0	-	0	240	113
Stage 1	-	-	-	-	113	-
Stage 2	-	-	-	-	127	-
Critical Hdwy	4.15	-	-	-	6.4	6.28
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.245	-	-	-	3.5	3.372
Pot Cap-1 Maneuver	1452	-	-	-	753	924
Stage 1	-	-	-	-	917	-
Stage 2	-	-	-	-	904	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1452	-	-	-	736	924
Mov Cap-2 Maneuver	-	-	-	-	736	-
Stage 1	-	-	-	-	896	-
Stage 2	-	-	-	-	904	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	2.46	0	9.16
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	587	-	-	-	884
HCM Lane V/C Ratio	0.022	-	-	-	0.02
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	27	3	0	15
Future Vol, veh/h	1	0	27	3	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	29	3	0	16

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	47	31	0	0	33	0
Stage 1	31	-	-	-	-	-
Stage 2	16	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	962	1043	-	-	1579	-
Stage 1	992	-	-	-	-	-
Stage 2	1006	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	962	1043	-	-	1579	-
Mov Cap-2 Maneuver	962	-	-	-	-	-
Stage 1	992	-	-	-	-	-
Stage 2	1006	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.74	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	962	1579	-
HCM Lane V/C Ratio	-	-	0.001	-	-
HCM Ctrl Dly (s/v)	-	-	8.7	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	3	30	16	0
Future Vol, veh/h	0	0	3	30	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	3	33	17	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	57	17	17	0	-	0
Stage 1	17	-	-	-	-	-
Stage 2	39	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	951	1061	1600	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	949	1061	1600	-	-	-
Mov Cap-2 Maneuver	949	-	-	-	-	-
Stage 1	1003	-	-	-	-	-
Stage 2	983	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	0	0.66	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	164	-	-	-	-
HCM Lane V/C Ratio	0.002	-	-	-	-
HCM Ctrl Dly (s/v)	7.3	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	7	33	16	0
Future Vol, veh/h	0	1	7	33	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1	8	36	17	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	68	17	17	0	-	0
Stage 1	17	-	-	-	-	-
Stage 2	51	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	936	1061	1600	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	971	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	932	1061	1600	-	-	-
Mov Cap-2 Maneuver	932	-	-	-	-	-
Stage 1	1000	-	-	-	-	-
Stage 2	971	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.4	1.27	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	315	-	1061	-	-
HCM Lane V/C Ratio	0.005	-	0.001	-	-
HCM Ctrl Dly (s/v)	7.3	0	8.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	179	114	1	3	20
Future Vol, veh/h	12	179	114	1	3	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	5	10	6	0	0	8
Mvmt Flow	13	186	119	1	3	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	120	0	-	0	331	119
Stage 1	-	-	-	-	119	-
Stage 2	-	-	-	-	211	-
Critical Hdwy	4.15	-	-	-	6.4	6.28
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.245	-	-	-	3.5	3.372
Pot Cap-1 Maneuver	1450	-	-	-	668	916
Stage 1	-	-	-	-	911	-
Stage 2	-	-	-	-	829	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1450	-	-	-	662	916
Mov Cap-2 Maneuver	-	-	-	-	662	-
Stage 1	-	-	-	-	902	-
Stage 2	-	-	-	-	829	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.47	0	9.24
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	113	-	-	-	873
HCM Lane V/C Ratio	0.009	-	-	-	0.027
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	0	10	1	0	11
Future Vol, veh/h	3	0	10	1	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	0	11	1	0	12

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	23	11	0	0	12	0
Stage 1	11	-	-	-	-	-
Stage 2	12	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	993	1069	-	-	1607	-
Stage 1	1011	-	-	-	-	-
Stage 2	1011	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	993	1069	-	-	1607	-
Mov Cap-2 Maneuver	993	-	-	-	-	-
Stage 1	1011	-	-	-	-	-
Stage 2	1011	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.64	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	993	1607	-
HCM Lane V/C Ratio	-	-	0.003	-	-
HCM Ctrl Dly (s/v)	-	-	8.6	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	3	1	11	14	0
Future Vol, veh/h	0	3	1	11	14	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	3	1	12	15	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	29	15	15	0	-	0
Stage 1	15	-	-	-	-	-
Stage 2	14	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	985	1064	1603	-	-	-
Stage 1	1008	-	-	-	-	-
Stage 2	1009	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	984	1064	1603	-	-	-
Mov Cap-2 Maneuver	984	-	-	-	-	-
Stage 1	1007	-	-	-	-	-
Stage 2	1009	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.39	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	150	-	1064	-	-
HCM Lane V/C Ratio	0.001	-	0.003	-	-
HCM Ctrl Dly (s/v)	7.2	0	8.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	6	1	12	17	0
Future Vol, veh/h	0	6	1	12	17	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	7	1	13	18	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	34	18	18	0	-	0
Stage 1	18	-	-	-	-	-
Stage 2	15	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	980	1060	1598	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	1008	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	979	1060	1598	-	-	-
Mov Cap-2 Maneuver	979	-	-	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	1008	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	8.42	0.56	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	138	-	1060	-	-
HCM Lane V/C Ratio	0.001	-	0.006	-	-
HCM Ctrl Dly (s/v)	7.3	0	8.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Appendix D

Sight Distance Exhibit

SCALE 1" : 100'
0 50 100

APN 113-12-010

APN 113-10-003

APN 113-06-002

APN 113-07-002A

APN 113-07-001D

APN 113-82-008B
LOT 8

APN 113-37-003
CITY OF
FLAGSTAFF
PATENT 5455

APN 113-37-007B
CITY OF
FLAGSTAFF
PARCEL B
INSTRUMENT
3370035

APN 113-37-007A
PATENT 96234
UNITED METRO
MATERIALS INC.
INSTRUMENT
3441744

PATENT 6788
STATE LAND RECORD
16-95683
ARIZONA DEPARTMENT
OF TRANSPORTATION
MAINTENANCE YARD

S 89°43'12" W 552.52'

S 01°31'34" E 100.00'

N 89°43'14" E 500.00'

N 0°01'00" E 318.07'

S 27°38'12" W 644.93'

S 0°14'29" E 259.01'

N 0°20'24" W 824.84'

S 45°21'12" W 268.97'

S 16°40'25" W 595.14'

S 0°20'12" E 90.50'

CONNECT PROPOSED ACCESS ROAD TO EXISTING COCONINO COUNTY DRIVE

S 89°42'48" W 599.92'

TO BE COORDINATED WITH CITY

PROPOSED RECLAIMED WATER CONNECTION TO BE COORDINATED WITH THE CITY

PROPOSED SEWER MAIN EXTENSION

PROPOSED EXTENDED DETENTION, TYP

LOT A

L=475.61, R=501.73
Δ=54°18'48"

EXISTING DRIVEWAY

EXISTING DRIVEWAY

PROPOSED 60.0' ACCESS EASEMENT

6,000 SF BLDG.

(10) STALLS

N 54°52'35" W 43.86'

EXISTING DRIVEWAY

WATER & SEWER SERVICE

L=397.06, R=650.00
Δ=35°00'00"

PROPOSED 8' PUE

S 19°52'36" E 34.86'

PROPOSED 8' PUE

PROPOSED RURAL CUL-DE-SAC PER COF DTL 10-04-011, MODIFIED TO BE PAVED ASPHALT WITH PAINTED CENTER ISLAND

PROPOSED DRIVEWAY WITH 50FT PAVED TURNOUT (TYP)

NOTE:
1. CROSS-ACCESS AGREEMENTS WILL BE CREATED FOR LOT B-G
2. ASSUPMTIONS FOR CLEAR VIEW ZONE CALCULATIONS INCLUDE A COMIBNATION TRUCK DESIGN VEHICLE AND DESIGN SPEEDS OF 50 MPH AND 25 MPH FOR ROUTE 66 AND EL PASO FLAGSTAFF ROAD RESPECTIVELY

100-YR FLOOD PLAIN

RIO DE FLAG

LOT H

PROPOSED GRAVEL ROAD, TYP

S 75°35'46" W 1292.11'

POTENTIAL F.U.T.S. LOCATION ALONG WEST EDGE OF LOTS C & D TO BE COORDINATED WITH CITY

POTENTIAL F.U.T.S. LOCATION TO COINCIDE WITH WILDCAT SEWER INTERCEPTOR UPGRADE PROJECT SEWER ACCESS ROAD TO BE COORDINATED WITH CITY

PROPOSED SEWER MAIN PER WILDCAT SEWER INTERCEPTOR UPGRADE PROJECT (NOT A PART OF THIS PROJECT)

PROPOSED F.U.T.S. ESMT

30.0' ASLD ROW

LOT C

LOT B

30' EXISTING ASLD R/W NO. 09-3670

PROPOSED PUE, TYP

S 0°31'27" W 209.95'

25.0' MIN FRONT SETBACK, TYP ALONG EL PASO FLAGSTAFF RD.

(4) EXISTING PARKING STALLS

PROPOSED WATER & SEWER SERVICE

PROPOSED DRIVEWAY

(5) STALLS

PROPOSED WATER & SEWER SERVICE

ACCESS FROM N EL PASO FLAGSTAFF RD FOR LOT B & C

PROPOSED WATER & SEWER SERVICE

6,000 SF BLDG.

LOT D

(8) PROPOSED PARKING STALLS, TYP

PROPOSED DRIVEWAY, ACCESS FROM EL PASO FLAGSTAFF RD FOR LOT D, E & F

D6, 276' X 13', TYP ALONG EL PASO FLAGSTAFF RD.

D5, 386' X 21.5', TYP ALONG EL PASO FLAGSTAFF RD.

D4, 423' X 34.5', TYP ALONG EL PASO FLAGSTAFF RD.

PROPOSED SEWER SERVICE

(5) STALLS

PROPOSED SEWER SERVICE

(5) STALLS

PROPOSED WATER SERVICE

LOT E

LOT F

LOT G

LANDSCAPING PERIPHERAL BUFFER, TYP

PROPOSED F.U.T.S. TO BE COORDINATED WITH CITY

PROPOSED F.U.T.S. ESMT

CONNECT SEWER TO PROPOSED WILDCAT SEWER MAIN

PROPOSED SEWER MAIN EXTENSION

FUTURE DRIVEWAY

PROPOSED STREET LIGHT, TYP

N 79°26'19" W 2083.69'

HISTORIC RTE. 66

EXISTING 200.0' ROW

PROPOSED 141.0' ROW

75.0' FRONT SETBACK, TYP ALONG HISTORIC RTE. 66

LANDSCAPING STREET BUFFER, TYP

15.0' SIDE SETBACK

N EL PASO FLAGSTAFF RD

PROPOSED FIRE HYDRANT, TYP

PROPOSED WATER SERVICE

PROPOSED PARTIAL ROAD WIDENING FOR LEFT TURN LANE

RETENTION OUTLET

D1, 845' X 42'

D3, 551' X 18'

D2, 772' X 24'

D2, 772' X 24'

MATCHLINE - SEE VIEWPORT TO THE RIGHT

MATCHLINE - SEE VIEWPORT TO THE LEFT

CLEAR VIEW ZONE CALCULATIONS

ID #	MINOR ROAD (STOP CONTROL)	MAJOR ROAD	MANEUVER DIRECTION	DESIGN SPEED (V_{MAJOR})[1]	TIME GAP $t_{g\ UNTURNED}$[2]	GRADE ≤3%	MULTIPLE LANE CROSSINGS	NO. OF LANES[4]	TIME GAP $t_{g\ EXCEEDS}$[2]	INTERSECTION SIGHT DISTANCE (ISD[3])	STOPPING SIGHT DISTANCE (SSD)
D1	DRIVEWAY	MINOR ARTERIAL	LEFT	50	11.5	YES	NO	1	11.5	845	425
D2	DRIVEWAY	MINOR ARTERIAL	RIGHT	50	10.5	YES	NO	1	10.5	772	425
D3	MINOR ARTERIAL	DRIVEWAY	LEFT	50	7.5	YES	NO	1	7.5	551	425
D4	DRIVEWAY	RURAL LOCAL	LEFT	25	11.5	YES	NO	1	11.5	423	155
D5	DRIVEWAY	RURAL LOCAL	RIGHT	25	10.5	YES	NO	1	10.5	386	155
D6	RURAL LOCAL	DRIVEWAY	LEFT	25	7.5	YES	NO	1	7.5	276	155

Notes:
(1) The major road speed limits (V_{MAJOR} in MPH) are based on existing conditions in the project vicinity.
(2) The time gap values, adjusted ($t_{g\ adjusted}$ in seconds) and unadjusted ($t_{g\ unadjusted}$ in seconds), are based on the current site plan and the *AASHTO-Geometric Design of Highways and Streets* Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment
(3) The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the *AASHTO-Geometric Design of Highways and Streets*: Equation 9-1:
(4) The number of lanes crossed m ay include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
(5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

LOT A CONTAINS A CULTURAL RESOURCE SITE THAT HAS BEEN DEEMED AS ELIGIBLE FOR LISTING ON THE ARIZONA AND NATIONAL REGISTER OF HISTORIC PLACE. IF AVOIDANCE IS NOT FEASIBLE, THE HPTP, DATED JUNE 6, 2025, WILL GUIDE PHASED DATA RECOVERY PRIOR TO ANY GROUND DISTURBANCE AND INCLUDES A PLAN FOR MONITORING, IF THE HPTP DETERMINES THAT MONITORING IS NEEDED, DURING ANY CONSTRUCTION ACTIVITIES THAT MAY OCCUR FOLLOWING MITIGATION.

EXHIBIT "B" ADDITIONAL CONDITIONS 53-124156-01
(AS STIPULATED IN THE LAND SALE PATENT, THESE CONDITIONS ONLY APPLY TO LOT A)

THERE MAY BE REGISTER ELIGIBLE SITE OR SITES LOCATED WITHIN THE SUBJECT PROPERTY, WHICH COULD INCLUDE INFORMATION SIGNIFICANT IN THIS STATE'S HISTORY, ARCHITECTURE, ARCHAEOLOGY, OR CULTURE AND MAY MEET ELIGIBILITY CRITERIA, WHICH THE ARIZONA STATE PARKS BOARD HAS ESTABLISHED FOR LISTING ON THE ARIZONA REGISTER OF HISTORIC PLACES, OR WHICH MEET ELIGIBILITY CRITERIA FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES. IF GROUND-DISTURBING ACTIVITIES WILL OR MAY IMPACT ONE OR MORE REGISTER ELIGIBLE SITE OR SITES, PATENTEE SHALL CONSULT WITH THE STATE HISTORIC PRESERVATION OFFICE AND OTHERWISE TAKE SUCH ACTIONS AS ARE NECESSARY TO AVOID, PRESERVE, PROTECT, OR MITIGATE IMPACTS ON THE REGISTER ELIGIBLE SITE OR SITES. IN THE EVENT THAT AVOIDANCE, PRESERVATION AND PROTECTION OF THE REGISTER ELIGIBLE SITE OR SITES CANNOT BE ACCOMPLISHED, PATENTEE SHALL ENSURE A DATA RECOVERY PLAN IS DEVELOPED IN CONSULTATION WITH AND ACCEPTABLE TO, THE ARIZONA STATE MUSEUM AND THE STATE HISTORIC PRESERVATION OFFICE, OR THEIR SUCCESSOR AGENCIES, AND THE DATA RECOVERY IS IMPLEMENTED AND COMPLETED PRIOR TO THE REGISTER ELIGIBLE SITE OR SITES BEING AFFECTED. THE ARTIFACTS AND RECORDS RECOVERED FROM THE SUBJECT PROPERTY SHALL BE CURATED ACCORDING TO THE ARIZONA STATE MUSEUM CONSERVATION AND CURATION STANDARDS AS ESTABLISHED IN RULES IMPLEMENTING THE ARIZONA ANTIQUITIES ACT.

IF HUMAN REMAINS ARE ENCOUNTERED DURING GROUND-DISTURBING ACTIVITIES, ALL WORK MUST IMMEDIATELY CEASE WITHIN 30.48 METERS (100 FEET) OF THE DISCOVERY AND THE AREA MUST BE SECURED. THE ARIZONA STATE MUSEUM MUST BE NOTIFIED OF THE DISCOVERY. ALL DISCOVERIES WILL BE TREATED IN ACCORDANCE WITH ARIZONA REVISED STATUTES (A.R.S. § 41-844 AND A.R.S. § 41-865) AND WORK MUST NOT RESUME IN THIS AREA WITHOUT AUTHORIZATION FROM THE ARIZONA STATE MUSEUM. THESE CONDITIONS SHALL RUN WITH THE SUBJECT PROPERTY, AND BE BINDING ON THE PATENTEE'S HEIRS, SUCCESSORS, AND ASSIGNS.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

NO.	DATE	BY	REVISION

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COLLABORATE. INNOVATE. CREATE.
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ARIZONA, U.S.A.
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

EL PASO INDUSTRIAL PARK
PRELIMINARY PLAT
CIVIL IMPROVEMENTS
FLAGSTAFF
COCONINO

JOB NO.:	225068
DESIGN BY:	JEE
DRAWN BY:	JEE
CHECKED:	DN
DATE:	DECEMBER 2025

DWG: PP05
SHEET 5 OF 6

FILE: Y:\FLG\FLG-FS\02020\02250\02250681\03-PROD\05-CONTROL\PLAT\V-C01-225068.DWG JERIKSSON
PLOTTED: Dec 11, 2025-9:21am



PZ-24-00235-01
2661 N El Paso Flagstaff Road

El Paso Industrial Park
Concept Zoning Map Amendment

City Council | October 6th, 2026

Bethan Heng | Senior Planner

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

El Paso Industrial Park CZMA

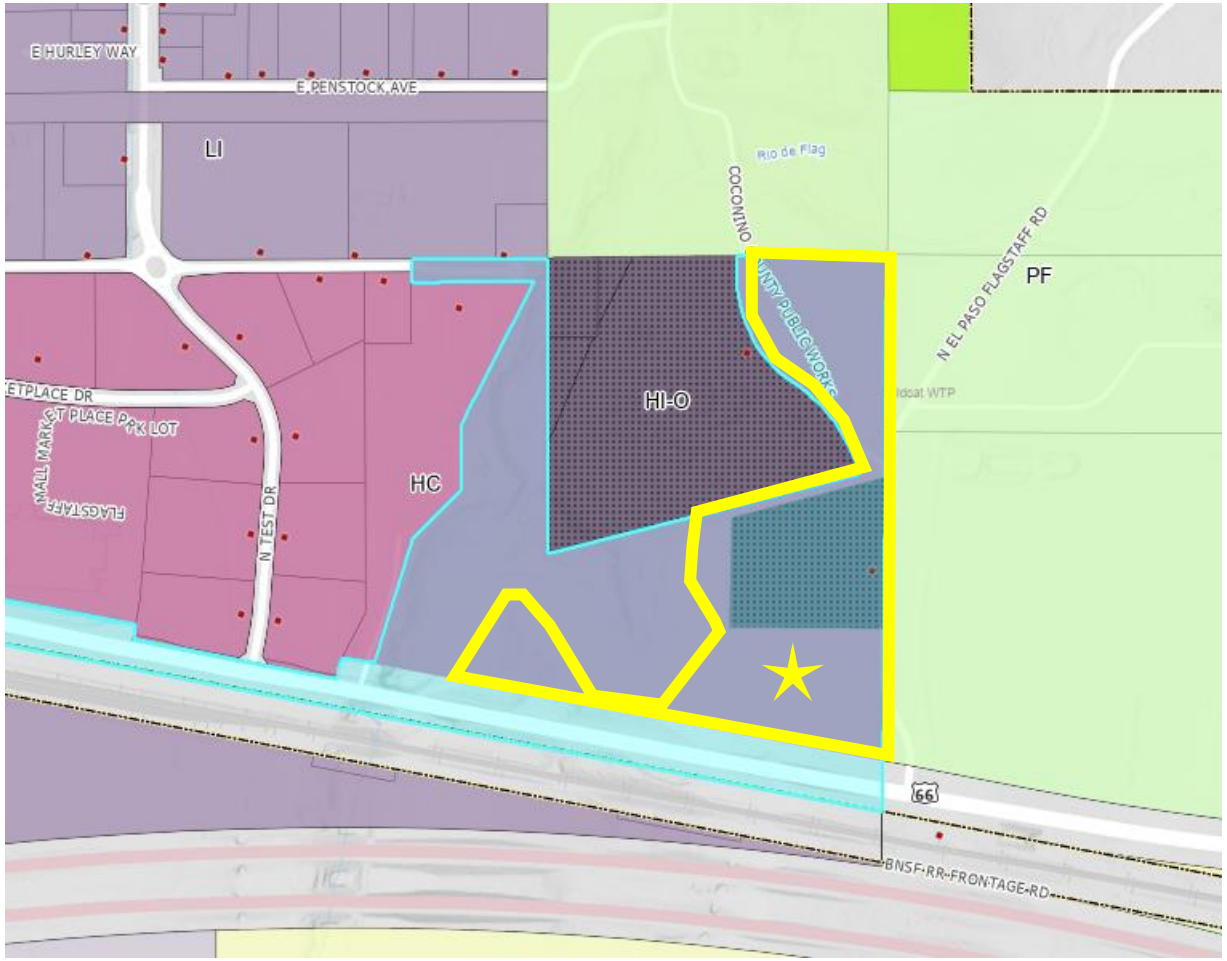
Property
2661 N El Paso Flagstaff Road
APN 113-37-010

Proposed Use

The applicant proposes to establish Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on site, which are permitted uses in the HI-O zone.

Request

1. The applicant is requesting to rezone 23.89 acres from the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO) to Heavy Industrial – Open (HI-O) zone with the RPO



El Paso Industrial Park CZMA

Project Information

- The applicant is requesting a rezone for the purpose of allowing Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on the site.
- The roughly 23 acres being set aside for Flagstaff City use contains rural floodplain and steep slopes.
  - There are also City sewer and reclaimed water lines.
  - This area will include a new FUTS connection.
- A Direct to Ordinance Zoning Map Amendment was approved in 2022 for 7.29 acres, rezoning it from HC to HI-O to allow a Composting Facility use.
- The applicant intends to subdivide the property into 8 resulting parcels following the rezoning application.

El Paso Industrial Park CZMA

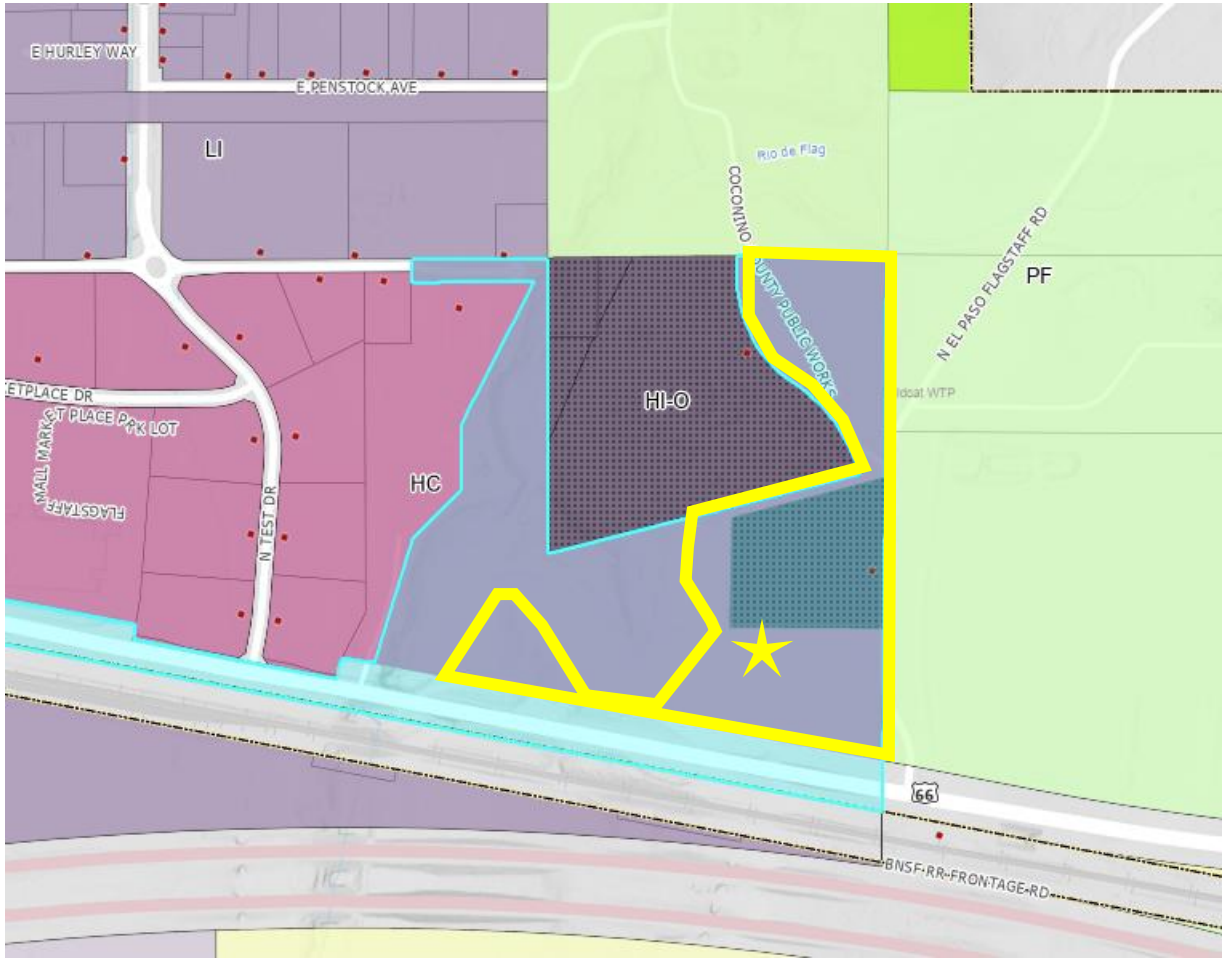
Property Context Map

North
Heavy industrial land owned by United Metro Materials Inc., zoned HI-O

West
ADOT maintenance yard, zoned HC

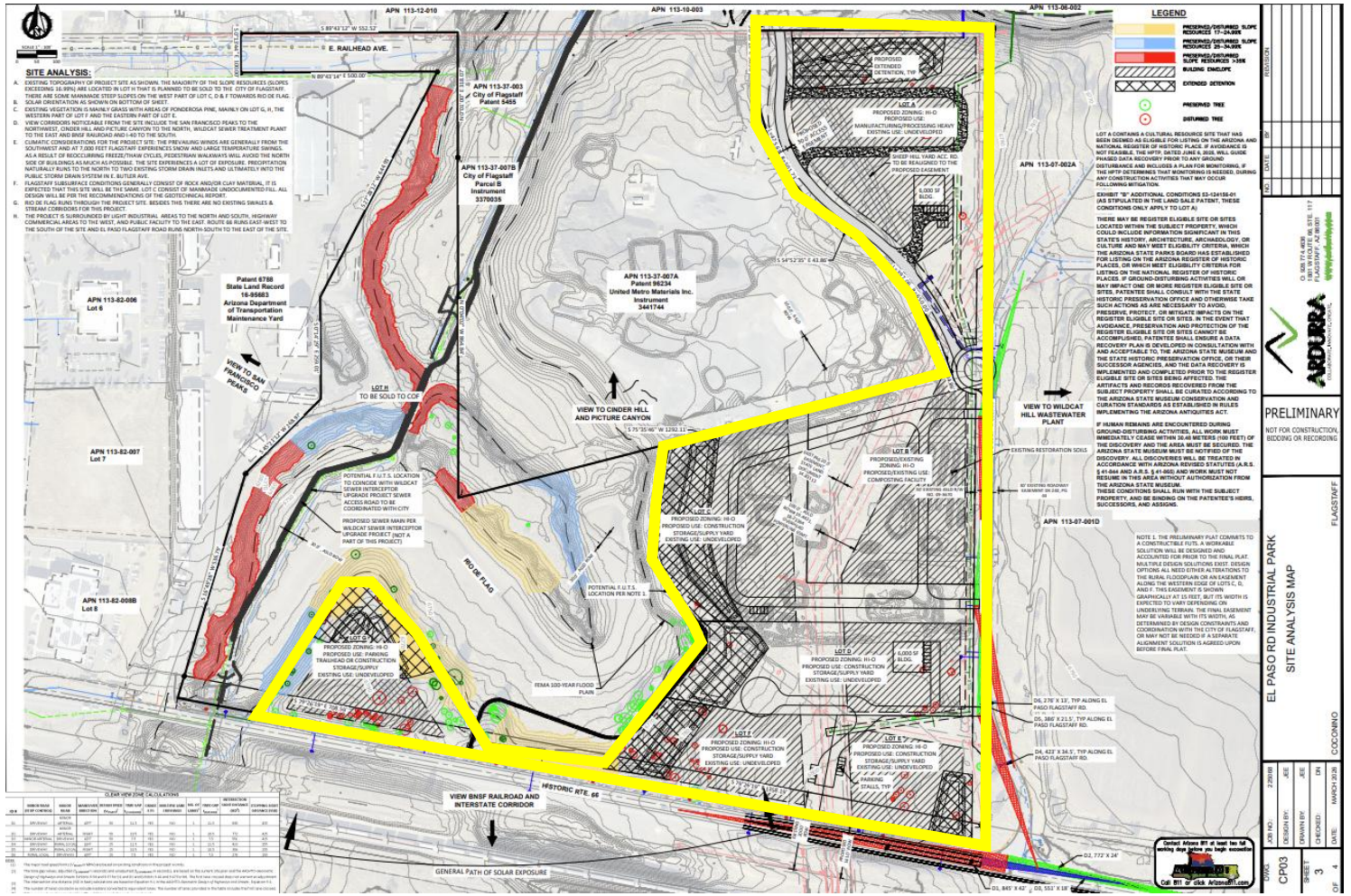
East
City of Flagstaff wastewater treatment plant, zoned Public Facility (PF)

South
State Trust Land, zoned Rural Residential (RR); Nestle Purina factory, zoned Light Industrial (LI); BNSF rail lines and Interstate 40



El Paso Industrial Park CZMA

El Paso Industrial Park CZMA



El Paso Industrial Park CZMA

Finding #1

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11 10 of the City Code prior to considering the proposed amendment.

El Paso Industrial Park CZMA

Finding #1

The subject Property is designated as a Future Employment area type in the 2030 Regional Plan.

An employment center may include mixed use; research and development offices; medical offices; office space; business park; retail, restaurant, and tourism center; light industrial; heavy industrial; and live-work spaces.

El Paso Industrial Park CZMA

Finding #2

The proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff, and will add to the public good as described in the General Plan.

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with all codes and requirements.

El Paso Industrial Park CZMA

Finding #3

The site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

El Paso Industrial Park CZMA

Adequacy of Site

Staff believes that the proposed application meets this finding. The Inter Division Staff (IDS) reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements .

Citizen Participation Plan

- The applicant notified neighbors within 600ft of the subject property.
- Applicant held two virtual public meetings on May 26th, 2026, and July 21st, 2026, both with no attendees.
- To date, staff has not received any comments on this application.

Planning and Zoning Commission Recommendation of Approval

Planning & Zoning Commission forward the request to the City Council with a recommendation for approval (vote of 5-0), subject to the following conditions:

1. The subject property must be developed in accordance with the approved concept plan and conditions of approval dated June 23, 2026. Modifications may require a revised concept plan.
2. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
3. That final plat parcel boundaries align with the zoning districts legal descriptions.
4. The Flagstaff Urban Trail System (FUTS) alignment shall be finalized at Civil Plan Review and prior to Final Plat approval.
5. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of Highway Commercial (HC) in accordance with A.R.S. § 9-462.01.

Thank you!

Questions or Comments

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Tiffany Antol, Zoning Code Manager

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Adoption of Resolution No. 2026-51 and Ordinance No. 2026-26: A Resolution of the City Council of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain document filed with the City Clerk, entitled "PZ-26-00070 Outdoor Lighting Update" and an Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code.

STAFF RECOMMENDED ACTION:

At the October 20, 2026, Council Meeting:
1) Read Resolution No. 2026-51 by title only
2) City Clerk reads Resolution No. 2026-51 by title only (if approved above)
3) Read Ordinance No. 2026-26 by title only for the first time
4) City Clerk reads Ordinance No. 2026-26 by title only (if approved above)

At the Novmeber 3, 2026 Council Meeting:
5) Adopt Resolution No. 2026-51
6) Read Ordinance No. 2026-26 by title only for the final time
7) City Clerk reads Ordinance No. 2026-26 by title only (if approved above)
8) Adopt Ordinance No. 2026-26

Executive Summary:

City's request for a Zoning Code Text Amendment to amend provisions in Zoning Code Chapter 10-50: Supplemental to Zones, Division 10-50.70: Outdoor Lighting, Section 10-50.70.050: General Requirements – All Lighting Zones to update requirements for Class 1 and Class 3 lighting, and revise Table 10-50.70.050.C: Shielding Standards to update residential development designations. Amend Chapter 10-80: Definitions to update the definition of "Partially Shielded Fixture," and update Title 10 Flagstaff Zoning Code Appendices to remove outdated, non-regulatory supporting information.

The Planning & Zoning Commission recommended of this text amendment by a vote of 5-0 at their September 23, 2026, public hearing.

Financial Impact:

There are no anticipated financial impacts affiliate with the proposed Zoning Code Text Amendment.

Policy Impact:

There are no anticipated policy impacts affiliated with the proposed Zoning Code Text Amendment.

Previous Council Decision or Community Discussion:

There has not been a previous City Council decition on this ordinance.

Options and Alternatives to Recommended Action:

The City Council may adopt, modify, or deny the proposed amendment.

Background and History:
The purpose of the proposed amendment is to address community concerns about the total amount of Class 3 Lighting that can be permitted on large acre parcels. The Zoning Code classifies all outdoor lighting in one of three categories to which each has its own specific allowances.

Class 1 Lighting is lighting used for applications where color rendition is required to preserve the effectiveness of an activity. All Class 1 Lighting shall have a correlated color temperature (CCT) of 2,700 Kelvin (K), or less. Recognized Class 1 Lighting applications include only the following examples:

- Outdoor sales areas, including service station canopies;
- Primary customer building entry/exit areas of commercial and industrial uses (does not include service or emergency entry/exits);
- Outdoor eating areas at restaurants;
- Outdoor assembly or repair areas where assembly or repair work occurs at night as part of the normal business operations;
- Outdoor recreational field/track/arena areas; and
- External and internal lighting for signs.

Class 2 Lighting is lighting used for applications where general illumination for safety or security is the primary concern. Narrow-Spectrum Amber LEDs are required in all Class 2 Lighting applications. Examples of Class 2 Lighting applications include the following:

- Pedestrian walkways, driveways, and roadways;
- Parking lots;
- Equipment yards; and
- Outdoor security.

Class 3 Lighting is outdoor lighting used for decorative purposes. All light sources may be used for Class 3 Lighting including technologies that allow for the color of the light to change so long as the colors change less than every two minutes. Examples of Class 3 Lighting applications include the following:

- Architectural illumination;
- Flag and monument lighting; and
- Landscape lighting and the illumination of trees, shrubs, and other vegetation.

The proposed amendment includes the following modifications:

- Amend **Chapter 10-50: Supplemental to Zones, Division 10-50.70: Outdoor Lighting, Section 10-50.70.050: General Requirements – All Lighting Zones** to relocate language regarding Total Outdoor Light Output and move Flag and Monument lighting from Class 3 to Class 1.
- Amend **Section 10-50.70.050.B: Total Outdoor Light Output** and associated **Table 10-50.70.050.B: Maximum Total Outdoor Light Output Standards** to clarify what is included in Total Outdoor Light Output and add new standards for Class 3 lighting (architectural or decorative lighting). The substantive addition is as follows:

Class 3 lighting that does not use Narrow-Spectrum Amber sources is limited to either 10% of the Total Outdoor Light Output or 3,500 lumens, whichever is greater. Class 3 lighting that does not use Narrow-Spectrum Amber sources shall not exceed 10,000 lumens on any Development Site.

- Amend **Table 10-50.70.050.C: Shielding Standards** to correct residential development requirements and clarify that unshielded fixtures are not permitted.
- Amend **Chapter 10-80: Definitions, Division 10-80.20, Section 10-80.20.060 ("F")** to clarify the definition of "Fixture, Partially Shielded."
- Update **Title 10 Flagstaff Zoning Code Appendices** by deleting outdated materials (Appendix 1.1, 1.2, 1.3; Appendix 2; Appendix 4), and renumbering remaining appendices as appropriate.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

A. Finding #1: The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.
There are no Core Priority goals and policies that apply to this amendment.
The following Complementary Priority from Natural and Cultural Resources supports the proposed amendment.
Natural Resource Stewardship Goal (RS): The Region stewards its natural resources using scientific, social, economic, and cultural best practices.

- Policy RS.1: Preserve dark skies as a natural resource that supports ecosystem health and brings scientific and economic benefits to the Region.

B. Finding #2: The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
The amendment provisions are not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendment is intended to set specific standards for outdoor lighting that is decorative in nature.

C. Finding #3: The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
The amendments are internally consistent, utilize the existing format, and do not conflict with other Zoning Code provisions. The amendments maintain the Zoning Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.

Connection to PBB Priorities and Objectives:
Achieve a wel-maintained community thrugh comprehensive & equitable code compliance, & development is compatible with community values.

Connection to Regional Plan:
See Background and History seciton of this report.

Connection to Carbon Neutrality Plan:
This amendment has no connection to the Carbon Neutrality Plan.

Connection to 10-Year Housing Plan:
This amendment has no connection to the 10-Year Housing Plan.

Attachments:
Res. 2026-51
Exhibit A PZ-26-00070 Outdoor Lighting Update
Ord. 2026-26
PZ-26-00070 Housing Statement
Presentation

RESOLUTION NO. 2026-51

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "PZ-26-00070 – OUTDOOR LIGHTING UPDATE"

RECITALS:

WHEREAS, pursuant to A.R.S. § 9-802 a municipality may enact or amend provisions of the City Code by reference to a public record, provided that the adopting ordinance is published in full;

WHEREAS, the City of Flagstaff wishes to incorporate by reference amendments to the Flagstaff Zoning Code, Ordinance No. 2026-26, by first declaring said amendments to be a public record.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

That certain document known as *"PZ-26-00070 – Outdoor Lighting Update"* attached hereto as Exhibit A is hereby declared to be a public record, and one (1) paper copy and one (1) electronic copy shall remain on file with the City Clerk in compliance with A.R.S. § 44-7041.

SECTION 2. Effective Date.

This resolution shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 3rd day of November 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Exhibits:
A. PZ-26-00070 Outdoor Lighting Update

Case No. PZ-26-00070 – Outdoor Lighting Update

Provisions that are being deleted are shown in bold ~~**strikethrough**~~ text.
Provisions that are being added are shown in bold **red** text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.70: Outdoor Lighting, Section 10-50.70.050: General Requirements – All Lighting Zones, as follows:

10-50.70.050 General Requirements – All Lighting Zones

A. Lighting Classes. ~~**The Total Outdoor Light Output for a lot or parcel is cumulative of the light emitted by all lighting classes.**~~

1. Class 1 Lighting is lighting used for applications where color rendition is required to preserve the effectiveness of an activity. All Class 1 Lighting shall have a correlated color temperature (CCT) of 2,700 Kelvin (K), or less. Recognized Class 1 Lighting applications include only the following examples:

a. Outdoor sales areas, including service station canopies;

b. Primary customer building entry/exit areas of commercial and industrial uses (does not include service or emergency entry/exits);

c. Outdoor eating areas at restaurants;

d. Outdoor assembly or repair areas where assembly or repair work occurs at night as part of the normal business operations;

e. Outdoor recreational field/track/arena areas; ~~**and**~~

f. External and internal lighting for signs~~.~~**; and**

g. Flag and monument lighting.

2. Class 2 Lighting is lighting used for applications where general illumination for safety or security is the primary concern. Narrow-Spectrum Amber LEDs are required in all Class 2 Lighting applications. Examples of Class 2 Lighting applications include the following:

a. Pedestrian walkways, driveways, and roadways;

b. Parking lots;

c. Equipment yards; and

d. Outdoor security.

3. Class 3 Lighting is outdoor lighting used for decorative purposes. All light sources may be used for Class 3 Lighting including technologies that allow for the color of the light to change so long as the colors change less than every two minutes**.** Examples of Class 3 Lighting applications include the following:

a. Architectural illumination;

~~**b. Flag and monument lighting; and**~~

~~**c**~~**b**. Landscape lighting and the illumination of trees, shrubs, and other vegetation.

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.70: Outdoor Lighting, Section 10-50.70.050.B: Total Outdoor Light Output and Table 10-50.70.050.B – Maximum Total Outdoor Light Output Standards, as follows:

B. Total Outdoor Light Output.

1. The Total Outdoor Light Output **includes the light emitted by all lighting classes, and** shall not exceed the amounts allowed in Table 10-50.70.050.B. **for a Development Site. The Development Site area shall not include undeveloped parcels for the purposes of this Division.**

Table 10-50.70.050.B

Maximum Total Outdoor Light Output Standards

Land Use	Lighting Zone 1	Lighting Zone 2
Commercial, Industrial, and Multiple-Family Development (Lumens per ~~**Net**~~ Acre **of the Development Site**)		
Combined maximum for Fully and Partially Shielded Fixtures, and fixtures mounted to a building or canopy[3]	17,500	35,000
Partially Shielded Fixtures maximum	0	~~**3,850**~~**3,500**
Fixtures not mounted to a building or canopy[1] maximum	4,000	35,000
~~**Single-Family and Duplex**~~ **Residential** Developments **with less than five Dwelling Units**, Including Accessory Structures (Lumens per Lot, or Parcel)		
Combined maximum for Fully and Partially Shielded Fixtures, and fixtures not mounted to a building or canopy, excluding motion sensing Outdoor Light Fixtures[2, 3]	1,500	5,000
Partially Shielded Fixtures maximum	0	2,000
Motion Sensing Outdoor Light Fixtures[2] (fully shielded) maximum	0	2,000
Fixtures that are not mounted to a building or canopy[1] maximum	0	1,500

End Note

1. Fixtures that are not directly mounted to the side of a building or to the underside of, or within, a canopy or overhang.

2. Motion sensing Outdoor Light Fixtures shall have an automated timer set to turn off the fixture at a time no greater than five minutes after the light has been turned on.

3. Class 3 lighting that does not utilize Narrow-Spectrum Amber sources is limited to 10% of the Total Outdoor Light Output or 3,500 lumens, whichever is greater. Class 3 lighting that does not utilize Narrow-Spectrum Amber sources shall not exceed 10,000 lumens on any Development Site.

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.70: Outdoor Lighting, Table 10-50.70.050.C: Shielding Standards, as follows:

Table 10-50.70.050.C

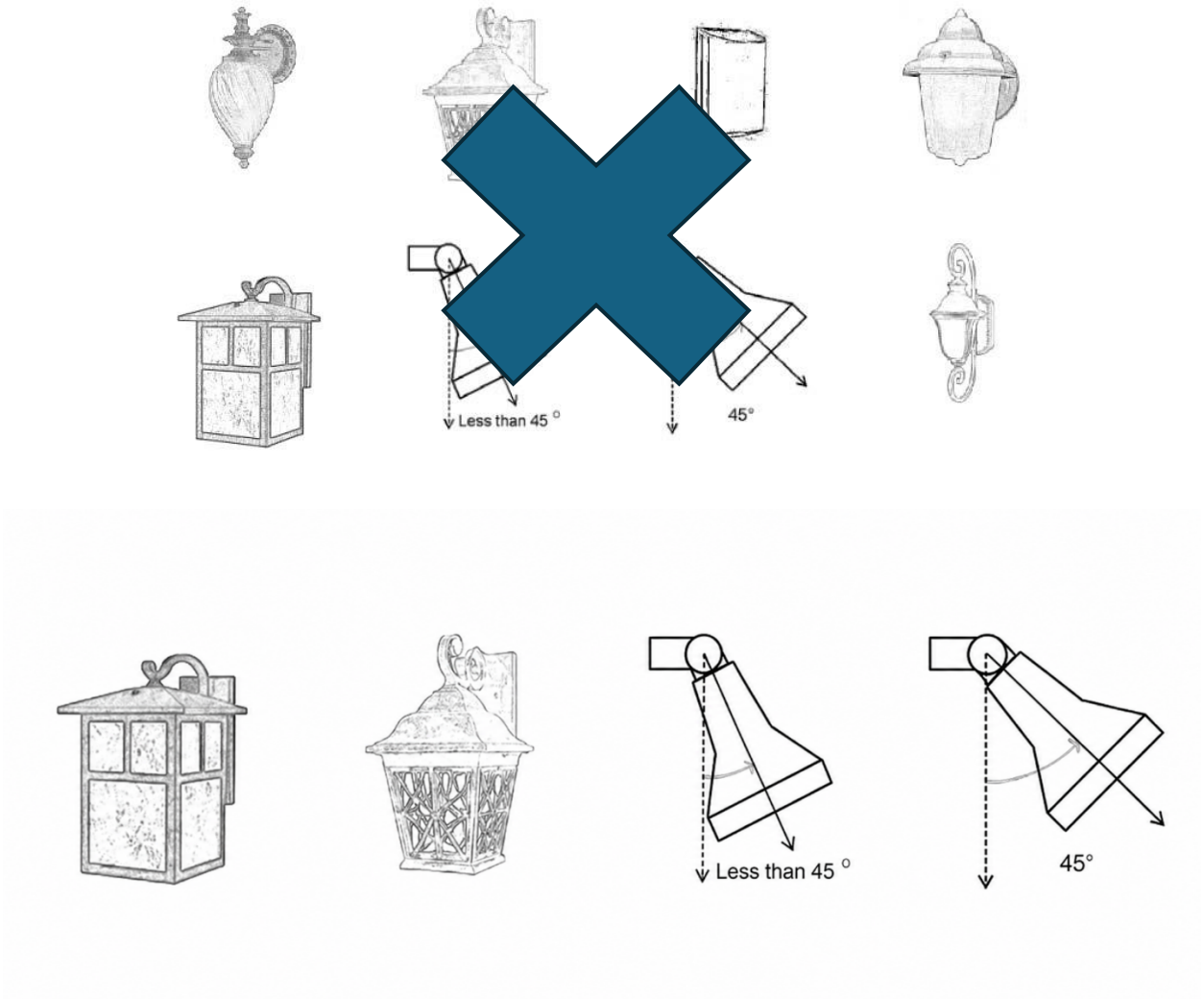
Shielding Standards

Land Use and Lighting Class		Lighting Zone 1	Lighting Zone 2
Commercial, Industrial, and Multiple-Family Development			
Class 1 Lighting All Outdoor Light Fixtures		FS	FS
Class 2 Lighting All Outdoor Light Fixtures		FS	FS
Class 3 Lighting			
	All Outdoor Light Fixtures with a Lumen output below 1,750[1] Lumens	FS	A[1]
	All Outdoor Light Fixtures with a Lumen output equal to and above 1,750[1] Lumens	X	X
	~~**Single-Family and Duplex**~~ Residential **Developments will less than five** Dwelling Units		
Class 1 – 3 Lighting			
	All Outdoor Light Fixtures with a Lumen output below 700[1] Lumens	FS	A[1]
	All Outdoor Light Fixtures with a Lumen output equal to and above 700[1] Lumens	X	X
	End Notes		
1.	For purposes of determining the Total Outdoor Light Output from an Outdoor Light Fixture, lighting assemblies which include multiple unshielded or Partially Shielded Fixtures or lamps on a single pole or assembled as a single unit shall be considered as one fixture. Refer to the Table 10-50.70.050.A.		
	Key		
FS = Allowed; Only Fully Shielded Fixtures A = Allowed; Fully Shielded Fixtures preferred, and Partially Shielded Fixtures are allowed subject to the Lumen amounts listed in Table 10-50.70.050.B**. Unshielded fixtures are not permitted.**			

Table 10-50.70.050.C Shielding Standards		
Land Use and Lighting Class	Lighting Zone 1	Lighting Zone 2
X = Outdoor light fixture is prohibited		

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.060: Definitions "F", as follows:

Fixture, Partially Shielded: A light fixture constructed and mounted such that most light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal. Light emitted at or above the horizontal direction (sideways or upwards) arises only from ~~**incidental**~~ decorative elements or strongly colored ~~**or diffusing**~~ materials. ~~**such as "honey" or colored glass or plastic**~~. Fixtures using spot or flood lamps are considered partially shielded if the lamps are aimed no higher than 45 degrees above straight down (half-way between straight down and straight to the side). Examples of partially shielded fixtures include, but are not limited to, those illustrated below:



Examples of partially shielded light fixtures.

Section 5. Amend Title 10 Flagstaff Zoning Code, Appendices to delete Appendix 1.1, Appendix 1.2, Appendix 1.3, renumber Appendix 1.4 to 1, delete Appendix 2, renumber Appendix 3 to Appendix 2, delete Appendix 4, and renumber remaining appendices, as follows:

~~Appendix 1.1~~

~~Design Guidelines~~

~~Sections:~~

~~1.1.010 Purpose~~

~~1.1.020 Applicability~~

~~1.1.030 Background~~

~~1.1.040 Relationship to Other Goals and Policies~~

~~1.1.050 How the Guidelines Are Organized~~

~~1.1.060 The City~~

~~1.1.070 Neighborhoods, Districts and Corridors~~

~~1.1.080 Block and Street~~

~~1.1.090 Lot and Building~~

~~1.1.010 Purpose~~

~~A. It is the purpose of these design guidelines to promote public convenience and prosperity, conserve the value of the property and buildings, and encourage the most appropriate use of land within the City.~~

~~B. The guidelines are grounded in the interdependence of three important principles: good site planning, maintenance of aesthetics appropriate to Flagstaff, and preservation of land values. Flagstaff's economic and environmental well-being is founded upon and maintained by the distinctive character and natural attractiveness of northern Arizona. This contributes substantially to Flagstaff's potential as a regional trade center and recreational area. It is the purpose of the design guidelines to further encourage harmonious, safe, attractive and compatible development in furtherance of the public health, safety and general welfare of the citizens of the City.~~

~~C. These guidelines provide applicants, neighbors and Flagstaff residents with clear documentation of the City's design objectives and expectations. The guidelines therefore present design approaches, which if followed, will offer applicants a high level of certainty through the design review process, assuming conformance with all other applicable City standards.~~

~~1.1.020 Applicability~~

~~A. The guidelines apply Citywide to the following land uses:~~

1. Residential and nonresidential subdivisions;

2. Multifamily uses;

3. Commercial uses;

4. Institutional uses; and

5. Business park uses.

B. Design guidelines in historic districts are applied in addition to these design guidelines. See Division 10-30.30, Heritage Preservation.

1.1.030 Background

Flagstaff wishes to protect its unique character, which is a combination of spectacular natural resources and a rich cultural heritage. The community is blessed with a tradition of building that reflects the natural features of the region, particularly its alpine setting, which the community wishes to maintain as it accommodates change that supports its quality of life.

1.1.040 Relationship to Other Goals and Policies

These design guidelines are the outgrowth of community policies that extend back many years. They demonstrate a consistent commitment to promoting livability and protecting the design traditions of the region. The following policies establish the basis for the design guidelines:

A. General Plan. In the General Plan, the community established formally defined goals to protect the character of the area through the use of design guidelines. These goals are further implemented through many specific policy and strategy statements. The primary goals of the General Plan regarding protection of the character of the Flagstaff area are as follows:

1. GOAL LU1. "Greater Flagstaff will have a compact land use pattern within a well-defined boundary that shapes growth in a manner that preserves the region's natural environment, livability, and sense of community. Flagstaff will continue to offer the primary types of housing design developments that have defined its land use patterns: the conventional and traditional neighborhood scale which provides a choice of housing types and supporting non-residential uses within walking distances."

2. GOAL CD1. "A sense of connection will be maintained in the built environment to the region's natural setting and dramatic views."

3. GOAL CD2. "The Flagstaff region will continue to protect its unique character that reflects its forested setting of ponderosa pine trees, piñon and juniper vegetation, and meadows through quality design and development. Emphasis will be placed on quality design in both the public realm – streets, civic buildings, and other public spaces – as well as the private realm – commercial buildings, work places, and housing. Preservation of vegetation and wildlife are part of the quality design and development process."

B. The Zoning Code. The City regulates the scale and intensity of development through its Zoning Code by establishing, for example, minimum standards for the development of land, including the size of lots, landscaping, building placement, outdoor signs and lighting, and thoroughfare design. While many of these standards focus on assuring safe and efficient use of land, they also influence the design and character of development. The design guidelines provide additional guidance to satisfy the intent of the Zoning Code.

1.1.050 How the Guidelines Are Organized

The guidelines are organized into four levels of design:

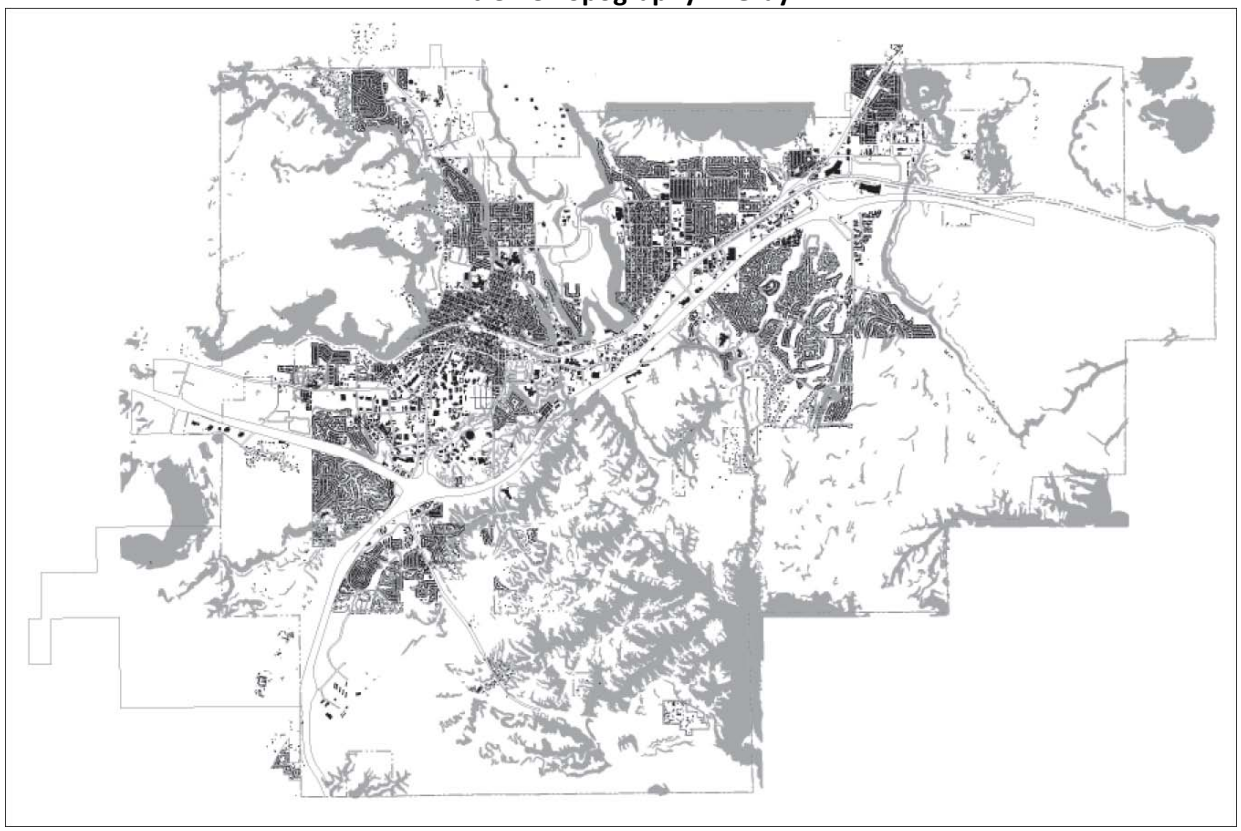
A. The City. Guidelines on how development should be integrated into the larger context of the City. This section looks at how development should respond to its location within the context of the region and the City.

B. Neighborhoods, Districts and Corridors. Guidelines on how development should be integrated to neighborhoods, districts or corridors.

C. Block and Street. Guidelines that talk about the interconnected nature of development at the level of the block and street.

D. Lot and Building. Guidelines at the smallest scale, focusing in on the lot and building details that make Flagstaff unique.

~~Diagram Showing Developed Portions of the City of Flagstaff in Black and Land Constrained by Extreme Topography in Gray.~~



~~1.1.060 The City~~

~~The General Plan defines areas of anticipated growth within the City of Flagstaff and the Flagstaff Metropolitan Planning Organization's (FMPO) planning area within Coconino County. The guidelines found in this section describe the elements that should be considered for new development projects at a regional and City level.~~

~~A. Limit development to areas where the General Plan calls for growth and prevent development in those areas indicated as land to be preserved or reserved.~~

~~1. Development should be in keeping with the intent of General Plan. Development should be focused on the areas listed as growth in the Regional Plan and areas that are preserved should not be allowed to develop.~~

~~2. Clearly define and maintain edges between areas that are to be preserved or reserved and those areas that are to be developed. Areas to preserve include agricultural land, open space and wildlife habitat.~~

~~3. Development should remain outside of sensitive habitats and watersheds.~~

~~B. Development should be focused on underutilized properties within the City.~~

~~1. Promoting infill on underutilized properties to maintain the rural-to-urban character of Flagstaff.~~

~~a. Preserve the edge of the City by discouraging auto dependent development that consumes large quantities of land at the edge of the City.~~

~~b. Develop infill in areas called out in the General Plan as focused infill growth before developing the periphery of the City.~~

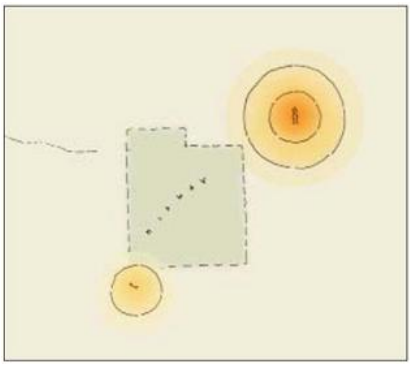
~~2. In order to develop and preserve urban centers development should:~~

~~a. Maintain the existing neighborhoods and district edges while encouraging development within the urban pattern.~~

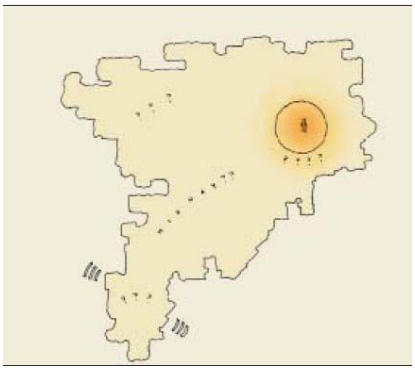
~~b. Create or reinforce a mix of residential, civic, retail and service uses integrated into the existing urban fabric, especially new development adjacent to existing development.~~



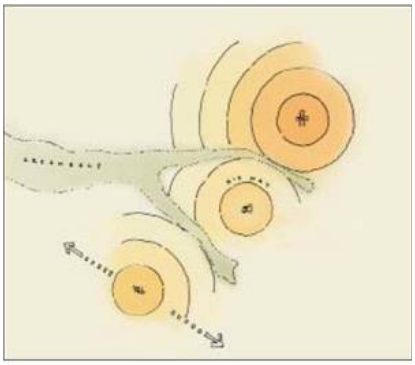
~~Example of the use of creeks to define the edges of neighborhoods.~~



~~Existing nodes of development separated by undeveloped land. Hypothetical example of a community with a large mixed use walkable core and a distant smaller core.~~



~~Example of what not to do. Growth pattern that ignores natural features and focuses on single use zones.~~



~~Example of growth pattern to emulate. Growth that focuses on creating compact walkable mixed use communities and uses natural features to define boundaries.~~

~~C. New non-contiguous development should:~~

1. Be designed with a mix of residential, civic, retail and service uses in a town or village setting with urban centers and defined edges.

2. Preserve natural features such as ravines and bluffs to provide opportunities to define natural edges to communities. Where possible these areas should be linked into the Flagstaff Urban Trails System.

3. At the regional level, support a framework of different transportation modes. New development should connect into the public transit system, the Flagstaff Urban Trails System and bicycle routes. Non-industrial developments should create a walkable environment regardless of the zone in which they are located.

4. Incorporate transit service and existing and proposed routes for the Flagstaff Urban Trails System where possible.

D. New development should take advantage of harvesting alternative energy.

1. Flagstaff has an annual average of 288 days of sun in which there is good solar access. Development on lots and slopes that have good solar access should consider solar power and solar water heating as alternative energy solutions.

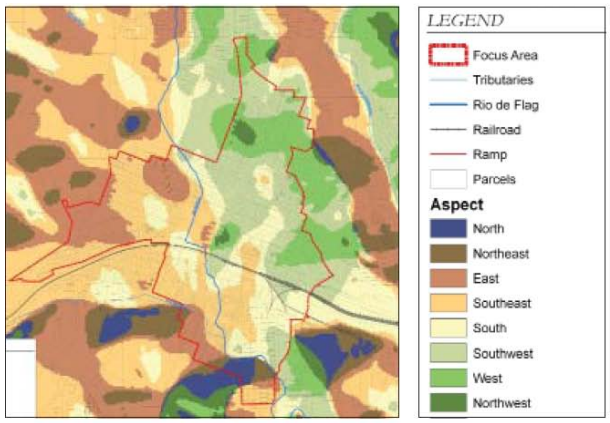
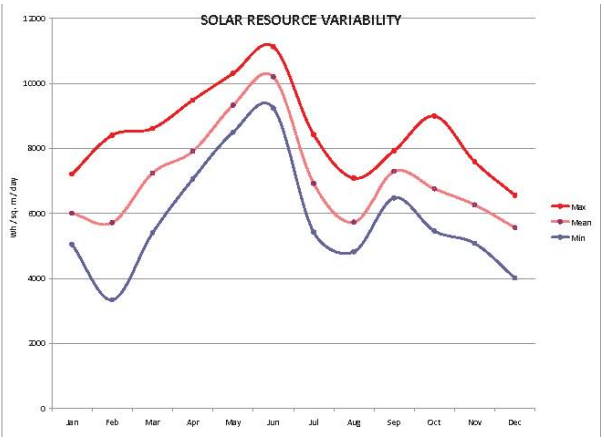
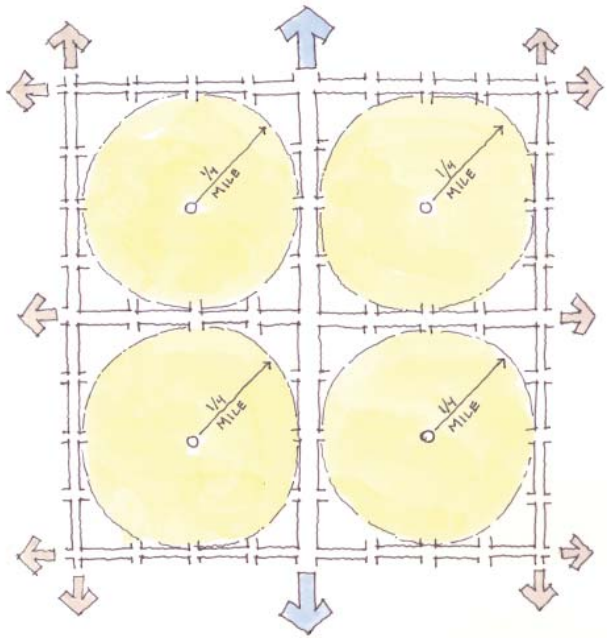


Diagram showing areas with high potential for using solar power and solar water heating based on orientation of slopes.



Graph showing the potential of solar power in the Flagstaff region.

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~~**Conceptual diagram of the potential development of a square mile into four one-quarter mile radius neighborhoods.**~~

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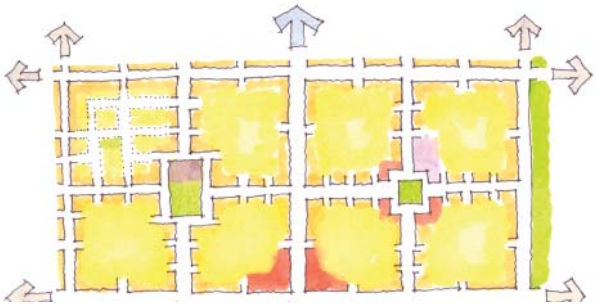
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~~**Conceptual diagram of a mixed use center within a neighborhood, showing an interconnected network of thoroughfares and a mix of lot sizes.**~~



~~**Illustrative diagram showing a mix of building types and densities within a neighborhood.**~~



~~Conceptual diagram of a mixed use center at the middle of a one square mile area and smaller mixed use, civic and open spaces centered neighborhoods.~~



~~Community gardens provide the opportunity for residents of the City of Flagstaff to grow their own produce.~~

~~1.1.070 Neighborhoods, Districts and Corridors~~

~~A. Neighborhoods.~~

~~1. A neighborhood is the basic building block of a community which is typically limited in physical size with a well-defined edge and a center. Walkable communities are created and reinforced when neighborhoods:~~

~~a. Reduce the reliance upon automobiles as the main form of transportation for short trips and provide alternatives for longer trips.~~

~~b. Encourage walkability with a mix of uses and amenities in neighborhood main street environments.~~

~~c. Are defined by an area encompassed by a one-quarter to one-half mile radius.~~

~~2. Encourage a mix of residential building types to provide increased density and diversity for all ages, individuals, families, and income levels.~~

~~3. Distribute schools and other institutions throughout the City within walking distance of residential neighborhoods and not isolate them in locations from where residents would need to drive.~~

~~4. Provide a range of civic spaces such as parks and playgrounds convenient to as many dwellings as possible to encourage people to exercise and relax within their community.~~

~~5. Provide gardens where residents without yards are given the opportunity to grow their own produce. Community gardens often work well in conjunction with civic uses, such as school, where community members and school children are given the opportunity to grow local produce.~~

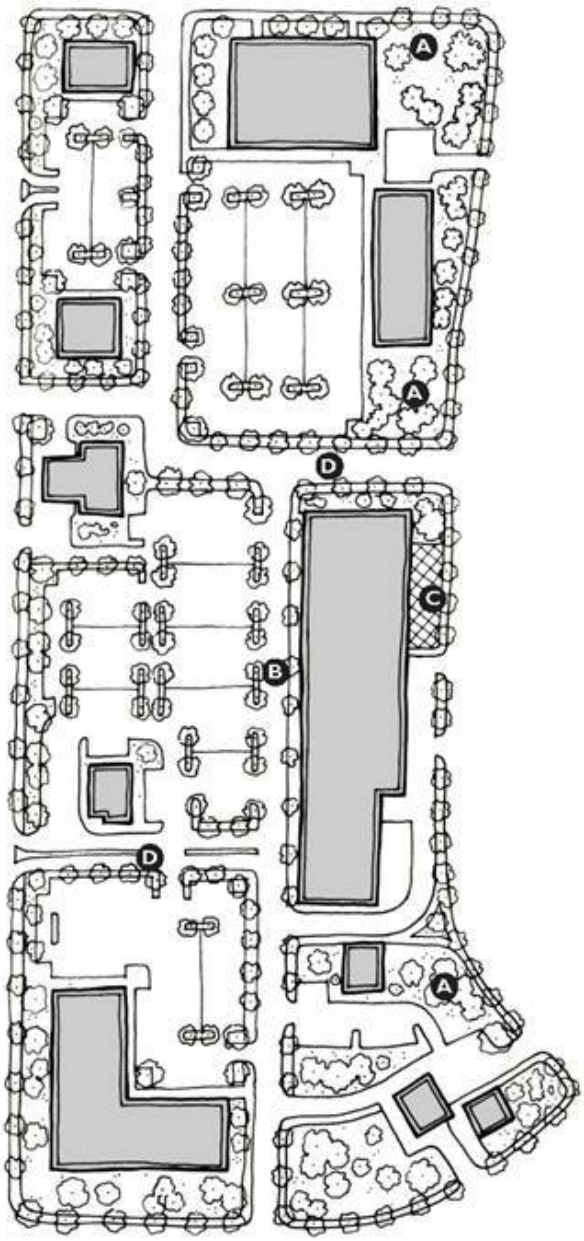
~~6. Streets within a neighborhood should be a connected network to disperse traffic by providing a variety of pedestrian and vehicular routes to any destination. Streets are also relatively narrow, provide on street parking, and shaded by rows of trees. This helps to slow traffic, creating an environment more suitable for pedestrians and bicycles.~~

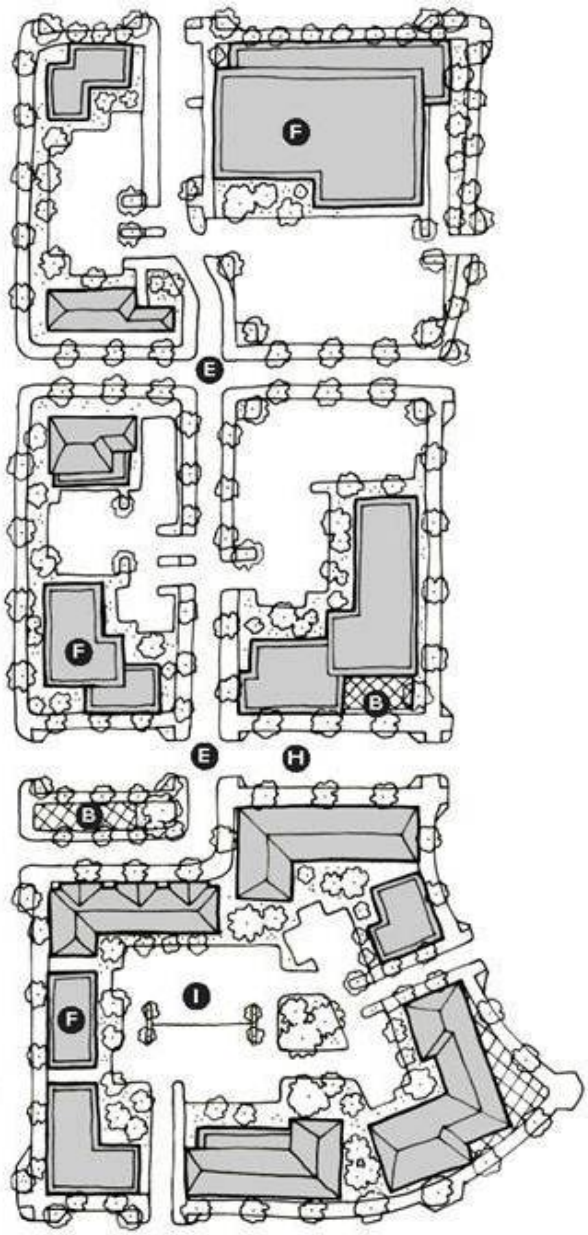
~~7. Buildings in the neighborhood center are placed close to the street.~~

~~8. Parking is provided at the rear of buildings, usually reached by alleys, or is permitted on the street.~~

~~9. As needed within a neighborhood, prominent sites for civic buildings such as education, religion, culture, and government uses are reserved at the termination of street vistas or in neighborhood centers.~~

-





~~**Inappropriate layout of an auto-dependent development. (A) Large expanses of poorly defined landscaping. (B) Lack of two sided pedestrian environment. (C) Plaza space not integrated into the pedestrian environment. (D) No hierarchy of places or street network.**~~

~~**Appropriate layout of a "park once" auto-dependent development. (E) Defined grid of streets and blocks, not with driveways. (F) Larger retail buildings hold the edge of the block and provide entrances along the street edge and the parking within the block. (G) Open spaces integrated into the walkable environment. (H) Two-sided walkable environment. (I) Parking**~~

~~within the block with clusters of trees preserved.~~

~~B. Districts and Corridors.~~

~~1. The City is comprised of many different environments, within which it is not always possible or intended to be walkable; these areas are often the transportation corridors and the single-use districts. In these predominately auto-dependent areas it is important to create small areas of walkability, where residents, tenants and users can be in a park-once environment. Doing so reduces the number of automobile trips and creates a more sustainable environment. The following features should be used to create a pedestrian-friendly park-once environment:~~

~~a. Create nodes of walkability within auto-dependent districts and corridors that reduce the need to drive and park from one destination to another;~~

~~b. Place parking in the middle of the block and behind buildings to increase the walkability of the block and create a more pedestrian-friendly environment;~~

~~c. Create environments where both sides of the street are pedestrian-friendly to encourage walking;~~

~~d. Place open or civic spaces within a walkable environment where buildings front onto the space; and~~

~~e. Encourage a mix of uses within a walkable node to allow a variety of daily activities to be completed within a park-once environment.~~

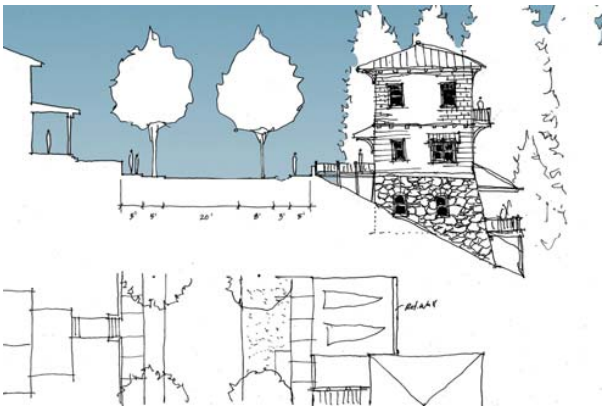
~~2. A fine-grained interconnected network of streets, trails and sidewalks provide the opportunity for users both within and from outside of a district or corridor to reduce the reliance on automobiles. A fine-grained network can also reduce the dependence and pressure on major corridors. Districts and corridors should provide connections throughout to transit, railways, bike lanes, boulevards, and walkable streets.~~

~~3. Providing good public transit and bicycle facilities along corridors reduces the reliance on automobiles in the community. In addition these facilities provide alternatives for all ages, individuals, families, and income levels who cannot or choose not to drive an automobile.~~

~~Example of a transit shelter integrated into the pedestrian realm and local architectural character.~~



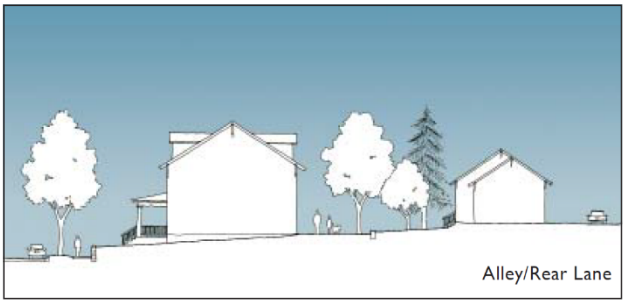
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~~Small footprint house on a steeply sloped lot.~~

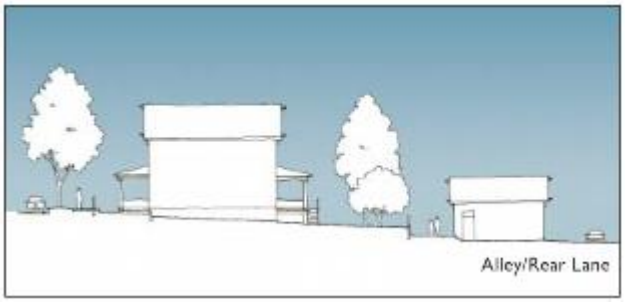
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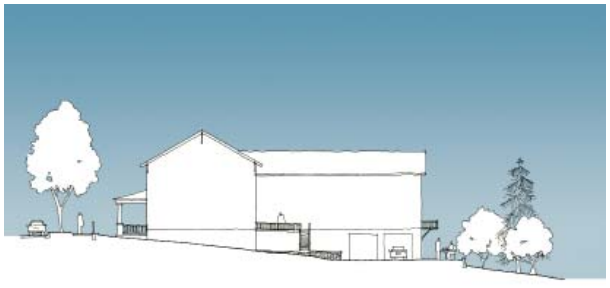




~~Uphill lot with alley access showing detached garages or carriage houses.~~

~~Uphill lot without alley access showing parking placed in the rear of the lot around a parking court.~~





~~Downhill lot with alley access showing detached~~

~~Downhill lot without alley access showing~~

~~garages or carriage houses.~~

~~parking placed in the rear of the lot around a parking court.~~



~~Individually graded lots allow for more variety in the character of the street and increase the possibility of preserving existing trees.~~

-

~~1.1.080 Block and Street~~

~~A. It is important to consider the size of the blocks, the spacing and size of streets, and what the streets connect both physically and visually. This section provides a series of elements to consider when creating a network of blocks and streets.~~

~~B. A fine-grained network of streets and blocks provides flexibility over time and disperses all modes of transportation throughout the City. Smaller blocks create a more pedestrian-friendly environment that also supports transit and bicycle usage.~~

~~C. Blocks and streets should be designed to minimize negative impacts to natural resources on abutting properties by:~~

~~1. Minimizing excavation that may be visible from adjacent properties; and~~

~~2. Minimizing the use of mass grading across blocks and streets. Instead, grade properties in smaller increments to preserve more natural resources such as existing trees and ground cover. This has the added benefit of allowing new development to maintain the character of the site.~~

~~D. Scenic views to natural features and landmarks from major viewpoints along a public way should be preserved or enhanced. Simple methods of preserving or enhancing scenic views of natural features include:~~

~~1. Frame distant views by locating streets and blocks to create terminated vistas on major viewpoints; and~~

~~2. Siting buildings in relation to adjoining properties to frame a view as it may be observed from the public rights-of-way. Siting of buildings should avoid completely blocking a view with a large building mass.~~

~~E. Streets with shared use of slower speed roadways for bicycles and cars create a better pedestrian and bicycle-friendly environment that reduces the reliance on automobiles and increases safety for bicycles and pedestrians.~~

~~F. Streets and development within the City should accommodate automobiles while protecting the safety and walkability of the area for pedestrians.~~

~~G. Development and streets within the City should be designed to feel comfortable and safe at the pedestrian scale in order to:~~

~~1. Encourage residents to walk and bicycle; and~~

~~2. Reduce the reliance on automobiles.~~

~~**Local Building Character**~~








~~**1.1.090 Lot and Building**~~

~~**A. The lot and building are at the most intimate of scales at which people can relate to and understand. The character of different memorable neighborhoods and cities is provided by the**~~

~~texture, variety and richness found in pedestrian environment. This section provides elements to consider to help provide a rich pedestrian and bicycle friendly environment and a sustainable future.~~

~~B. Buildings should be tailored to their urban/rural setting. See Division 10-50.20, Architectural Design Standards, for more specific standards.~~

~~C. Buildings should be positioned to enhance significant natural features that exist on a site. The features can be enhanced by:~~

~~1. Locating entry plaza or open spaces to frame a view, such as an existing rock outcropping or stand of mature trees; and~~

~~2. Siting buildings to minimize the destruction of natural features, allowing sites to take advantage of resources such as mature trees.~~

~~D. Buildings and lots should be designed and furnished to provide visual interest to pedestrians.~~

~~1. Active ground-floor spaces with windows and doors addressing the street help create an inviting pedestrian experience.~~

~~2. In walkable environments low walls, decorative fences, and hedges help define the edges of the public realm and the private realm while providing visual interest to pedestrians. These elements should be less than three feet in height.~~

~~3. Recessed windows and doors combined with projecting elements, such as balconies, eaves, and bay windows, provide visual relief to walls. Over the course of the day, the shadows cast by the small variations create a facade that appears to change throughout the day. This constantly changing back drop to the public realm provides a pedestrian experience that changes throughout the day and year.~~

~~4. In retail and service settings, furnishings along the street can provide areas to rest and additional visual interest for pedestrians.~~

~~E. Flagstaff's multistory heritage homes have a pattern of having ground floors that are taller than the upper stories. The extra height in the ground floor allows for taller windows and more natural light to enter the buildings. In keeping with this pattern multi-story residential buildings should have~~

~~ground floors that are taller than any individual upper floor. A minimum floor to ceiling height of nine feet in all T3 and T4 transect zones is preferred.~~

~~Local Building Character~~











~~F. Urban agriculture and community gardens provide an urban environment with a local food source. They also empower residents to grow their own food and teach others on food growing techniques.~~

~~G. Understanding sustainable building practices provides the opportunity to consider the long-term effects of development on the City. The following elements provide guidance on what to consider.~~

~~1. Buildings should be designed to efficiently use space and energy.~~

~~2. Flagstaff has a unique environment that provides 288 days of solar access. Buildings should be designed to take advantage of this resource by utilizing passive systems to the maximum extent feasible. The following items should be considered when locating and designing a building.~~

~~a. Orientation of the site and building.~~

~~(1) Lots with good southern exposure provide the best opportunity to take advantage of Flagstaff's remarkable solar access.~~

~~(2) Buildings should be laid out to take advantage of the solar access by orienting rooms to take advantage of the natural light and passive heating opportunities.~~

~~b. Passive cooling.~~

~~(1) Cross or stack ventilation systems, when carefully designed to take advantage of prevailing winds, can passively cool and ventilate the interior of a building without the need or use of energy.~~

~~(2) Thermal massing, appropriately arranged in conjunction with a passive ventilation system, can collect cool breezes from the open windows during the night and cool the air during the day when ambient temperatures are higher.~~

~~c. Passive heating.~~

~~(1) Thoughtful placement of windows can allow direct sunlight to enter a building, passively heating the interior while providing natural light.~~

~~(2) Thermal massing, appropriately arranged in conjunction with thoughtfully placed windows, can collect solar heat during the day and release the heat at night when ambient temperatures are lower.~~

~~(3) Solar water heaters passively heat water for showers and other uses by using solar heat to warm water as it is stored in an external container. Using solar water heaters can reduce the energy needed to provide hot water.~~

~~3. Photovoltaic panels can also take advantage of Flagstaff's unique environment by providing energy and reducing reliance on the electrical grid.~~

~~4. Water collection and storage during Flagstaff's times of rain can provide water for on-site irrigation.~~

~~5. The use of sustainable local materials and systems should be considered in order to reduce the short-term and long-term environmental impact of constructing and maintaining buildings.~~

~~6. Living roofs or vegetated roofs reduce the heat island effect and if planted with indigenous flora enhance the local urban ecology.~~

~~7. Landscaping should include native plant species.~~

~~a. Native plant species enhance the urban ecology and provide habitat to at-risk fauna while preserving the natural character of the region.~~

~~8. The following resources provide additional guidance on what to consider before, during and after development.~~

~~a. Leadership in Energy and Environmental Design (LEED) programs encourage sustainable development and building practices.~~

~~b. Energy Star appliances reduce the energy needs of a building.~~

~~c. Alternative energy is energy that is used in place of what is provided by the grid that serves the City and is derived from natural occurring sources (water, wind, solar) that would have otherwise gone unused. For more information see Appendix 1.3, Sustainability Guidelines.~~

Appendix 1.2

Additional Information on Smart Growth and Traditional Neighborhood Developments

Sections:

1.2.010 What Is Smart Growth?

1.2.020 What Is New Urbanism and Traditional Neighborhood Development?

1.2.030 SmartCode

1.2.040 Transect-Based Planning and Form-Based Codes

1.2.050 A Brief Overview of Design Charrettes

1.2.060 Thoroughfares (i.e. Streets) in Traditional Neighborhoods

1.2.070 Online Resources for Smart Growth and Traditional Neighborhood Developments

1.2.010 What Is Smart Growth?

A. "Growth is smart when it gives us great communities, with more choices and personal freedom, good return on public investment, greater opportunity across the community, a thriving natural environment, and a legacy we can be proud of to leave our children and grandchildren." (Smart Growth Network)

B. Smart Growth as promoted by the Smart Growth Network (www.smartgrowth.org) is based on the following principles:

1. **Mix land uses.**
2. **Take advantage of compact building design.**
3. **Create a range of housing opportunities and choices.**
4. **Create walkable neighborhoods.**
5. **Foster distinctive, attractive communities with a strong sense of place.**
6. **Preserve open space, farmland, natural beauty, and critical environmental areas.**
7. **Strengthen and direct development towards existing communities.**
8. **Provide a range of transportation choices.**
9. **Make development decisions predictable, fair and cost effective.**

~~10. Encourage community and stakeholder collaboration in development decisions.~~

~~C. Smart Growth principles when properly applied in a community provide a number of important benefits that can include:~~

~~1. Added value to a community through new development;~~

~~2. A greater return on investment for cities and towns through new development;~~

~~3. A variety of transportation choices – walking, biking, transit and driving – for residents to get to convenient amenities (e.g. schools, libraries, shops and restaurants);~~

~~4. A mix of housing and neighborhood types that meet the needs of couples, singles, families and seniors;~~

~~5. Greater opportunities for the preservation of open space; and~~

~~6. Development and urban growth patterns that are more sustainable than conventional development.~~

~~1.2.020 What Is New Urbanism and Traditional Neighborhood Development?~~

~~A. The term traditional neighborhood development (TND) has been utilized in planning and development circles within the City since November 2001 when the General Plan was first adopted. Indeed, the General Plan contains numerous references to, and actively promotes the use of, TND. With the undertaking of the Zoning Code update, the TND has been incorporated as an integral part of this Zoning Code.~~

~~B. New urbanism emerged over the past two decades in response to the urban sprawl that has characterized development in most parts of America. From its earliest roots up to the first quarter of the last century, the United States developed in the form of compact, mixed-use neighborhoods. Urban development patterns began to change with the emergence of modern architecture and zoning and the expanded use of the automobile. Following World War II, neighborhoods were replaced with development patterns that separated land uses, i.e., conventional suburban development, or sprawl.~~

~~C. New urbanism is an approach to urban planning and design that can be applied at a variety of scales, moving from a single block in an urban area to a large metropolitan region. At the neighborhood level, new urbanism is often referred to as traditional neighborhood development~~

~~because it revives the urban form and character of U.S. cities and towns built from the 1600s until World War II.~~

~~Figure 1.2A~~

~~Early Mixed-Use Compact Traditional Neighborhood Development in the United States.~~



~~D. New Urbanist developments do not seek to mimic past patterns of development. Instead, New Urbanist or traditional neighborhood developments strive to reinterpret the qualities of old patterns of building placement, design and public spaces to suit modern living needs, including of course the needs of the automobile.~~

~~Figure 1-2B~~

~~A New Traditional Neighborhood Recently Completed in Denver, CO.~~



~~E. New urbanism and traditional neighborhood developments are based on principles of planning and architecture that work together to create human-scale, walkable, functional and sustainable communities. They can be applied to either infill developments within a city, communities proposed on the periphery of cities, developments focused on transit-oriented development (TOD), or even entire cities.~~

~~F. From modest beginnings, the New Urbanist movement is now having a substantial impact on development in the U.S. More than 600 new towns, villages and neighborhoods are planned or under construction in the U.S., using the principles of the new urbanism. Additionally, hundreds of small-scale new urban infill developments are restoring the urban fabric of cities and towns by reestablishing walkable streets and blocks. Many Gulf Coast communities ravished by hurricanes Katrina and Rita are rebuilding themselves based on these principles.~~

~~G. Principles of Traditional Neighborhood Development. The heart of the new urbanism is in the design of neighborhoods, which can be defined by 13 elements, according to town planners Andres Duany and Elizabeth Plater-Zyberk, who founded the architecture and town planning firm Duany Plater-Zyberk & Co., and who are also two of the founders of the Congress for the New Urbanism (www.cnu.org). An authentic neighborhood should contain most of these elements:~~

~~1. The neighborhood has a discernible center. This is often a square or a green and sometimes a busy or memorable street corner. A transit stop would be located at this center.~~

~~2. Most of the dwellings are within a five-minute walk of the center, an average of roughly 2,000 feet.~~

~~3. There are a variety of dwelling types – usually houses, rowhouses and apartments – so that younger and older people, singles and families, the poor and the wealthy may find places to live.~~

~~4. At the edge of the neighborhood, there are shops and offices of sufficiently varied types to supply the weekly needs of a household.~~

~~5. A small ancillary building is permitted within the backyard of each house. It may be used as a rental unit or place to work (e.g., office or craft workshop).~~

~~6. An elementary school is close enough so that most children can walk from their home.~~

~~7. There are small playgrounds accessible to every dwelling – not more than a tenth of a mile away.~~

~~8. Streets within the neighborhood form a connected network, which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination.~~

~~9. The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating an environment suitable for pedestrians and bicycles.~~

~~10. Buildings in the neighborhood center are placed close to the street, creating a well-defined outdoor room.~~

~~11. Parking lots and garage doors rarely front the street. Parking is relegated to the rear of buildings, usually accessed by alleys.~~

~~12. Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for community meetings, education, and religious or cultural activities.~~

~~13. The neighborhood is organized to be self-governing. A formal association debates and decides matters of maintenance, security, and physical change. Taxation is the responsibility of the larger community.~~

~~H. Flagstaff has some excellent older traditional neighborhoods like the Old Town Site neighborhood, Southside neighborhood, and the neighborhoods to the north and northwest of the downtown area. These neighborhoods, as well as the downtown area itself, provide a wealth of planning and architectural patterns that can be interpreted and applied in other areas of the City through the application of traditional neighborhood developments.~~

~~Figure 1-2C~~

~~**Photographs Showing Some Architectural Elements that Reflect the City of Flagstaff's Mountain Architectural Vernacular.**~~



~~**Figure 1-2D**~~

~~**Artist Renderings Showing the Urban Character of a Proposed TND Project (Juniper Point)**~~

~~**Reflecting the City of Flagstaff's Mountain Architectural Vernacular, with a Corner Store on the Left, and a Residential Street on the Right.**~~

~~**Illustrations by Dover, Kohl & Partners.**~~



~~**1.2.030 SmartCode**~~

~~A. The SmartCode is a model unified land development ordinance for planning and urban design. It is the property of Duany Plater-Zyberk & Co. (DPZ) but may be freely reproduced and used with proper credit given to DPZ. The SmartCode incorporates smart growth and new urbanism principles, transect-based planning, environmental and zoning regulations, and regional, community and building-scaled design outcomes. It is a tool that guides the form of the built environment to resemble that of traditional neighborhoods, towns and villages. As noted previously, this form is compact, walkable, and mixed-use, and it is meant to be comfortable, safe and ecologically sustainable. As a model code, the SmartCode is intended to be calibrated or customized to the specific region within which it is applied by professional urban designers, planners, architects, engineers and other professionals, with the participation of local citizens. The SmartCode may be downloaded for free from http://smartcodecentral.com.~~

~~B. The principles of smart growth and traditional neighborhood development are addressed in the SmartCode at the scale of the region, the community, the block and the building, and the transect as provided below. This text is taken from the SmartCode and has been adapted to Flagstaff.~~

~~1. The Region.~~

~~a. That its natural infrastructure and visual character should be derived from its unique location in northern Arizona, and its topography, forests, farmlands, and riparian corridors.~~

~~b. That growth strategies should encourage infill and redevelopment in parity with new communities.~~

~~c. That development contiguous to urban areas should be structured in the neighborhood pattern and be integrated with the existing urban pattern.~~

~~d. That development noncontiguous to urban areas should be organized in the pattern of traditional neighborhoods.~~

~~e. That affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.~~

~~f. That the planning and reservation of transportation corridors should be coordinated with land use planning.~~

~~g. That open space green corridors should be used to define and connect urbanized areas.~~

~~h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.~~

~~i. That natural resources should be preserved by encouraging the concentration of development in mixed-use higher density neighborhoods than might otherwise be permitted under existing zoning.~~

~~2. The Community.~~

~~a. That neighborhoods should be coordinated, compact, pedestrian-oriented and mixed-use.~~

~~b. That neighborhoods should be the preferred pattern of development and that districts specializing in single-use should be the exception.~~

~~c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.~~

~~d. That interconnected networks of thoroughfares should be designed to disperse and reduce the length of automobile trips.~~

~~e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.~~

~~f. That appropriate building densities and land uses should be provided within walking distance of transit stops.~~

~~g. That civic, institutional, and commercial activity should be embedded in downtowns or other planned neighborhood centers, not isolated in remote single-use complexes.~~

~~h. That schools should be sized and located to enable children to walk or bicycle to them.~~

~~i. That a range of useable open space including parks, squares and playgrounds should be distributed within neighborhoods and urban zones.~~

~~j. That public trails within neighborhoods should link to the existing regional trail system.~~

~~3. The Block and the Building.~~

~~a. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.~~

~~b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public space.~~

~~c. That the design of thoroughfares and buildings should reinforce safe environments, but not at the expense of accessibility.~~

~~d. That architecture and landscape design should grow from local climate, topography, history and building practice and therefore respect and support Flagstaff's unique forest and mountain environment and architectural vernacular.~~

~~e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.~~

~~f. That civic buildings and public gathering places should be located in places that reinforce community identity and support self-government.~~

~~g. That civic buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.~~

~~h. That the preservation and renewal of historic buildings should be facilitated to affirm the continuity and evolution of society.~~

~~i. That the harmonious and orderly evolution of urban areas should be secured through the adoption of form-based codes that serve as guides for change for the proposed traditional neighborhood district. The form-based code establishes land use regulations for the district that may be different from zoning regulations applicable to other zoning districts in the Zoning Code or any other approved traditional neighborhood district.~~

~~1.2.040 Transect–Based Planning and Form–Based Codes~~

~~A. The SmartCode provides a detailed overview of the transect from an ecological perspective, and how transects can also be applied in an urban-to-rural context. As this concept is critical in understanding the application of the SmartCode to the proposed traditional neighborhood district in the City, an overview of transect-based planning is provided in the Preamble to this Zoning Code.~~

~~B. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form and scale (and therefore character) of development rather than only distinctions in land use types. This is in contrast to conventional zoning's focus on the segregation of land use types, permissible property uses, and the control of development intensity through simple numerical parameters (e.g., floor area ratio, dwellings per acre, height limits, setbacks, parking ratios). Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. An overview of form-based codes is provided in the Preamble to this Zoning Code, Chapter 10.00.~~

~~1.2.050 A Brief Overview of Design Charrettes~~

~~This synopsis of design charrettes is taken from a publication written by Bill Lennertz called "The Charrette as an Instrument of Change," and published in New Urbanism: Comprehensive Report & Best Practices Guide, Third Edition, Ithaca NY: New Urban Publications, 2003. Pp. 12-2 to 12-8. Additional information is also available from the National Charrette Institute website – www.charretteinstitute.org.~~

~~A. A charrette is a multi-day planning process during which an interdisciplinary professional design team creates a complete and buildable plan (typically based on smart growth and traditional neighborhood principles) that reflects the input of all stakeholders who are involved by engaging them in a series of feedback loops. It is a comprehensive and intensive planning process to bring transformative change to a neighborhood or planning area.~~

~~B. As Mr. Lennertz states, "charrettes offer much more than just a quick fix," and they result in lasting, transformative change. A charrette requires a carefully planned and orchestrated process that starts well before the actual charrette and continues long after it.~~

~~C. The National Charrette Institute (NCI) suggests that there are nine strategies that differentiate an authentic charrette from other planning processes. Further information on these strategies is available at the NCI website.~~

~~1. Work collaboratively;~~

~~2. Design cross-functionally;~~

~~3. Use design to achieve a shared vision and create holistic solutions;~~

~~4. Work in detail;~~

~~5. Constrain work schedules;~~

~~6. Communicate in short feedback loops;~~

~~7. Work for at least four to seven consecutive days;~~

~~8. Work on-site; and~~

~~9. Produce a buildable plan.~~

~~1.2.060 Thoroughfares (i.e., Streets) in Traditional Neighborhoods~~

~~There is an extensive amount of information available on the subject of context sensitive design and the design of streets to promote walkability and safety for pedestrians. An excellent resource on this subject can found in a chapter titled "Designing Streets for Walkability and Safety" by various authors in the book *New Urbanism: Comprehensive Report & Best Practices Guide*, Third Edition, Ithaca NY: New Urban Publications, 2003. Pp. 8-1 to 8-30.~~

~~The following introduction to this subject is excerpted from the above referenced book, Pp. 8-1 to 8-2 in the chapter titled "Designing Streets for Walkability and Safety" by various authors.~~

~~A. A traditional neighborhood development (TND) is a human scale, walkable community with moderate to high residential densities and a mixed-use core. Compared with conventional suburban developments, TNDs have a higher potential to increase modal split by encouraging and accommodating alternate transportation modes. TNDs also have a higher potential for capturing internal trips, thus reducing vehicle miles traveled.~~

~~Figure 1-2E~~

~~Example of a Street~~

~~Designed to Promote Walkability and Safety for Pedestrians.~~



~~Photo by Rick Hall.~~

~~B. A dense network of narrow streets with reduced curb radii is fundamental to TND design. This network serves to both slow and disperse vehicular traffic and provide a pedestrian friendly atmosphere. Such alternate guidelines are encouraged by North Carolina Department of Transportation when the overall design ensures that nonvehicular travel is to be afforded every practical accommodation that does not adversely affect safety considerations. The overall function, comfort, and safety of a multipurpose or "shared" street are more important than its vehicular efficiency alone.~~

~~C. TNDs have a high proportion of interconnected streets, sidewalks and paths. Streets and rights-of-way are shared between vehicles (moving and parked), bicycles, and pedestrians. The dense network of TND streets function in an interdependent manner, providing continuous routes that enhance non-vehicular travel. Most TND streets are designed to minimize through traffic by the design of streets and the location of land uses. Streets are designed to only be as wide as needed to accommodate the usual vehicular mix for that street while providing adequate access for moving vans, garbage trucks, fire engines and school buses.~~

~~1.2.070 Online Resources for Smart Growth and Traditional Neighborhood Developments~~

~~**Smart Growth:**~~

~~***http://www.smartgrowth.org***~~

~~**Traditional Neighborhood Development:**~~

~~***http://www.tndtownpaper.com/neighborhoods.htm***~~

~~***http://safety.fhwa.dot.gov/ped_bike/***~~

~~***http://www.newurbannews.com/***~~

~~***http://www.tndhomes.com/feature.htm***~~

~~***http://www.preservenet.com/politics/NewUrb.html***~~

~~***http://fullyarticulated.typepad.com/sprawledout/2007/06/traditional_nei.html***~~

~~**Congress for the New Urbanism:**~~

~~***http://www.cnu.org/***~~

~~**Transect:**~~

~~***http://www.transect.org/***~~

~~***http://www.dpz.com/transect_articles.htm***~~

~~**Form-Based Codes:**~~

~~***http://www.formbasedcodes.org/***~~

~~**SmartCode:**~~

~~***http://www.smartcodecentral.com***~~

~~**Design Charrettes:**~~

~~***http://www.charretteinstitute.org***~~

~~**Context Sensitive Solutions:**~~

http://www.contextsensitivesolutions.org/

http://www.fhwa.dot.gov/context/index.cfm

http://www.pedshed.net

http://www.completestreets.org

~~Appendix 1.3~~

~~Sustainability Guidelines~~

~~Sections:~~

- ~~1.3.010 Purpose~~
- ~~1.3.020 Applicability~~
- ~~1.3.030 What Is Sustainability?~~
- ~~1.3.040 Project Siting~~
- ~~1.3.050 Modes of Transportation~~
- ~~1.3.060 Economic Sustainability~~
- ~~1.3.070 Urban Agriculture~~
- ~~1.3.080 Water Resource and Conservation~~
- ~~1.3.090 Energy and Materials~~
- ~~1.3.100 Stormwater Management, Grading and Drainage~~
- ~~1.3.110 Watershed Restoration~~
- ~~1.3.120 Solid Waste Management~~

~~1.3.010 Purpose~~

~~The purpose of the sustainability guidelines is to provide principles of sustainability and guidelines to promote sustainability to encourage and direct development in a manner that is sustainable in the City. Links to the sections of the Zoning Code and other City documents are inserted that provide additional information and standards.~~

~~These sustainable principles and practices are intended to inform applicants, planners, architects, landscape architects, engineers and construction managers about sustainable site planning, design and construction practices that encompass long term economic, social and environmental considerations in Flagstaff. By following the standards provided in the Zoning Code and the supplementary guidelines that accompany them into the design and construction process, a commitment to building a healthy and sustainable future for Flagstaff can be demonstrated.~~

~~In addition to pursuing a general culture of sustainability, compliance with these principles and guidelines can help ensure that sustainable goals specific to community needs are met. By accomplishing these goals, the community can establish itself as a leader in sustainable development.~~

~~1.3.020 Applicability~~

~~The guidelines found within this Division apply to all development within the City. Applicants should consider following these guidelines to help create a more sustainable community.~~

~~1.3.030 What Is Sustainability?~~

~~Sustainability is living and managing activities in a manner that balances social, economic and environmental considerations to meet Flagstaff's current needs and those of future generations. A sustainable Flagstaff is a community where the social well-being of current and future citizens is supported by a vibrant economy and a self-renewing, healthy environment.~~

~~The Zoning Code plays an integral role in addressing community sustainability by addressing energy conservation, climate change and adaptation, renewable energy production, community health, and food production. Sustainability supports the development of attractive, prosperous and healthy communities. The core values of sustainability include:~~

~~A. Consideration of long-term impacts upon future generations;~~

~~B. The prudent use of resources; and~~

~~C. Understand resource limitations and use to prevent overuse and serious degradation and loss of productive capacity.~~

~~1.3.040 Project Siting~~

~~A. Principle. Throughout the design of a new development, applicants should evaluate the development's location, site layout, and programming to determine short- and long-term impacts on the community's sustainability.~~

~~Project siting has the greatest impact on how effectively the other sustainability principles can be addressed. Poor siting of a development can detrimentally impact the potential to harvest solar energy, create a less automobile dependent environment, and address economic and agricultural sustainability. This section provides elements that should be addressed in order for the other sustainability principles to be most effective. See Division 10-30.60, Site Planning Design Standards, and Division 10-50.90, Resource Protection Standards, for methodologies and submittal requirements for site analysis.~~

~~B. General Guidelines. The following properties should be considered during all phases of design to produce a development that is beneficial to the community in the short and long term. A development site should be planned and designed to address the following key elements:~~

~~1. The absence of or the ability to buffer sensitive environmental zones, such as floodplains, critical habitats or forest resources, from the impacts of development;~~

~~2. The presence of an infill opportunity or the ability to be located on a previously developed site;~~

~~3. The presence of existing or planned transit services;~~

~~4. The presence of existing or planned neighborhood amenities and services;~~

~~5. The location of everyday goods and services relative to the development's use and needs;~~

~~6. The ability to reinforce and fill in an incomplete urban development pattern;~~

~~7. The ability to utilize on-site winds to minimize or eliminate needs for mechanical cooling and ventilation; and~~

~~8. The potential to access Flagstaff's average of 321 days of solar access.~~

~~C. Resources.~~

~~1. Division 10-30.60, Site Planning Design Standards.~~

~~2. Division 10-50.90, Resource Protection Standards.~~

~~3. City of Flagstaff General Plan.~~

~~4. Appendix 1.1, Design Guidelines.~~

~~1.3.050 Modes of Transportation~~

~~A. Principle. Where feasible, dependence on the automobile should be reduced by creating neighborhoods that provide a diverse choice of transportation modes. Providing a mix of transportation modes allows for greater accessibility for a diverse range of the population who does not or may not have access to an automobile.~~

~~B. General Guidelines. The diversity and mix of transportation modes as well as the intent of the transportation networks may vary between walkable urban environments and drivable suburban environments but nonetheless the following key elements should be addressed:~~

~~1. The creation or enhancement of walkable environments within the development;~~

~~2. The ability to connect to existing or planned transportation networks to reduce the need for travel by private vehicle; and~~

~~3. The provision of a mix and hierarchy of transportation options to amenities outside the development, including:~~

~~a. Transit service;~~

~~b. Bicycle facilities;~~

~~c. Sidewalks;~~

~~d. Multi-use trails; and~~

~~e. Vehicular thoroughfares.~~

~~C. Resources.~~

~~1. Division 10-30.60, Site Planning Design Standards.~~

~~2. Section 10-50.80.050, Bicycle Parking.~~

~~3. Section 10-50.80.060, Parking Adjustments.~~

~~4. Chapter 10-60, Specific to Thoroughfares.~~

~~5. Appendix 1.1, Design Guidelines.~~

~~1.3.060 Economic Sustainability~~

~~A. Principle. In order to help maintain the economic sustainability of Flagstaff, new developments in Flagstaff should provide a diverse mix of nonresidential uses and a range of housing options within compact walkable environments.~~

~~B. General Guidelines. The following key elements should be addressed in all new developments, when applicable:~~

~~1. The presence of a mix of commercial, civic and residential uses within a neighborhood and across the City allows an area to change over time and provides a diverse employment/shopping and tax base for the City;~~

~~2. The presence of industrial uses or land zoned for industrial uses, where appropriate, should be maintained to provide areas for manufacturing and production jobs;~~

~~3. The ability to site, design, and construct buildings to take advantage of Flagstaff's climate to reduce energy usage and cost, providing long term economic sustainability as energy prices fluctuate;~~

~~4. The ability to provide a mix of housing types can provide a more diverse set of housing options at a more diverse range of rents and price points for residents of Flagstaff; and~~

~~5. The ability to build in a more compact manner to reduce the initial and long-term transportation and public infrastructure costs, providing additional opportunities for economic stability for the City.~~

~~C. Resources.~~

~~1. Division 10-30.20, Affordable Housing Incentives.~~

~~2. Division 10-40.40, Transect Zones.~~

~~3. Division 10-50.110, Specific to Building Types.~~

~~1.3.070 Urban Agriculture~~

~~A. Principle. In order to help maintain food production and security in Flagstaff, agricultural uses are allowed within the City. This Zoning Code provides opportunities for urban agriculture by allowing:~~

~~1. Food production in industrial and commercial zones;~~

~~2. Community gardens in civic spaces and neighborhoods;~~

3. Edible landscaping as part of range of vegetation allowed within the required landscaping for new developments; and

4. Urban agriculture within designated green spaces and parks.

B. Resources.

1. Chapter 10-40, Specific to Zones.

2. Chapter 10-70, Specific to Civic Spaces.

3. Division 10-50.60, Landscaping Standards.

1.3.080 Water Resource and Conservation

A. Principle. The future of Flagstaff is dependent on access to long-term clean water resources. Water resources should therefore be conserved to protect the environment and to maintain adequate supplies of water for future generations. A long term water source is integral to the economic vitality and social health of the community. Water conservation measures should be a visible component of developments to promote water resource conservation and build awareness of the precious nature of water. Water conservation measures include:

1. The use of reclaimed water;

2. Active and passive harvesting of rain water; and

3. Collecting of greywater for nonpotable uses.

B. General Guidelines.

1. Where feasible prior to development, applicants should provide a water balance analysis that includes all water demands at build-out of the development. The City can then evaluate whether an adequate supply exists to accommodate the proposed new projected build-out water demands. In all residential developments, this balance would assume year-round residence for calculation purposes. This may be replaced by a water adequacy study.

2. Applicants should identify and implement water conservation measures on their development that will reduce the water demands created by the development. Example measures could include the use of reclaimed water and the installation and use of rainwater

~~capture and reuse (greywater) devices for all nonpotable applications to the maximum extent feasible.~~

~~3. Use of potable water for irrigation of private lawns is not encouraged.~~

~~C. Resources.~~

~~1. City of Flagstaff amendments.~~

~~2. City of Flagstaff Energy Code.~~

~~3. State of Arizona water conservation measures.~~

~~4. Division 10-50.90, Resource Protection Standards.~~

~~5. Division 10-50.60, Landscaping Standards.~~

~~1.3.090 Energy and Materials~~

~~A. Principle. New structures, renovated buildings, and new infrastructure facilities should be designed to minimize energy consumption and maximize renewable energy generation in order to reduce greenhouse gas (GHG) emissions, provide cost savings and promote the conservation of natural resources. To create a more sustainable Flagstaff, the renovation of existing buildings or the construction of new buildings will require the efficient use of resources. Two main areas that can readily be addressed are the materials used to construct buildings and the energy used daily within them. The guidelines provided below provide guidance on design considerations that can make a building more sustainable.~~

~~B. General Guidelines.~~

~~1. Commercial and residential developments consisting of four or more units should develop covenants, conditions and restrictions relating to energy efficient practices and fixtures to ensure the development's energy efficiency throughout its life.~~

~~2. All designs for commercial dwellings should utilize available solar, wind, geothermal or other renewable energy sources using approved devices to the maximum extent feasible.~~

~~3. Natural on-site wind patterns should be evaluated and utilized in all building designs to minimize or eliminate mechanical cooling and ventilation needs.~~

~~4. New buildings should maximize the use of natural, ambient light to reduce the use of energy for lighting. Applicants should demonstrate optimization of natural lighting through the submission of an architectural lighting plan submitted to the Director.~~

~~5. Green roofs or other roofs specifically designed to absorb heat from the sun may be utilized as approved by the Director.~~

~~6. Heating of water for domestic, non-cooking, or pools usage should be accomplished using a heating strategy that includes the use of solar water heating technology unless denied by any other division.~~

~~C. Architects, engineers, builders and applicants should acquire as many local resources for building materials as possible and minimize the embodied energy in building materials. Materials that are easily salvaged and recycled and that require minimal mineral extraction and production should be selected for construction.~~

~~D. Mechanical Heating and Cooling Guidelines.~~

~~1. New structures greater than 2,000 square feet in size should be designed to reduce the cooling load to a specification of 4.2 kilowatts per 1,000 square feet.~~

~~2. Developments that feature medium- to high-density housing, such as hotel complexes, apartments and mixed-use commercial buildings, should utilize centralized cooling systems in place of distributed units to maximize efficiency unless the applicant can demonstrate that distributed units can achieve long-term efficiency gains.~~

~~3. Ventilation intake should be paired with a heat recovery ventilation unit to recover the thermal energy present in exhaust air and reduce conditioning requirements for incoming air.~~

~~4. All air-conditioned spaces should be outfitted with appropriate window technology. Windows should be double-paned, well-sealed and operable, with nonconductive frames, and low thermal emissive coatings.~~

~~E. Resources.~~

~~1. Energy Efficiency and Renewable Energy Resolution 2010-16.~~

~~2. 2006 International Energy Conservation Code IECC Chapter 5 for Commercial Air Conditioning.~~

~~3. Wildland Urban Interface Code (WUI).~~

~~4. Leadership in Energy and Environmental Design (LEED).~~

~~5. Division 10-30.60, Site Planning Design Standards.~~

~~6. Section 10-40.60.040, Accessory Wind Energy Systems.~~

~~7. Appendix 1.1, Design Guidelines.~~

~~1.3.100 Stormwater Management, Grading and Drainage~~

~~A. Principle. Stormwater management provides many benefits to Flagstaff in the form of preserving existing drainage channels, preventing excessive erosion, flood prevention, improving runoff water quality, protecting clean water resources and recharging of ground water. These guidelines work with the Section 1.3.030 (Water Resource and Conservation) and Section 1.3.060 (Watershed Restoration) to help ensure a clean and adequate water supply.~~

~~B. General Guidelines.~~

~~1. All developments not otherwise required to, should comply with City Ordinance No. 2009-07 "*Low Impact Development (LID) Amendments to the City of Flagstaff Stormwater Management Design Manual.*"~~

~~2. A licensed professional engineer or licensed landscape architect should prepare a full set of construction drawings including grading, drainage, utility locations, re-vegetation and sedimentation and erosion control plans for new construction.~~

~~3. Cut and fill quantities should be balanced on-site to the maximum extent feasible.~~

~~4. All buildings should be designed with foundation drains and grades sloping away from buildings at a minimum of five percent in areas where high groundwater levels exist, or sloped away from building foundations for a minimum of 10 feet. Runoff from impervious surfaces should flow across pervious surfaces before discharging to the public drainage system, to the maximum extent feasible.~~

~~C. Grading Guidelines.~~

~~1. Extent of grading and site disturbance should be limited to the 30 feet immediately adjacent to approved improvements.~~

~~2. Developments should avoid the compaction of native soil.~~

~~3. Grading designs should utilize natural and/or curvilinear shapes rather than straight and angular solutions unless required for safety or the prevention of flooding.~~

~~4. No building or development of infrastructure within 100 feet (measured by vertical elevation) of a ridgeline should be permitted on sites over 10 percent in average grade that are not previously developed.~~

~~5. Topsoil should be stockpiled in a designated location prior to construction and used for required on-site landscaping. All applicable City, State, and Federal requirements for soil stockpiling shall be followed.~~

~~D. Drainage Guidelines.~~

~~1. Drainage from non-vegetated roofs and other elevated impervious surfaces should be channeled to rainwater harvesting equipment or landscaped areas such as earthworks or rain-gardens.~~

~~2. Grass, mulch, gravel, or other local natural materials should be placed under the drip line of non-guttered roofs to prevent soil erosion and to increase ground absorption.~~

~~3. Gutters, downspouts, and overflows should be used to direct drainage not captured by rainwater harvesting equipment away from foundations and paved surfaces, into natural drainage systems such as crushed rock beds, mulch beds or naturalized swales located at a minimum of 10 feet from the building foundation.~~

~~4. Light and heavy industrial impervious parking surfaces over 1,800 square feet should include an oil separator or other surface pollution attenuation mechanism such as a natural infiltration system to treat the runoff prior to discharge to the public drainage system.~~

~~E. Resources.~~

1. City of Flagstaff's *Low Impact Development Guidance Manual for Site Design and Implementation*.

2. *City of Flagstaff Stormwater Management Design Manual*.

3. Section 10-30.70.040, Project Siting.

4. Division 10-50.90, Resource Protection Standards.

5. Division 10-50.60, Landscaping Standards.

6. International Building Code (IBC).

7. International Residential Code (IRC).

1.3.110 Watershed Restoration

A. Intent. Watershed restoration provides additional opportunities to provide a clean and adequate supply of water resources. In addition, watershed restoration provides the ecological benefit of providing additional habitat for local flora and fauna. These guidelines work with Section 1.3.080, Water Resource and Conservation, and Section 1.3.100, Stormwater Management, Grading and Drainage, to help ensure a clean and adequate water supply.

B. General Guidelines.

1. Landscape plans should minimize the disturbance and maximize the preservation of existing natural landscapes and wildlife areas by providing a 300-foot buffer around all significant habitat areas. The term "significant habitat areas" includes areas designated as habitat for species listed as endangered under state or federal law, patches of natural vegetation at least 150 acres in size, or habitat flagged for conservation under an ecological ordinance.

2. Pre-existing, existing and anticipated post development conditions need to be documented prior to construction to identify restoration goals for the watershed.

3. Protection buffer widths should be no less than 20 feet from the centerline of washes.

4. Riparian buffers disturbed during construction should be vegetated to pre-construction conditions with native plants, in areas including:

a. The 100-year floodplain;

b. All steep slopes (greater than 25 percent); and

c. Any adjacent delineated wetland or critical habitat.

5. Plantings should replace invasive species with indigenous flora.

6. Applicants are required to develop a long-term (25-year) operation and maintenance plan for the watershed.

C. Resources.

1. *City of Flagstaff Low Impact Development Guidance Manual for Site Design and Implementation*.

2. Section 10-30.70.040, Project Siting.

3. Division 10-50.90, Resource Protection Standards.

1.3.120 Solid Waste Management

A. Intent. Part of a sustainable society involves the efficient use of resources. An easy way to more efficiently use resources is to reduce consumption, reuse or recycle materials and compost biodegradable materials. Only those items that cannot be reused, recycled or composted should be transported to a processing facility. The following guidelines are intended to provide guidance on:

1. Reducing material consumption;

2. Reusing and recycling materials (on-site to the maximum extent feasible);

3. Composting biodegradable materials; and

4. Transporting excess solid waste to processing facilities.

B. General Guidelines.

1. Applicants with commercial or institutional uses are required to estimate volumes of waste generation for the proposed development, including estimations of anticipated seasonal fluxes, based on known quantities or comparable developments in the area and submitted to the

~~Director. The estimation provided should be used as a baseline for solid waste generation and to develop an overall reduction goal over the course of first 10 years of operation.~~

~~2. Applicants for commercial and residential structures containing three or more units are required to designate an accessible area for the separation and storage of recyclables, landfill waste and compostable materials. Areas should be well lit for safety and clearly labeled.~~

~~C. Construction Waste Guidelines.~~

~~1. Applicants should submit a construction waste management program for all developments to include a description of the following actions and items:~~

~~a. Designate a specific area on the construction site where recyclable materials will be sorted;~~

~~b. Contractors should check with local waste disposal agencies to determine whether recycling services are available for construction waste materials, including but not limited to cardboard, metals, concrete, asphalt, land clearing debris, clean dimensional wood, glass, plastic, gypsum board, carpet and insulation materials;~~

~~c. Contractors should investigate and utilize any opportunity for salvage of waste materials that can be donated to regional charitable organizations; and~~

~~d. No wood waste should go to landfills.~~

~~2. Contractors should clean up all trash and debris on the construction site at the end of each day.~~

~~3. A minimum of 50 percent, calculated by weight or by volume, of construction, demolition, land clearing, and non-hazardous wastes generated through construction or infrastructure development of a site should be recycled, reused or salvaged.~~

~~4. Lightweight materials, packaging and other items should be covered, weighted down or otherwise secured to prevent wind from blowing such materials off the construction site.~~

~~5. Dirt, mud or debris resulting from activity on each construction site should be promptly removed from roads, open spaces and driveways and should not leave the construction site.~~

~~6. The resulting waste stream from clearing and grubbing should be source separated and composted, and may not enter the general solid waste stream.~~

~~D. Resources.~~

~~1. City of Flagstaff Building Code.~~

~~2. City of Flagstaff Solid Waste Code, City Code Chapter 7-04.~~

Appendix 1~~.~~**4**

Bicycle Parking Space Design Requirements

Sections:

1~~.~~**4**.010 Purpose

1~~.~~**4**.020 Applicability

1~~.~~**4**.030 Standard Bicycle Rack Design Requirements

1~~.~~**4**.040 Standards for Indoor Secure Bicycle Parking Spaces

1~~.~~**4**.050 Standards for Bicycle Lockers

1~~.~~**4**.010 Purpose

A. It is the purpose of this Appendix to establish the minimum acceptable standards for bicycle parking spaces that are required by the Zoning Code.

1~~.~~**4**.020 Applicability

A. Requirements of this Appendix shall apply to all bicycle parking spaces provided on a Development Site within the Flagstaff city limits.

1~~.~~**4**.030 Standard Bicycle Rack Design Requirements

A. Rack Design.

1. Each rack shall be provided in accordance with one of the designs indicated in Figure 1~~.~~**4**.030.A., unless an alternative design is allowed in accordance with subsection C. of this section.

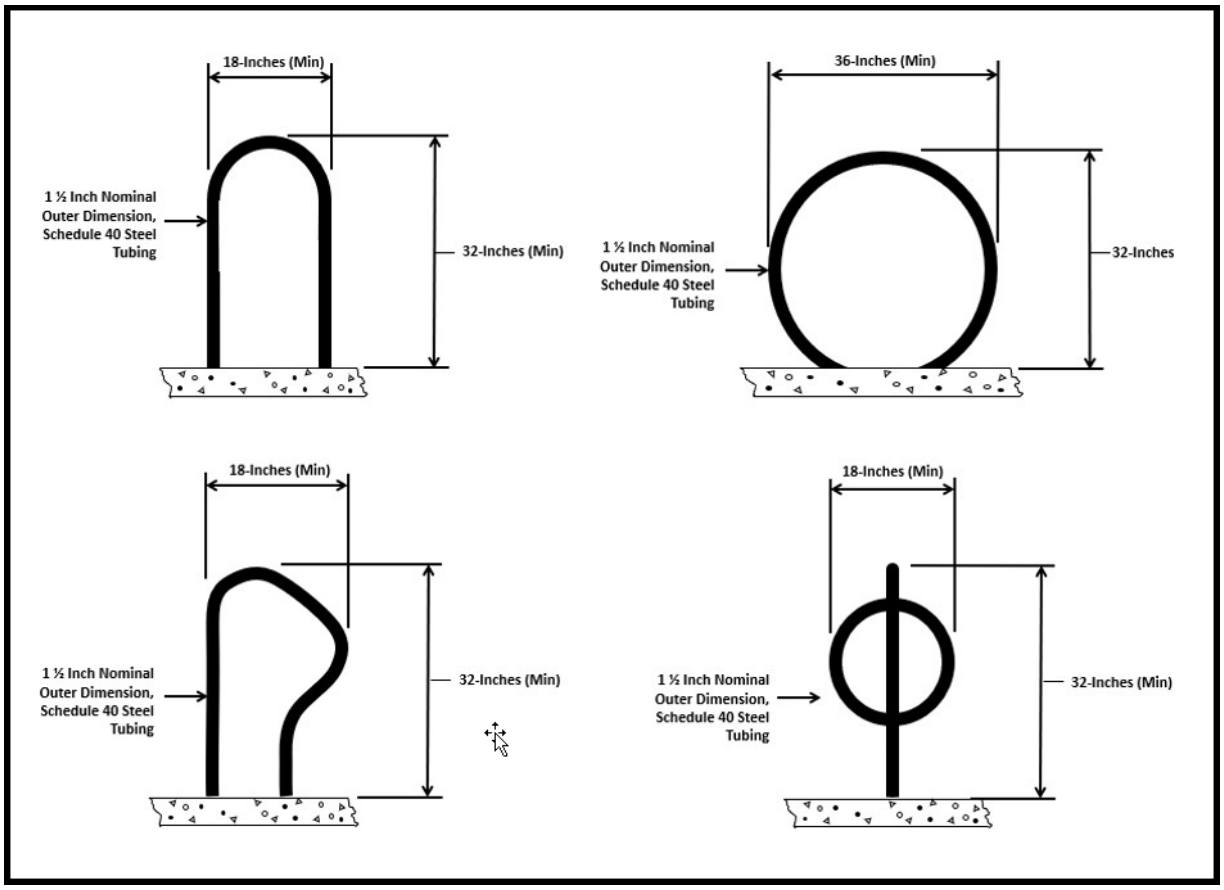


Figure 1~~.~~**4**.030.A. Rack Designs

B. Rack Placement.

1. The bicycle rack(s) shall be:

a. Placed in an area that complies with the location provisions of Section 10-50.80.050.B., is highly visible, well illuminated, has frequent pedestrian activity, and is in accordance with Figure 1~~.~~**4**.030.B.1.; and

b. Securely mounted with a tamper-proof mounting technique to an impervious concrete, paver, or asphalt surface, unless an alternative surface is approved by the Director.

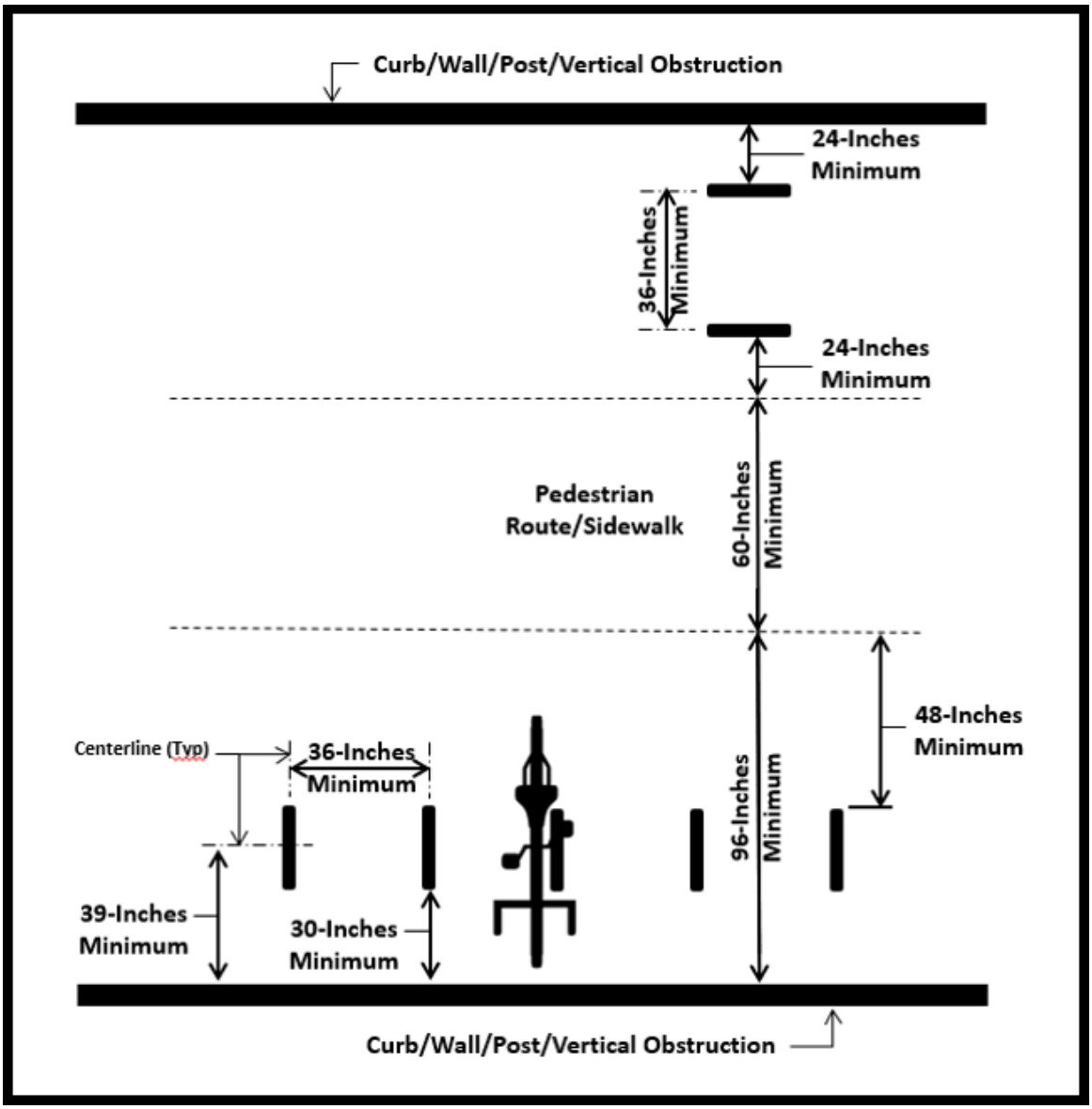


Figure 1.4.030.B.1. Bicycle Rack Placement

2. The placement of a bicycle rack shall not interfere with pedestrian movements.

3. Any bicycle rack(s) located within a parking area shall be within a barrier consisting of bollards, curbs, curb-bumpers, fences, planting areas, or a similar barrier approved by the Director.

C. Alternative Bicycle Rack Designs. The Director may approve an alternative rack design that complies with the following requirements:

1. The rack shall allow the bicycle frame and one or both wheels to be secured with a standard U-lock;

2. The rack shall be designed to support a bicycle frame in two places in a manner that does not cause damage to the wheels or allow the bicycle to tip over;

3. The rack shall be constructed of a material of sufficient strength that resists cutting, rust, bending, and deformation (Schedule 40 metal pipe is the minimum standard); and

4. The rack is not a design similar to types indicated in Figure 1~~.~~**4**.030.C.4.

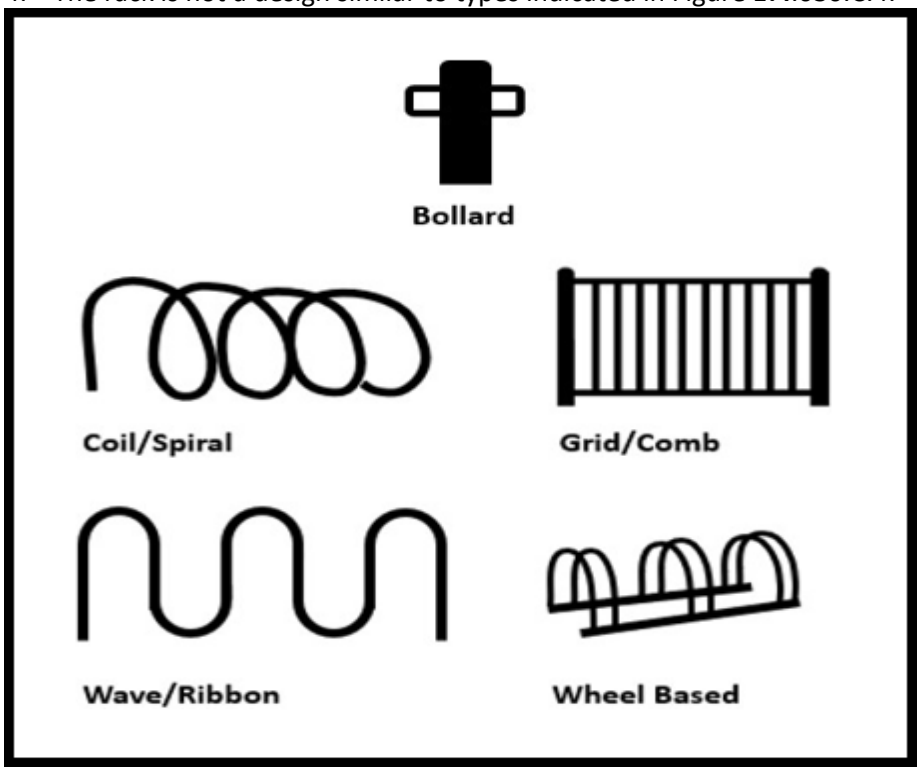


Figure 1~~.~~**4**.030.C.4. Unacceptable Bicycle Rack Designs

1~~.~~**4**.040 Standards for Indoor Secure Bicycle Parking Spaces

A. Secure Bicycle Parking Space Design.

1. The required secure bicycle parking spaces shall be in separate room(s) or cage(s) (the "facilities") designed for bicycle storage within a building or parking structure.

2. The facilities shall be:

a. On the ground level, or another level that has elevator access; provided, that the elevator has an interior width or depth of at least six feet;

b. Accessed through a door or gate that utilizes an electronic keypad and code, security pass card, or a similar electronic system approved by the Director;

c. In a location that is illuminated in accordance with the Illuminating Engineering Society (IES) of North America (IESNA) standards for security;

d. Limited to the storage of bicycles; and

e. Include bicycle racks or lockers.

3. The bicycle rack(s) shall:

a. Conform with Section 1~~.~~**4**.030.A., unless an alternative design is allowed in accordance with Section 1~~.~~**4**.030.C.;

b. Be securely mounted with a tamper-proof mounting technique to an impervious concrete, paver, or asphalt surface; and

c. Be placed in accordance with Figure 1~~.~~**4**.040.A.3.c., unless an alternative configuration is approved by the Director.

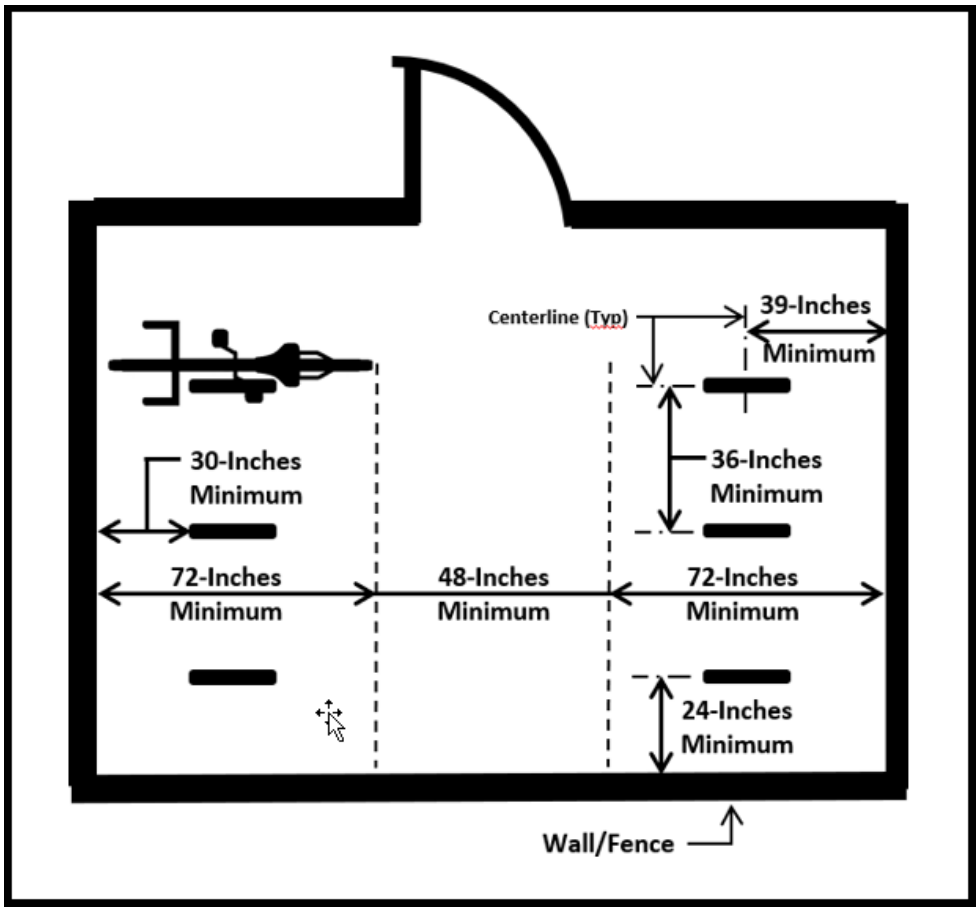


Figure 1~~.~~**4**.040.A.3.c. Bicycle Storage Room/Cage

1~~.~~**4**.050 Standards for Bicycle Lockers

A. Bicycle Locker Design and Location Requirements.

1. The lockers shall be constructed of metal. If windows are provided in the locker, the windows shall be constructed with unbreakable material. Plastic lockers are prohibited.

2. The lockers shall utilize an integral mechanical or digital (“smart”) locking mechanism. Lockers that use hasp or mechanisms that allow the use of user locks is prohibited.

3. Stacked lockers shall have a wheel track to guide the bicycle into the locker.

4. Lockers located within a parking area shall be within a barrier consisting of bollards, curbs, curb-bumpers, fences, planting areas, or similar barriers approved by the Director.

5. Lockers placed outdoors shall be within 50 feet of a primary resident entry to a building. The locker(s) shall not be placed between a building and a street.

6. The lockers shall be in a location that is illuminated in accordance with the Illuminating Engineering Society (IES) of North America (IESNA) standards for security.

7. Lockers placed in a building or parking structure shall be on the ground level, or another level that has elevator access, provided that the elevator has an interior width or depth of at least six feet.

8. The placement of a locker shall not interfere with pedestrian movements.

9. The size and placement of the lockers shall conform with Figure 1~~.~~**4**.050.A.9., unless an alternative configuration is approved by the Director.

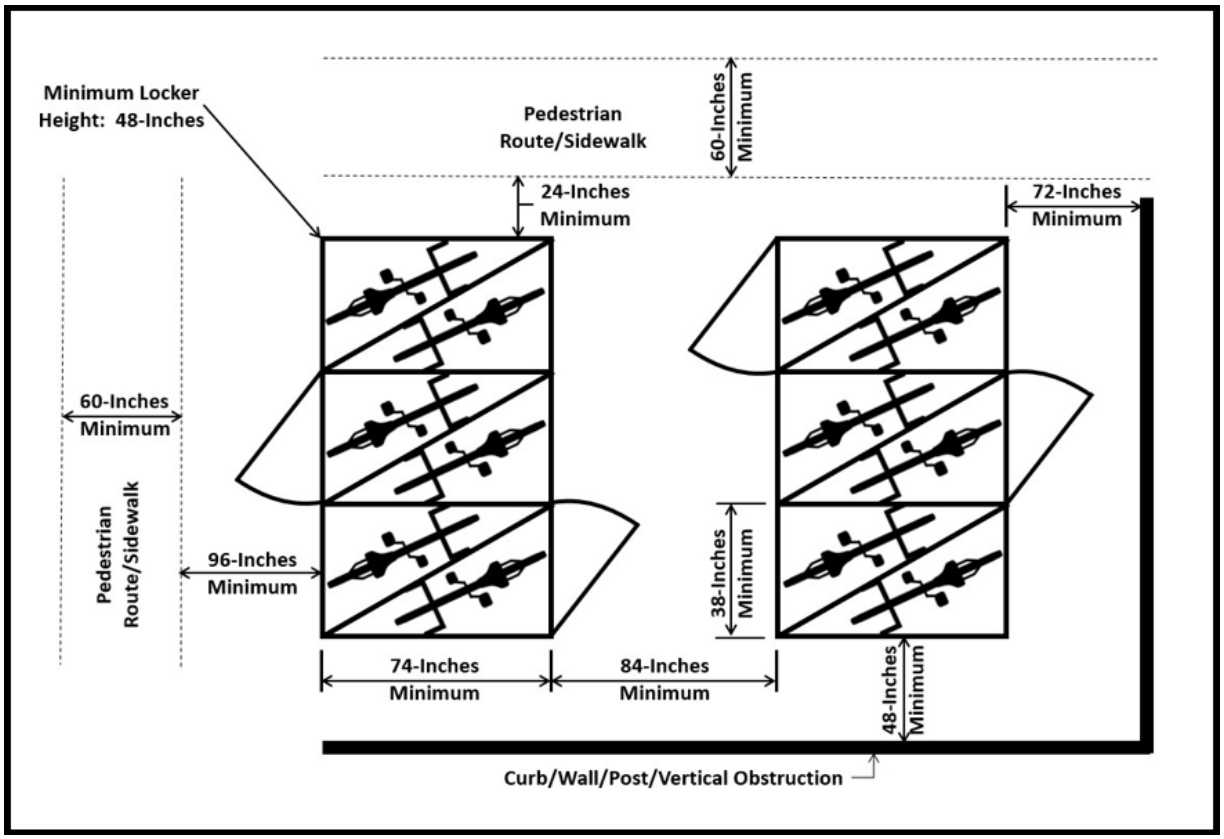


Figure 1~~.~~**4**.050.A.9. Bicycle Locker Size and Placement

~~**Appendix 2**~~

~~**Planning Fee Schedule**~~

~~**A. By separate ordinance, the City Council shall adopt applicable fees for planning and related applications and/or services.**~~

~~**B. The applicable fee schedule shall be available at the Community Development Division.**~~

Appendix ~~3~~2

City of Flagstaff Landscape Plant List

Sections:

~~3~~2.010 Purpose

~~3~~2.020 Organization of the Landscape Plant List

~~3~~2.030 Landscape Plant List

~~3~~2.010 Purpose

The City of Flagstaff Landscape Plant List is a compilation of recommended landscape plant types that are well-suited for survival and sustainable application in Flagstaff's unique climate and soil conditions. Plant types were selected based upon the research and recommendations of local landscape architects, landscape professionals and concerned citizens. This list is intended as a guide for the landscape requirements of Division 10-50.60, Landscaping Standards, of the Zoning Code, and is not intended to be an all-inclusive list of acceptable landscape plants.

~~3~~2.020 Organization of the Landscape Plant List

A. The plants contained in this appendix are divided into eight separate categories, as follows, and are intended to meet a variety of landscaping needs and circumstances.

1. Trees (Deciduous);
2. Trees (Evergreen);
3. Shrubs (Deciduous);
4. Shrubs (Evergreen);
5. Groundcovers;
6. Vines;
7. Grasses; and
8. Perennials.

B. Within each category, the plants are arranged alphabetically by botanical name, with the common name listed in the adjacent right column.

C. The following supplemental information is also provided in the table for each plant type:

1. Native or Naturalized. This indicates whether the plant is native to the Flagstaff region, or if it has been naturalized to the local environment.

2. Overstory or Understory (Trees Only).

a. Overstory trees are deciduous or evergreen trees that are generally in excess of 12 feet in height, under which other understory trees and shrubs may be planted.

b. Understory trees may be either deciduous or evergreen, and grow under taller, overstory trees. These trees are usually no more than 10 to 12 feet in height, and therefore may be appropriate for planting under overhead power lines. Understory trees add structure, texture, color and multi-season interest to a landscape design.

3. Sun Requirements. The sun requirements of each plant are indicated as follows, and are intended to assist in the proper placement of plant types in relation to the sun.

a. S = Full sun;

b. PS = Partial shade; and

c. SH = Full shade.

4. Water Needs. The water needs of each plant are indicated as follows, and are intended to assist in the proper placement of plant types according to water consumption and therefore their placement in different landscape zones.

a. L = Low;

b. M = Medium; and

c. H = High.

5. Spacing. Spacing information is provided for those plants which require a minimum separation in order to achieve greatest success.

6. Special Characteristics. Special characteristics include supplemental information specific to each plant type, such as growth rate, leaf color, shape, and ideal environment for planting.

7. Notes/Comments. Notes and comments provide additional plant information, such as root characteristics, preferred soil types and maintenance needs.

8. Parkways and Medians. These columns identify those plants that have been pre-approved by the City Parks Division for placement in parkways and medians based on their size at maturity and maintenance requirements.

9. Approved for ROW. This column identifies those plants that have been pre-approved by the City Parks Division for placement in City rights-of-way based on their size at maturity and maintenance requirements.

~~3~~2.030 City of Flagstaff Landscape Plant List

Appendix 4

Outdoor Lighting Reference Materials

Sections:

4.010 Purpose

4.020 Typical Lumen Outputs and Energy Costs for Outdoor Lighting (Guide Only)

4.030 Light Code Verification

4.040 Power Costs per 100 Maintained Lumens

4.050 Typical Lumen Outputs for "Neon" Luminous Tube Lighting

4.010 Purpose

This appendix includes information useful to an applicant when applying the requirements of Division 10-50.70, Outdoor Lighting Standards. The information in this Appendix was developed in September 2010.

4.020 Typical Lumen Outputs and Energy Costs for Outdoor Lighting (Guide Only)

In the tables that follow, initial lamp lumen outputs for typical lighting products, or specific lighting products if indicated, except for sports lighting are provided. For products with a range of outputs at a given wattage, the highest typical values are listed. These initial output values are the values considered by most lighting codes that specify shielding requirements based on threshold lamp lumen outputs or limit total lamp lumen outputs for development projects.

Per year power costs are based on 4,000 hours operation (approximately all night every night) and $0.10/kWh energy cost (data from September 2010). Power costs are for lamps only; they do not include ballast losses used with HID (HPS and MH), LPS and fluorescent lamps. Inclusion of these electrical losses will increase electrical consumption for these lights about 10 to 20 percent. Cost per 100 "maintained" lumens is calculated using "end of life" outputs, using the following lamp lumen depreciation (LLD) factors: 0.95 (LPS), 0.73 (HPS), 0.80 (FL T-12), 0.90 (FL T-8), 0.62 (standard MH), 0.82 (INC) and 0.93 (TH). LLD values for pulse start metal halide vary for the lamps listed from about 0.44 to 0.66 – typical end-of-life values listed by the manufacturers are used for these products. End-of-life figures, rather than initial or "mean" outputs, are most appropriate when comparing outdoor lighting systems where recommended lighting practices specify minimum maintained illuminances (such as roadways and parking lots) and lamps are changed at burnout – a most common maintenance practice.

~~Actual in-service lumen outputs, power cost figures, and overall operation costs will depend on the particular lamp, ballast, local power rates, and installation and maintenance details. The different lamp types and wattages have differing replacement costs and differing lifetimes before burnout, so lead to different costs associated with lamp replacement. These figures are offered only as approximates, though representative values for rough lighting system power cost comparison and approximate verification of lamp lumen outputs must be submitted with lighting plans.~~

~~LED lighting is a new and fast-evolving technology. Representative figures for cool-white (4,000 – 6,000K CCT) products are included for completeness, but the products available change frequently and lumen packages are highly variable.~~

~~4.030 Light Code Verification~~

~~Actual initial lumen outputs of lamps vary from manufacturer to manufacturer, depend on specific lamp and ballast specifications, and for metal halide may depend on lamp orientation. For determining compliance with light codes that have lumen specifications (such as shielding thresholds or lumens per acre caps – see the *IDA Outdoor Lighting Code Handbook Pattern Lighting Code*) the figures presented in this table are considered by most jurisdictions to be adequate. Technically, lighting plan submittals typically are to include the lumen outputs of the actual lamps proposed, but if values from this table are matched to the lamp type and wattage of the proposed lighting product, they in general will be within about 10 percent or better of the true output.~~

~~"Neon" Lighting: For luminous output of luminous tube or "neon" products, see Typical Lumen Outputs for "Neon" Luminous Tube Lighting.~~

~~"Effective" Lumens: For those interested in the effects of the eye's spectral (Purkinje) shift on the relative efficiencies of the various lamp types, see the discussion of these issues in the *IDA Outdoor Lighting Code Handbook*.~~

~~Abbreviations~~	
~~LPS~~	~~Low pressure sodium~~
~~HPS~~	~~High pressure sodium~~
~~MH~~	~~Metal halide~~
~~LED~~	~~Light emitting diode~~

Abbreviations	
FL	Fluorescent
PL	Compact fluorescent
INC	Incandescent
TH	Tungsten halogen

4.040 Power Costs per 100 Maintained Lumens

The tables that follow show the power costs per 100 maintained lumens for various lamp types. The power costs are based on data from September 2010.

Lamp Wattage	Lumen Output		Power Cost	Cost per 100 Lumens
	(initial)	(maintained)	(per year)	(per year)
Low-Pressure Sodium (LPS)				
18	1800	1800	$7.20	$0.40
35	4800	4800	$14.00	$0.29
55	8000	8000	$22.00	$0.28
90	13500	13500	$36.00	$0.27
135	22500	22500	$54.00	$0.24
180	33000	33000	$72.00	$0.22
High-Pressure Sodium (Clear) (HPS)				
35	2250	1643	$14.00	$0.85
50	4000	2920	$20.00	$0.68
70	6300	4599	$28.00	$0.61
100	9500	6935	$40.00	$0.58
150	16000	11680	$60.00	$0.51
200	22000	16060	$80.00	$0.50

Lamp Wattage	Lumen Output		Power Cost	Cost per 100 Lumens
	(initial)	(maintained)	(per year)	(per year)
250	29000	21170	$100.00	$0.47
310	37000	27010	$124.00	$0.46
350	46500	33945	$140.00	$0.41
400	50000	36500	$160.00	$0.44
430	51500	37595	$172.00	$0.46
Standard Metal Halide (MH)				
150	13500	8413	$60.00	$0.71
175	15000	9348	$70.00	$0.75
250	23000	14333	$100.00	$0.70
360	36000	22434	$144.00	$0.64
400	40000	24928	$160.00	$0.64
Pulse Start Metal Halide (MH)				
50	3400	1496	$20.00	$1.34
70	5600	2464	$28.00	$1.14
100	9000	3960	$40.00	$1.01
150	14000	8000	$60.00	$0.75
175	17500	11000	$70.00	$0.64
200	21000	13800	$80.00	$0.58
250	25000	16500	$100.00	$0.61
320	33000	21000	$128.00	$0.61
350	37000	24000	$140.00	$0.58
400	44000	28500	$160.00	$0.56

Lamp Wattage	Lumen Output		Power Cost	Cost per 100 Lumens
	(initial)	(maintained)	(per year)	(per year)
450	50000	33000	$180.00	$0.55
Light Emitting Diode (LED)				
63	3400	2380	$25.20	$1.16
90	5400	3780	$36.00	$0.95
140	9996	6997	$56.00	$0.80
210	12300	8610	$84.00	$0.98
T12 Cool-White Fluorescent (FL)				
21	1190	952	$8.40	$0.88
30	2050	1640	$12.00	$0.73
36	2450	1960	$14.40	$0.73
39	3000	2400	$15.60	$0.65
50	3700	2960	$20.00	$0.66
52	3900	3120	$20.80	$0.67
55	4600	3680	$22.00	$0.60
70	5400	4320	$28.00	$0.65
75	6300	5040	$30.00	$0.60
T12 High-Output (800 ma) Fluorescent (FL)				
75	5150	4120	$30.00	$0.73
80	5600	4480	$32.00	$0.71
85	6900	5520	$34.40	$0.62
95	8625	6900	$38.00	$0.55
110	9500	7600	$44.00	$0.58

Lamp Wattage	Lumen Output		Power Cost	Cost per 100 Lumens
	(initial)	(maintained)	(per year)	(per year)
T8 Fluorescent (FL)				
17	1400	1260	$6.80	$0.54
25	2225	2003	$10.00	$0.50
30	2900	2610	$12.00	$0.46
32	3100	2790	$12.80	$0.46
40	3725	3353	$16.00	$0.48
44	4000	3600	$17.60	$0.49
55	5050	4545	$22.00	$0.48
65	6100	5490	$26.00	$0.47
59	5950	5355	$23.60	$0.44
86	8200	7380	$34.40	$0.47
Compact Fluorescent (PL)				
7	400	320	$2.80	$0.88
9	600	480	$3.60	$0.75
13	900	720	$5.20	$0.72
18	1250	1000	$7.20	$0.72
23	1500	1200	$9.20	$0.77
26	1710	1368	$10.40	$0.76
32	2400	1920	$12.80	$0.67
42	3200	2560	$16.80	$0.66
Incandescent (standard) (INC)				
15	120	98	$6.00	$6.10

Lamp Wattage	Lumen Output		Power Cost	Cost per 100 Lumens
	(initial)	(maintained)	(per year)	(per year)
25	210	172	$10.00	$5.81
40	490	402	$16.00	$3.98
60	855	701	$24.00	$3.42
75	1180	968	$30.00	$3.10
100	1750	1435	$40.00	$2.79
150	2800	2296	$60.00	$2.61
200	3850	3157	$80.00	$2.53
Tungsten Halogen (Quartz) (TH)				
75	1400	1302	$30.00	$2.30
100	1800	1674	$40.00	$2.39
150	2800	2604	$60.00	$2.30
200	3600	2952	$82.00	$2.78
250	5000	4650	$100.00	$2.15
300	6000	4920	$123.00	$2.50
500	10100	9393	$200.00	$2.13

4.050 Typical Lumen Outputs for "Neon" Luminous Tube Lighting

The tables below list initial luminous outputs, in lumens per foot, for a selection of luminous tube or "neon" products. These values are useful for calculating luminous outputs of decorative, non-sign luminous tube lighting, for determination of compliance with outdoor lighting regulations that address the total amount of light (measured in lumens) used in development projects.

These figures are values provided by the manufacturers. Actual lumen outputs may vary due to various factors including processing methods and tube age. Many manufacturers carry a greater variety of colors, tube diameters, and current ratings than listed here; contact the manufacturer for detailed information.

Color	Tube Diameter and Current Rating			
	12 mm		15 mm	
	30 mA	60 mA	30 mA	60 mA
EGL 4500 White	160	–	160	290
V-4500	210	–	180	320
6500 Snow White	170	–	150	260
8300 Brite White	160	–	140	250
EGL 3500 White	170	–	150	280
V-3500	190	–	160	300
3000 Warm White	210	–	180	340
C.L. Designer 28	250	–	210	400
C.L. Designer 30	260	–	220	410
C.L. Designer 35	250	–	210	400
C.L. Designer 41	240	–	200	380
C.L. Designer 65	240	–	200	390
EGL H-37 Pink	120	–	110	210
Coral Pink	170	–	130	270
Flamingo	125	–	100	200
Purple	100	–	90	160
Violet II	65	–	50	100
E-40 Blue	110	–	110	190
E-40 Blue (Neon)	70	–	50	90
Horizon Blue	100	–	80	170
E-12 Turquoise	180	–	170	310

Color	Tube Diameter and Current Rating			
	12 mm		15 mm	
	30 mA	60 mA	30 mA	60 mA
E-20 Turquoise	140	–	130	240
E-21 Aqua	240	–	160	290
E-10 Green	240	–	210	380
Tropic Green	270	–	240	420
Seacrest	190	–	150	290
FMS 8300 Brite White	170	265	145	240
FMS 6500 Snow White	175	275	150	250
BL6500 HO White	195	305	170	280
BL4500 HO White	190	295	160	270
BL3500 HO White	170	270	150	245
BL3000 HO White	160	250	135	225
BL2800 TC White	235	370	205	340
BL32 Aquamarine	150	235	130	215
BL33 Green	250	375	215	365
BL34 Mint Green	105	165	90	150
BL35 Vine Green	145	230	125	210
BL49 Magenta	40	60	35	55
BL50 Ice Blue	45	70	40	65
BL51 Rich Blue	85	135	75	125
BL54 Turquoise	180	280	155	255
BL55 Blue	105	170	100	165

Color	Tube Diameter and Current Rating			
	12 mm		15 mm	
	30 mA	60 mA	30 mA	60 mA
BL56 Argon Pink	120	170	105	155
BL58 Lavender	90	140	80	125
BL59 Purple	50	70	45	60
BL60 Sun Yellow	175	275	150	250
BL62 Clear Gold	130	200	110	180
BL73 Deep Aqua	80	125	70	115
BL77 Royal Blue	70	100	60	90
BL80 Neon Red	45	70	40	60
BL92 Emerald Green	40	60	35	55
BL94 Bromo Blue	35	55	30	50
BL95 Grape	25	35	20	30
BL96 Noviol Gold	95	150	80	135
BL97 Sunset Gold	90	140	80	130
BL98 Ruby Red	40	60	35	55
Trilite 6500	190	359	162	307
Trilite 5000	201	380	172	325
Trilite 4600	189	354	162	303
Trilite 4200	185	344	158	294
Trilite 3500	226	400	193	342
Trilite 3000	200	365	171	312
Softlite	215	385	184	329

Color	Tube Diameter and Current Rating			
	12 mm		15 mm	
	30 mA	60 mA	30 mA	60 mA
Warm White	154	287	132	246
White	174	318	149	290
White 3500	169	282	145	241
Daylight	196	354	168	303
White 4500	192	344	164	294
V5100	132	248	113	212
Northlight	186	308	159	263
Snow White	151	272	130	233
White 6500	121	215	104	184
Super White	139	246	119	211
V4T5B	151	241	129	206
6500HO	120	226	103	193
8300	116	204	99	175
2400 White	186	329	159	281
Light Blue	69	109	59	93
Standard Blue	44	77	38	66
Brilliant Blue	46	83	39	71
Midnight Blue	10	19	9	16
Deep Blue	7	12	6	11
Maroon	2	4	2	3
Purple	4	8	4	7

Color	Tube Diameter and Current Rating			
	12 mm		15 mm	
	30 mA	60 mA	30 mA	60 mA
Purple Haze	34	55	29	47
Orchid	44	76	37	65
Magenta	71	120	61	103
Lavender/Lilac	94	183	80	156
Peach	116	205	99	176
Pale Pink	109	184	93	157
Rose Pink	92	161	79	138
Argon Pink	110	205	94	176
Bright Pink	47	76	40	65
Shocking Pink	45	71	38	61
Fluorescent Red	48	78	41	67
Clear Red	46	73	39	62
Ruby Neon	15	23	13	20
Brilliant Red	21	34	18	29
Argon Red	24	34	21	30
Turquoise	153	267	131	228
Aquamarine	150	262	128	224
Brilliant Yellow	153	272	131	233
Buttercup Yellow	158	298	135	255
Golden Yellow	63	107	54	91
Amber	54	78	46	67

Color	Tube Diameter and Current Rating			
	12 mm		15 mm	
	30 mA	60 mA	30 mA	60 mA
Brilliant Orange	61	161	46	138
Standard Green	160	313	158	268
Emerald Green	231	411	198	351
Deep Green	17	27	14	23
Lime Green	123	205	105	176
Apple Green	161	270	138	230
Ultra Violet	16	29	14	25
New Gold	131	231	112	198
Old Gold	104	185	89	158
Brite Yellow	143	251	122	215
Vee Green	184	313	157	268
Neo Blue	3	5	2	4
Neo Ruby	13	20	11	17
Green	385	655	325	575
Aquamarine	335	570	280	500
Warm White	240	435	200	380
Allura	225	400	190	350
Decora	220	395	185	345
Turquoise	215	375	180	330
4500 White	195	335	165	295
Clear Bright Yellow	195	335	165	295

Color	Tube Diameter and Current Rating			
	12 mm		15 mm	
	30 mA	60 mA	30 mA	60 mA
3500 White	190	330	160	290
6500 Snow White	180	330	150	285
Mercury Rose	180	330	150	285
8300 Bright White	165	295	140	260
Clear Gold II	175	295	145	260
Pink White	135	240	115	210
Blue	130	230	110	200
Sparkling Blue	105	175	90	155
Green/Neon	95	150	80	130
Blue/Neon	85	135	70	120
Purple	5	80	40	70
Clear Red	43	61	36	54

Appendix ~~5~~3

Additional Information Applicable to Division 10-50.90, Resource Protection Standards

Sections:

~~5~~3.010 Purpose

~~5~~3.020 Implementation of the Flagstaff Fire Department (FFD) Firewise Process

~~5~~3.030 Summary of How to Apply Resource Protection Standards

~~5~~3.010 Purpose

This appendix provides additional information relative to the application of standards to protect rural floodplains, steep slopes and forest resources as required in Division 10-50.90, Resource Protection Standards. Section 5.020 describes how the Flagstaff Fire Department implements various codes to ensure that Flagstaff is a firewise community by providing an overview of the stewardship programs that typically occur before forest resources are calculated on a site subject to new development. Section 5.030 provides an overview of how to apply the standards for the protection of rural floodplains, steep slopes and forest resources as required in Division 10-50.90, Resource Protection Standards.

~~5~~3.020 Implementation of the Flagstaff Fire Department (FFD) Firewise Process

A. The *International Code Council (ICC) International Wildland Urban Interface Code (WUI)* current edition (in 2006 the City adopted the edition which may be updated in the future as new editions are published) was adopted with amendments into Title 5 (Fire Prevention Code) of the City Code in February 2008.

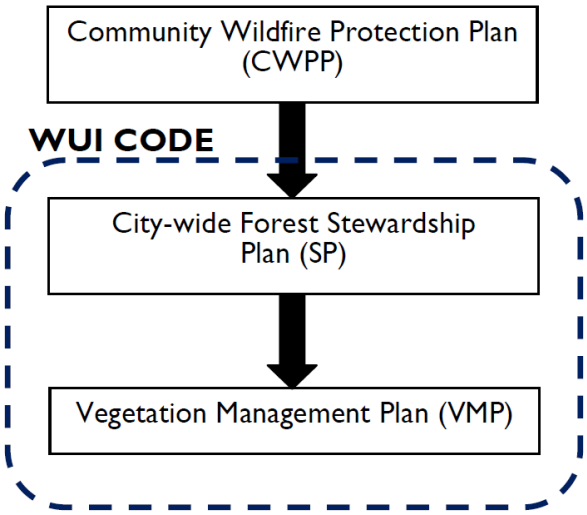
B. With regard to wildland stewardship, forest health and community protection from wildfire, the City has a number of documents that are closely related. The Resource Protection Standards in the Zoning Code (Division 10-50.90) are applied subsequent to the implementation of these documents/processes. The figure below summarizes the resource protection process in Flagstaff.

Figure ~~5~~3-020A

Summary of the Tree Resource Process

As Applied by the Flagstaff Fire Department

Applies to Greater Flagstaff:



Establishes priorities for protecting Flagstaff from wildfire.

Internal to City:

A general statement of what needs to occur to protect Flagstaff from fire and to restore a healthy forest.

Site Specific Operations:

Essentially implements the WUI on a development site.

1. Community Wildfire Protection Plan (CWPP).

    a. The Healthy Forests Restoration Act passed by Congress in November 2003 authorizes development of CWPPs.

    b. The CWPP has been adopted by the Council and the Coconino County Board of Supervisors and has been approved by the State of Arizona.

    c. The CWPP is consistent with the Governor's "Statewide Strategy for Restoring Arizona's Forests."

    d. It establishes priorities for protecting Greater Flagstaff (actually a bigger area than the FMPO boundary) from wildfire by establishing goals, policies and strategies for the long term protection of Greater Flagstaff from wildfire.

2. City-Wide Forest Stewardship Plan by the Flagstaff Fire Department.

    a. The City-wide forest stewardship plan essentially implements the WUI Code.

    b. It is implemented within the Flagstaff city limits only.

    c. The plan is a generic statement of coordination of the general issues and of what needs to occur to protect the community from fire and to restore forest health.

3. Site Specific Vegetation Management Plan.

   a. A vegetation management plan implements the WUI Code on a site-specific basis.

   b. It establishes site-specific operations for tree thinning or removal.

   c. It is a refinement of the City-wide forest stewardship plan.

~~5~~3.030 Summary of How to Apply Resource Protection Standards

The following narrative provides a step-by-step summary of resource protection requirements and procedures as specified in Division 10-50.90, Resource Protection Standards. This division should be referred to for additional information.

A. The City of Flagstaff Overlay District Map (available at www.flagstaff.az.gov/zoningcode) should be consulted to determine whether the proposed development site is subject to resource protection standards. All parcels located within the Resource Protection Overlay (RPO) are subject to resource protection (See Section 10-40.50.030(A)(4), Resource Protection Overlay).

B. The minimum amount of resources required to be retained and protected on the subject site must be determined.

1. Floodplain Resources. Defined in Section 10-50.90.040, Floodplains, these include urban and rural floodplains. While urban floodplains may sometimes be disturbed (subject to review and approval by the Stormwater Manager), rural floodplains must remain undisturbed. Rural floodplains are mapped in Section 10-90.40.030, Rural Floodplain Map.

2. Steep Slope Resources. Table 10-50.90.050.A, Slope Protection Thresholds, indicates the slope area which must be protected based upon the steepness of the slope and the zone in which the site is located. A methodology for calculating steep slopes on a site is provided in Section 10-50.90.050(C).

3. Forest Resources. Table 10-50.90.060.A, Forest Resource Protection Thresholds as a Percentage of Site Area, establishes the minimum amount of forest resources that must be retained on the site by land use category.

4. The table below provides a summary of resource protection factors as a percentage of site area according to the zone/land use in which the site is located.

Summary of Resource Protection Factors as a Percentage of Site Area					
Resource Type	Public Lands	Residential	Commercial	Industrial	TNCP
Rural Floodplain	100%				
Urban Floodplain	N/A[1]				
Slopes:					
0 – 16.99%	No protection required				
17% – 24.99%	60%	70%	60%	60%	70%
25% – 34.99%	80%				
35% and greater	No development allowed[2]				
Forest	30%	50%	30%	20%	30%

End Notes:

[1] Proposed disturbances to urban floodplains shall be reviewed by the Stormwater Manager.

[2] Even though no development is allowed on areas with slopes of 35% and greater, these slope areas may be used to determine the overall resource area to be protected.

C. A resources survey for the site is required to be completed in compliance with the requirements of Section 10-50.90.070, Resources Survey Requirements. This survey requires the identification of all natural resources on the site and a recommendation for protection and/or mitigation measures. The necessary maps (topographic, aerial photograph, etc.) and a narrative describing each resource as it exists on the development site shall also be provided in accordance with the following:

1. Floodplains: Section 10-50.90.040, Floodplains;

2. Steep slopes: Section 10-50.90.050, Steep Slopes; and

3. Forest: Section 10-50.90.060, Forest, and Sections 10-50.90.070(C)(3) through (9), and 10-50.90.070(D).

D. The details of how to calculate the amount of resources to be protected on a site are explained in the narrative below. An example site is described in subsection (F) of this section.

1. Rural Floodplains. Calculate the area of the development site located in rural floodplains, as designated on the Rural Floodplain Map (Division 10-90.30). Indicate these areas on a topographic map of the development site, and include a narrative describing these areas. Apply the protection thresholds summarized in the table to determine the areas required for protection of rural floodplains.

2. Steep Slopes. Calculate the total area of the development site located in areas designated as steep slopes, as defined in Table 10-50.90.050.A, Slope Protection Thresholds. Indicate the required area of each slope category to be protected on a topographic map of the development site by applying the protection thresholds summarized in the table above to the total area with slopes. Include a narrative describing these areas.

3. Forest Resources. Submit maps and a narrative describing the forest resources located on the development site.

a. Determine the minimum percentage of forest resources which must be protected on the development site as designated in Table 10-50.90.060.A, Forest Resource Protection Thresholds as a Percentage of Site Area.

b. Provide a description of the ecological value of the ponderosa pine forest located on the development site, based upon tree size, condition and location.

c. Perform a survey of forest resources located on the development site, with required methods of survey dependent upon the size of the site. Note that the survey of forest resources will commence after any required pre-thinning as approved by the Flagstaff Fire Department has been completed.

(1) For sites less than five acres in size, 100 percent of the site must be surveyed for forest resources.

(2) For sites five or more acres in size, sampling of forest resources may be employed, using the following procedure to ensure that a diverse sample of the forest is achieved:

(a) The total site area shall be sampled by using a technique that distributes one-tenth acre circular plots across a minimum of 15 percent of the site. The one-tenth acre circular plots shall be distributed across the site on a series of transect

lines. The distance between the sample plots along the transect line and the distance between the transect lines should be approximately the same, and will vary based on the size of the site to ensure that a 15 percent representative sample is achieved.

(b) Each circular plot will be mapped on a site plan that accurately shows tree locations, or on a recent aerial photograph of the site. The centers of the one-tenth acre plots must be staked and numbered, and included on the site plan to enable verification of the survey's accuracy. The circular plots must be placed no closer than the radius of the plot (i.e., 37 feet) from any property line.

(c) Within each circular plot, all trees will be mapped, and with each tree, data shall be collected to identify its species, ecological value, overall health and condition, and diameter. Based on the diameter of the tree, points shall be assigned to the tree from Table 10-50.90.070.A, Point Rating System for Ponderosa Pines, or Table 10-50.90.070.B, Point Rating System for Other Native Trees.

(d) After completing a survey of all trees within all the circular plots on the site to achieve a minimum 15 percent sample of the area of the site, the data can be compiled to calculate the total number of points and trees that need to be protected on the site.

(e) Note that Section 10-50.90.030, Priority for Resource Protection, provides specific standards to prioritize the protection of trees within a development site.

(3) After mapping of the forest resources has been completed and points have been assigned as described above, the forest resources to be protected on the site are determined by applying the protection thresholds summarized in the table above to the total number of points for the trees mapped on the site. Note that the applicant has flexibility to determine which trees may be removed and which are required to be preserved (provided that no less than the required minimum number of trees as established in the summary table provided above are preserved), based on their locations on the site.

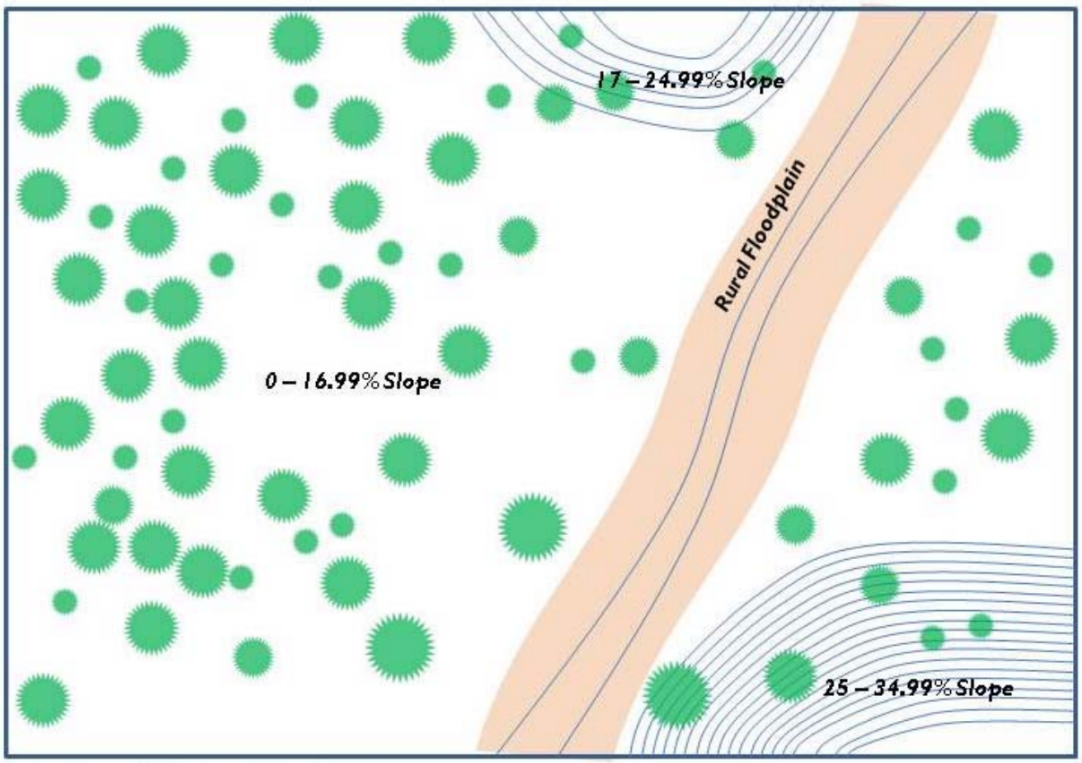
(4) When determining which trees may be removed and which should be preserved, it is important to apply the standards in Section 10-50.90.030(B)(3), Priority for Resource Protection, as this section establishes rules for prioritizing forest resource protection. For example, forest resources located in areas that connect to urban and rural floodplains or that are located in steep slope areas are more important than those located elsewhere on the site.

E. A natural resources protection plan, the purpose of which is to protect existing trees during construction, shall also be prepared in accordance with Section 10-50.90.080, Natural Resources Protection Plan, to be submitted with the grading plan for the development site.

F. Sample Resources Calculation. A hypothetical 8.8-acre site that includes a rural floodplain, steep slopes and forest resources is mapped in the illustration below.

Figure ~~5~~3.030B

Sample Site Plan – Existing Conditions



Site Size = 8.8 ac (383,320 sq. ft.)

1. Rural Floodplain. The rural floodplain covers approximately 51,000 square feet of the site, and it must be 100 percent protected. The only permitted disturbance to this area includes roadway and utility crossings.

2. Steep Slopes. Table 10-50.90.050.A, Slope Protection Thresholds, indicates that for residential uses, 70 percent of slopes measuring 17 to 24.99 percent must be protected; 80 percent of slopes measuring 25 to 34.99 percent must be protected; and, that no slope protection is required for slopes less than 17 percent.

The following table shows the area that is required to be protected in each of the slope categories by using this simple formula:

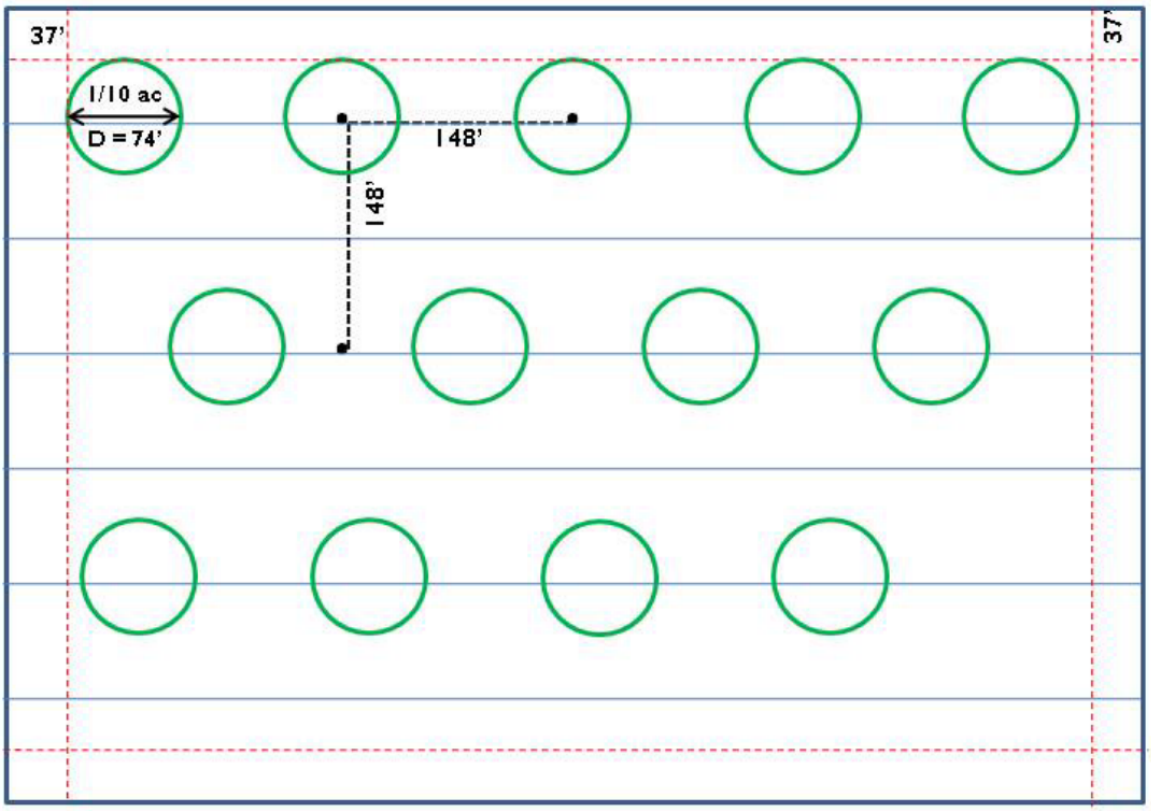
Area in each slope category x Protection Threshold (%) = Area to be protected.

Sample Slope Calculation			
Slope	Protection Threshold	Approximate Area in Sample	Minimum Area to Be Protected
0 – 16.99%	0%		
17 – 24.99%	70%	14,000 sq. ft.	9,800 sq. ft.
25 – 34.99%	80%	35,000 sq. ft.	28,000 sq. ft.
35% and greater	100%	0 sq. ft.	0 sq. ft.

3. Forest Resources. The sample site is larger than five acres in size, and therefore it may be sampled using a simple technique that distributes one-tenth acre circular sample plots across a minimum of 15 percent of the site (one-tenth acre equals 4,356 square feet). The circular sample plots are distributed across the site on a series of transect lines. The distance between the sample plots along the transect line and the distance between the transect lines should be approximately the same, and will vary based on the size of the site to ensure that a 15 percent representative sample is achieved. The circular plots must be placed no closer than the radius of the plot (i.e., 37 feet) from any property line.

Figure ~~5~~3.030C

Sample Site Plan – Distribution of One-Tenth Acre Sample Circular Plots



Site Size = 8.8 ac (383,320 sq. ft.)

383,320 × 15% = 57,498 sq. ft. [area to be sampled]
57,498 / 4,356 = 13 [1/10 acre circular plots req.]

a. As the proposed use of the site is a residential development, the forest resource protection threshold is 50 percent, which is determined from Table 10-50.90.060.A, Forest Resource Protection Thresholds as a Percentage of Site Area.

b. The area of the site is 8.8 acres (383,320 square feet). Therefore, the minimum area to be sampled is: 383,320 (15 percent) equals 57,498 square feet.

c. The number of one-tenth acre circular plots is determined by dividing the minimum area to be sampled by the area of a one-tenth-acre circular sample plot: 57,498/4,356 equals 13.

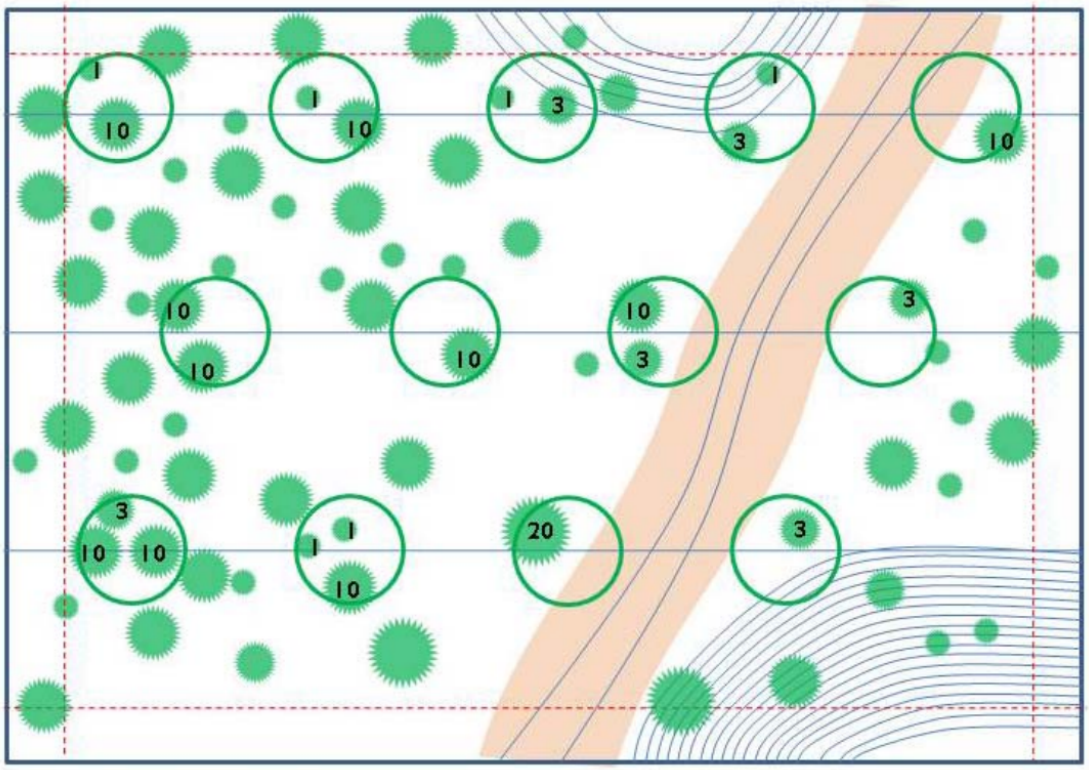
d. The diameter of a one-tenth-acre circular sample plot is 74 feet. Therefore all sample plots need to be placed a minimum of 37 feet from any property line.

e. The 13 sample plots are distributed across the site such that they are equally spaced from each other along a transect line and between transect lines. In this example the distance between circular plots on separate transect lines is 148 feet (from center), and the distance between circular plots on the same transect line is also 148 feet (from center).

f. As shown on the site plan below, points are assigned to trees based on their diameter at breast height (DBH) measured in inches. Note that if a tree is located only partially within the circular sample plot it is only counted if 50 percent or more of the tree is within the sample plot.

Figure ~~5~~3.030D

Sample Site Plan – Distribution of Sample Plots Relative to Tree Locations



Site Size = 8.8 ac (383,320 sq. ft.)

Points assigned to each tree are determined by the diameter at breast height (DBH) of each tree, as indicated in Table 10-50.90.070.A (Point Rating System for Ponderosa Pines).

g. The total of forest resource points for all trees within the sample plots can then be calculated using the values provided in Table 10-50.90.070.A, Point Rating System for Ponderosa Pines.

Sample Forest Resource Calculation				
Tree Canopy	DBH in Inches	Points	# in Sample	Total Points
	8 – 12	1	6	6
	13 – 17	3	6	18
	18 – 24	10	10	100
	25 +	20	1	20
				144

h. As the values in the table above are only for the 15 percent sample area, the total number of forest resource points for the entire site must be calculated:

(Total points from sample x 100) / 15 = Points for entire site, i.e., (144 x 100) / 15 = 960 total points

i. To apply the forest resource protection threshold for the site as a residential use (50%), use the following simple formula:

(Points for entire site) x 50% = Resources (points) to be retained on site, i.e., 960 x 50% = 480

Therefore, a total of 480 forest resource points must be retained on the site. To determine which trees may be removed and which should be preserved, it is important to apply the standards in Section 10-50.90.030(B)(3), Priority for Resource Protection, as this section establishes rules for prioritizing forest resource protection. For example, forest resources located in areas that connect to urban and rural floodplains or that are located in steep slope areas are more important than those located elsewhere on the site.

Appendix ~~6~~4
Additional Information on Affordable Housing

Sections:

~~6~~4.010 Purpose

~~6~~4.020 Affordable Housing Categories

~~6~~4.010 Purpose

Division 10-30.20, Affordable Housing Incentives, implements the City's Incentive Policy for Affordable Housing (IPAH), which is intended to foster the preservation and production of permanent affordable housing units. The Division encourages the preservation and production of affordable units by providing increased residential densities and other developer incentives for projects that guarantee that at least a portion of the housing will be affordable. The intent is to narrow the housing deficit for households that cannot afford market-priced rental or for-sale housing. In conjunction with market dynamics, the Council sets policies on the area median income the City will serve. This information will be updated in the IPAH document.

~~6~~4.020 Affordable Housing Categories

Table ~~6~~4-020.A lists the household income ranges most recently updated by the Council for the four categories for housing affordability noted in Table 10-30.20.040.A and Table 10-30.20.040.B, and included within the IPAH document. This information is provided in this Appendix for the convenience of users of this Zoning Code, and it will be updated following Council action on the IPAH document. In the event of a conflict between the household income ranges provided below and those established in the IPAH, the household income ranges in the IPAH document shall control.

Table ~~6~~4.020.A: Household Income Ranges as Approved by the Council, October 2009

Category	Description
1	This category serves up to 80% of the area median income, and it provides permanent affordability through both rental and ownership opportunities.
2	This category serves between 81 and 100% of the area median income, and it is reserved for ownership opportunities only.
3	This category serves up to 120% of the area median income with sustainability/green building provisions throughout the entire development.
4	This category serves up to 100% of the area median income with no permanent affordable housing provision.

Appendix ~~7~~5

List of Major Arterial Streets

Sections:

~~7~~5.010 Purpose

~~7~~5.010 Purpose

This list of major arterial streets in the City of Flagstaff has been compiled from maps in the Flagstaff Regional Map. The list may be used to identify major arterial streets, and therefore, where Type A freestanding signs as established in Section 10-50.100.060(E)(4)(b)(7) may be located. Type B freestanding signs are permitted on all other street classifications within the City.

A List of Major Arterial Streets in the City of Flagstaff

Major Arterial Name	Description
Business 40 (Commonly referred to as Route 66 or Santa Fe Avenue)	From the intersection with Milton Road at City Hall to the E. Route 66 intersection.
U.S. Highway 89	From the intersection with Country Club Drive north to the City limits.
U.S. Highway 89A	From the southern City limits to the intersection of South Park Road and John Wesley Powell Boulevard.
	Milton Road from Interstate 40 to the East Route 66 intersection at City Hall.
U.S. Highway 180	North Humphreys Street and Fort Valley Road to the northern City limits.
	South Country Club Drive between Interstate 40 and East Route 66

ORDINANCE NO. 2026-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, FLAGSTAFF ZONING CODE, BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED "PZ-26-00070 – OUTDOOR LIGHTING UPDATE"; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City of Flagstaff wishes to amend Zoning Code provisions in Chapter 10-50: Supplemental to Zones, Division 10-50.70: Outdoor Lighting to update Class 1 and Class 3 lighting standards to assure that dark skies remain a resource to be enjoyed by the Flagstaff community and its visitors; and

WHEREAS, the City of Flagstaff wishes to amend Zoning Code appendices to remove out of date information by deleting Appendix 1.1, 1.2, 1.3, 2, and 4 and renumbering the remaining appendices; and

WHEREAS, a citizen review session was held at the Planning Commission work session on September 9, 2026, to discuss the proposed Zoning Code text amendment in accordance with Section 10-20.50.040 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission held a public hearing on September 23, 2026, and provided a recommendation to City Council on the proposed Zoning Code text amendment; and

WHEREAS, the Council has read and considered the staff report prepared by the Planning and Development Services division and all attachments to those reports, and the Council finds that the proposed Zoning Code text amendment is in conformance with the General Plan, and the findings of Section 10- 20.50.040 of the Flagstaff Zoning Code have been met; and

WHEREAS, that certain document known as "PZ-26-00070 – Outdoor Lighting Update", one (1) paper copy and one (1) electronic copy of which are on file with the City Clerk in compliance with A.R.S. § 44-7041, was declared to be a public record by Resolution No. 2026-51.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. That certain document known as "PZ-26-00070 – Outdoor Lighting Update", one (1) paper copy and (1) electronic copy of which are on file in the office of the City Clerk of the City of Flagstaff, Arizona, and which document is declared a public record by Resolution No. 2026-51 of the City of Flagstaff, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this ordinance and its provisions are hereby declared to amend the Flagstaff City Code, replacing and superseding the existing relevant provisions of the City Code, as set forth therein.

SECTION 3. The amendment is consistent with and conforms to the goals of the Regional Plan (General Plan).

SECTION 4. The amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will add to the public good as described in the General Plan.

SECTION 5. The amendment is internally consistent with other applicable provisions of this Zoning Code.

SECTION 6. Repeal of Conflicting Ordinances

All ordinances and parts of ordinances in conflict with the provisions of the code adopted herein are hereby repealed.

SECTION 7. Severability

If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 8. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION 9. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 3rd day of November 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

HOUSING IMPACT STATEMENT
PZ-26-00070 OUTDOOR LIGHTING UPDATE

Pursuant to ARS 9-462.01 (J) a Housing Impact Statement shall be considered by the City Council prior to adopting a Zoning Code Text Amendment regarding the impact of the amendment on the following:

1. A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning text amendment applies.

   The proposed zoning code text amendment adds new limitations to the amount of Class 3 Lighting (architectural or decorative lighting). This limitation has no impact on the average cost to construct housing for sale or rent.

2. A description of any data or reference material on which the proposed zoning text amendment is based.

   Staff worked with local dark sky experts to prepare this amendment.

3. A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning text amendment.

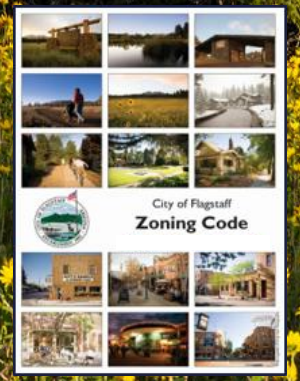
   None.

Zoning Code Amendment
Outdoor Lighting Update

PZ-26-00070

Tiffany Antol, AICP
Zoning Code Manager

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER



Outdoor Lighting Update

Introduction

The purpose of this text amendment is to set specific limitations on the use of Class 3 Lighting.

Class 3 Lighting is outdoor lighting used for decorative purposes. All light sources may be used for Class 3 Lighting including technologies that allow for the color of the light to change so long as the colors change less than every two minutes. Examples of Class 3 Lighting applications include the following:

a. Architectural illumination;
b. Flag and monument lighting; and
c. Landscape lighting and the illumination of trees, shrubs, and other vegetation.

The Amendment also removes outdated reference material from the appendices of the Zoning Code.

Outdoor Lighting Update

Proposed Amendment

- Amend **Chapter 10-50: Supplemental to Zones, Division 10-50.70: Outdoor Lighting, Section 10-50.70.050: General Requirements – All Lighting Zones** to relocate language regarding Total Outdoor Light Output and move Flag and Monument lighting from Class 3 to Class 1.
- Amend **Section 10-50.70.050.B: Total Outdoor Light Output** and associated **Table 10-50.70.050.B: Maximum Total Outdoor Light Output Standards** to clarify what is included in Total Outdoor Light Output and add new standards for Class 3 lighting (architectural or decorative lighting). The substantive addition is as follows:
    - *Class 3 lighting that does not use Narrow-Spectrum Amber sources is limited to either 10% of the Total Outdoor Light Output or 3,500 lumens, whichever is greater. Class 3 lighting that does not use Narrow-Spectrum Amber sources shall not exceed 10,000 lumens on any Development Site.*

Outdoor Lighting Update

Proposed Amendment

Amend **Table 10-50.70.050.C: Shielding Standards** to correct residential development requirements and clarify that unshielded fixtures are not permitted.

Amend **Chapter 10-80: Definitions, Division 10-80.20, Section 10-80.20.060 (“F”)** to clarify the definition of “Fixture, Partially Shielded.”

Update **Title 10 Flagstaff Zoning Code Appendices** by deleting outdated materials (Appendix 1.1, 1.2, 1.3; Appendix 2; Appendix 4), and renumbering remaining appendices as appropriate.

Required Findings for Zoning Code Text Amendments

(1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;

(2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and

(3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

Outdoor Lighting Update

The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.

There are no Core Priority goals and policies that apply to this amendment.

The following Complementary Priority from Natural and Cultural Resources supports the proposed amendment.

Natural Resource Stewardship Goal (RS): The Region stewards its natural resources using scientific, social, economic, and cultural best practices.

- Policy RS.1: Preserve dark skies as a natural resource that supports ecosystem health and brings scientific and economic benefits to the Region.

Outdoor Lighting Update

The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City.

The amendment provisions are not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendment is intended to set specific standards for outdoor lighting that is decorative in nature.

Outdoor Lighting Update

The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The amendment is internally consistent, utilizes the existing format, and does not conflict with other Zoning Code provisions. It maintains the Zoning Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.

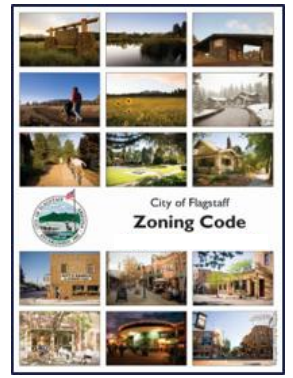
Outdoor Lighting Update

Recommendation

The Planning and Zoning Commission, in accordance with the findings presented in this report, makes a recommendation to the City Council for approval of PZ-26-00070 Outdoor Lighting Update Zoning Code Text Amendment by a vote of 5-0.

Outdoor Lighting Update

Questions, Comments, and Suggestions



CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Tiffany Antol, Zoning Code Manager

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Adoption of Resolution No. 2026-52 and Ordinance No. 2026-27: A Resolution of the City Council of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain document filed with the City Clerk, entitled "PZ-26-00136 - Zoning Map Amendment Process" and an Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code.

STAFF RECOMMENDED ACTION:

At the October 20, 2026, Council Meeting:
1) Read Resolution No. 2026-52 by title only
2) City Clerk reads Resolution No. 2026-52 by title only (if approved above)
3) Read Ordinance No. 2026-27 by title only for the first time
4) City Clerk reads Ordinance No. 2026-27 by title only (if approved above)

At the November 3, 2026 Council Meeting:
5) Adopt Resolution No. 2026-52
6) Read Ordinance No. 2026-27 by title only for the final time
7) City Clerk reads Ordinance No. 2026-27 by title only (if approved above)
8) Adopt Ordinance No. 2026-27

Executive Summary:

City's request for a Zoning Code Text Amendment to modify provisions in Zoning Code Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.50: Common Procedures and Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map to require a pre-application meeting for a Zoning Map Amendment, remove submittal requirements based on the size of the development, and remove the two-pronged approach.

The Planning & Zoning Commission voted 4-1 to recommend the City Council zoning code text amendment PZ-26-00136. The dissenting vote cited that they were unable to meeting Finding #2.

Financial Impact:

There are no anticipated financial impacts affiliated with the proposed Zoning Code Text Amendment.

Policy Impact:

There are no policy impacts affiliated with this request.

Previous Council Decision or Community Discussion:

There have been no previous council decisions or community discussions on this amendment.

Options and Alternatives to Recommended Action:

The City Council may adopt, modify, or deny the proposed amendment.

Background and History:
The purpose of the proposed amendment is to address community concerns about the Zoning Map Amendment process. When a property owner seeks to develop property with a different land use or intensity than currently permitted under the applicable zoning district, the owner may apply for a zoning map amendment. The City provides two pathways (10-20.50.C):

Direct-to-Ordinance Rezoning: The applicant submits a site plan and supporting documentation for site plan review and approval. This pathway enables the applicant to entitle the project and proceed directly to construction plan and building permit review, consolidating rezoning and site plan reviews.

Conceptual Rezoning: The applicant submits a concept zoning plan to pursue a rezoning, then proceeds at a subsequent date with site plan or subdivision review prior to construction permits.

Regardless of the pathway selected, the same procedures and levels of review apply. Staff recommends removing the two separate pathways. The Zoning Map Amendment process will remain similar to the existing conceptual rezoning pathway, but flexibility is built in to administratively change application requirements as is deemed necessary to streamline the review process.

To provide greater flexibility in the rezoning process, the requirements to condition a rezoning on a conceptual site plan have been removed. Conditioning a zoning map amendment on a conceptual site plan binds approval to a specific design, thereby limiting flexibility for future modifications. If the approved concept plan is not developed, it nonetheless remains a condition of the rezoning. Any subsequent project must either develop the approved plan or seek a rezoning based on a new proposed site plan. The high degree of specificity required at this preliminary stage represents a significant impediment to the rezoning process. As such staff is recommending removing these provisions.

The allowance to impose conditions on a Zoning Map Amendment will remain which includes the following language:

Conditions of Approval.
The Council may impose such reasonable and appropriate conditions and safeguards as are necessary to a Zoning Map Amendment request to:

- Carry out the purposes of the General Plan or other applicable specific plans;
- Ensure all required findings are satisfied and compatibility with adjacent land uses has been assured;
- Reduce or minimize any potentially injurious effects on adjacent properties;
- Protect the character and scale of the neighborhood; or
- Protect the health, safety, or general welfare of the community.

Such conditions of approval may include, but are not limited to:

- Structural or vegetative screening greater than that required by the landscaping and screening standards of Division 10-50.60, Landscaping Standards, to buffer the surrounding land uses from the proposed use;
- Limitations on the allowable uses permitted within the approved zone that are more restrictive than the otherwise allowed uses established in Division 10-40.30, Non-Transect Zones;
- Limitations on the height, setbacks, GFAR, or other standards specific to the approved zone which are more restrictive than the applicable requirements of Division 10-40.30, Non-Transect Zones, or 10-40.40, Transect Zones;
- Limitations on the height, size, or illumination of signs more restrictive than the applicable requirements of Division 10-50.100, Sign Standards;
- Limitations on the conduct of the proposed use, such as, but not limited to, hours of operation, or use of loudspeakers or external lighting, as necessary to protect adjacent land uses;
- Public dedication of necessary right-of-way for streets, alleys, drainage ways, and public utilities, and installation of off-site improvements as are reasonably required by or related to the effect of the Zoning Map Amendment;
- A stipulation that the applicant schedule an additional neighborhood informational meeting in compliance with the procedures set forth in Section 10-20.30.060, Neighborhood Meeting, prior to submittal of an application for site plan review and approval (Section 10-20.40.140) so that interested residents may view the final site plan and other applicable plans for consistency with approved conditions of approval. The applicant shall create a written summary of the meeting, which shall be

filed with the Director; and
- A stipulation that if the subject property is not located within the Resource Protection overlay zone (see Section 10-40.50.030, Overlay Zones), then compliance with the resource protection standards established in Division 10-50.90, Resource Protection Standards, is required.

The proposed amendment includes the following modifications:

- Amend **Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.30: Common Procedures, Section 10-20.30.040: Pre-Application Review by Director** to remove the language that states pre-application review is optional.
- Amend **Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map** to do the following:
  - Require a pre-application review for Zoning map Amendments.
  - Clarify what applications require a public meeting with the Heritage Preservation Commission.
  - Amend the application requirements to remove submittal requirements for different scale zoning map amendments, clarify remaining application requirements.
  - Delete Application Procedures – A Two-Pronged Approach section that details two types of zoning map amendments including Director to Ordinance with a Site Plan and Authorization to Rezone with a Concept Zoning Plan.
  - Remove language for modifying a concept zoning plan.
  - Remove procedure figures.
- Amend **Section 10-20.30.060: Neighborhood Meeting** to remove the requirement for a change of use in the PF zone to hold a neighborhood meeting and to clarify the timing of an applicant's neighborhood meeting.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

A. Finding #1 The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.

There are no Core or Complimentary goals and policies that apply to this zoning code text amendment.

B. Finding #2 The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The amendment provisions are not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendment is intended to streamline the Zoning Map Amendment process as recommended by the recent Code Analysis Project.

C. Finding #3 The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The amendments are internally consistent, utilize the existing format, and do not conflict with other Zoning Code provisions. The amendments maintain the Zoning Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.

Connection to PBB Priorities and Objectives:

Achieve a wel-maintained community through comprehensive & equitable code compliance, & development is compatible with community values

Connection to Regional Plan:

See the Background and History seciton of this report.

Connection to Carbon Neutrality Plan:

This amendment has no connection to the Carbon Neutrality Plan.

Connection to 10-Year Housing Plan:

This amendment has no connection to the 10-Year Housing Plan.

Attachments: Res. 2026-52
Exhibit A PZ-26-000136 Zoning Map Amendment Process
Ord. 2026-27

PZ-26-00136 Housing Statement
Presentation

RESOLUTION NO. 2026-52

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "PZ-26-00136 – ZONING MAP AMENDMENT PROCESS"

RECITALS:

WHEREAS, pursuant to A.R.S. § 9-802 a municipality may enact or amend provisions of the City Code by reference to a public record, provided that the adopting ordinance is published in full;

WHEREAS, the City of Flagstaff wishes to incorporate by reference amendments to the Flagstaff Zoning Code, Ordinance No. 2026-27, by first declaring said amendments to be a public record.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

That certain document known as *"PZ-26-00136 – Zoning Map Amendment Process"* attached hereto as Exhibit A is hereby declared to be a public record, and one (1) paper copy and one (1) electronic copy shall remain on file with the City Clerk in compliance with A.R.S. § 44-7041.

SECTION 2. Effective Date.

This resolution shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 3rd day of November 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Exhibits:
A. PZ-26-00136 Zoning Map Amendment Process

Case No. PZ-26-00136– Amendments to the Zoning Code Text and the Zoning Map

Provisions that are being deleted are shown in bold **~~strikethrough~~** text.
Provisions that are being added are shown in bold **red** text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.30: Common Procedures, Section 10-20.30.040 Pre-Application Review by Director as follows:

10-20.30.040 Pre–Application Review by Director

A. Pre-Application Review.

1. A pre-application review is **~~an optional~~** **a** process to provide a general overview of a proposed development's compliance with this Zoning Code and other applicable policies and regulations. This review occurs prior to the submittal for concept plan review (Section 10-20.30.050). An applicant requesting any development approval may request a pre-application review.

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map, as follows:

Division 10-20.50:

Amendments to the Zoning Code Text and the Zoning Map

Sections:

10-20.50.010 Purpose
10-20.50.020 Applicability
10-20.50.030 Initiation of Amendments
10-20.50.040 Procedures
10-20.50.050 Appeal
10-20.50.060 Reversion of Conditional Zoning Map Amendment Approval
10-20.50.070 TNCP Zoning Map Amendments

10-20.50.010 Purpose

This division provides procedures for the amendment of the text of this Zoning Code and the Zoning Map consistent with applicable law.

10-20.50.020 Applicability

The procedures established in this division shall apply to all proposals to change the text of this Zoning Code, amend a parcel's zoning designation, or a zone boundary on the Zoning Map. Amendments to the text of this Zoning Code and the Zoning Map shall only be made through the procedures described in this division and the adoption of an amending ordinance by the Council.

10-20.50.030 Initiation of Amendments

A. Owner Initiation.

1. A property owner, or an agent authorized by the property owner in writing, may submit:

a. A Zoning Map Amendment application for the owner's property which is subject to the application; or

b. A Zoning Code Text Amendment to amend the zone and related provisions that directly regulate owner's property.

2. In the event that a real property owner files an application for a Zoning Map amendment that includes property other than that owned by the applicant, the applicant shall file, on a form provided by the Director, a petition in favor of the request signed by the real property owners representing at least 75 percent of the land area to be included in the application. The petition shall bear the property owners' signatures and addresses, the legal description and land area of each property represented on the petition, the total land area represented by the petition, and the total land area of individual properties included in the application.

B. City Council. The Director on behalf of the City Council may initiate a Zoning Code Text Amendment application or a Zoning Map Amendment application. An application initiated for amendments initiated by the City Council shall be signed by the Director.

C. Withdrawal. An applicant may withdraw a Zoning Code Text Amendment application or a Zoning Map Amendment application at any time. On behalf of the City Council, the Director may withdraw an application initiated by the City Council.

10-20.50.040 Procedures

A. Pre-Application Review **for Zoning Map Amendment**. A~~n~~ ~~**optional**~~ pre-application review with the Director is ~~**recommended**~~ **required** for all applications consistent with the procedures set forth in Section 10-20.30.040, Pre-Application Review by Director.

B. Citizen Review. All applications to amend the text of this Zoning Code or the Zoning Map shall include a process for citizen participation. Citizen participation shall, at a minimum, consist of a neighborhood meeting or a work session of the Planning Commission, as set forth below. The Director may implement additional procedures for citizen participation.

1. Zoning Map Amendments. The applicant shall schedule and conduct a neighborhood meeting in compliance with the procedures set forth in Section 10-20.30.060, Neighborhood Meeting. For requests to designate property as a landmark **property or apply a historic overlay zone** ~~**, historic property or historic district,**~~ a public meeting of the Heritage Preservation Commission held prior to any public hearing on the request shall satisfy the requirement for a neighborhood meeting.

2. Text Amendments to This Zoning Code.

a. A citizen review session shall be held at the Planning Commission work session that is scheduled for the consideration of any proposed text amendment. Landowners and other citizens potentially affected by the proposed text amendment will have an opportunity to comment on the proposed text amendment.

b. Notice of the citizen review session shall be given to adjacent landowners, citizens potentially affected by the proposed text amendments, and any person or group who has specifically requested notice regarding the application, in compliance with the review schedule on file with the Planning Section and A.R.S. § 9-462.04.A. The notice shall state the date, time, and place of the citizen review session and shall include a general explanation of the proposed text amendment. A copy of the notice shall be submitted to the Director. The form of notice to be used may vary according to the type of text amendment proposed. The form of notice given may include, but is not limited to, at least subsection (B)(2)(b)(1), (2) or (3) of this section, as well as optionally subsection (B)(2)(b)(4) of this section:

(1) First class mail sent to each property owner, as shown on the last assessment, whose property is directly governed by the changes;

(2) Inclusion in utility bills or other mass mailing distributed by the City;

(3) Publication in a local newspaper of general circulation distributed to City residents; or

(4) Posting on the City website.

c. The Planning Commission ~~**or Heritage Preservation Commission**~~ may take into account issues and concerns raised by landowners and other residents potentially affected by the proposed text amendments. Prior to the Council hearing, the Planning Commission ~~**or Heritage Preservation Commission**~~ shall report on the issues and concerns raised during the citizen review session.

C. Application Requirements.

1. Applications for Zoning Code text or Zoning Map Amendments shall be submitted to the Director in writing on a form prescribed by the City in compliance with Section 10-20.30.020, Application Process. The application shall include the information and materials specified in the checklist, together with the required fee ~~**established in Appendix 2 (Planning Fee Schedule)**~~.

~~**2. The submittal requirements for applications for Zoning Map amendments vary based on the size of the development and whether an amendment to the General Plan is required, as set forth below:**~~

~~**a. Small-Scale Zoning Map Amendments. These are applications for Zoning Map amendments for which no infrastructure analyses typically required by the *Engineering Standards* are necessary and which are determined by the Director to be consistent with the General Plan and compatible with surrounding development. These would typically include developments located on small lots or parcels, such as, for example, a duplex. For such applications, the requirements for a site analysis and concept zoning plan may be waived if, in the opinion of the Director, they are not warranted based on the conditions in subsections (C)(3)(b) and (c) of this section.**~~

~~**b. Medium-Scale Zoning Map Amendments. These are applications for Zoning Map amendments for developments that fall below the thresholds for large-scale Zoning Map amendments and that meet the following thresholds:**~~

~~**(1) Require a minor amendment to the General Plan as defined in Section 11-10.20.020, Major Plan Amendments and New Elements; and/or**~~

~~**(2) Require infrastructure analyses in accordance with the *Engineering Standards*.**~~

~~For such applications, the minimum submittal requirements for a concept zoning plan are required including a development agreement (see Section 10-20.40.060, Development Agreements) when needed to define applicant/City obligations for such elements as off-site infrastructure improvements, affordable housing, or open space.~~

~~c. Large-Scale Zoning Map Amendments. These are applications for Zoning Map amendments that meet the following thresholds:~~

~~(1) Include residential developments over 100 units, or all commercial developments over 50,000 square feet or 15 acres, or all industrial and research and development uses over 150,000 square feet or 20 acres; or~~

~~(2) Require a major amendment to the General Plan as defined in Section 11-10.20.020, Major Plan Amendments and New Elements.~~

~~For such applications, the minimum submittal requirements for a concept zoning plan are required, as well as infrastructure analyses as required by the *Engineering Standards*. Compliance with the requirements of Section 10-20.30.070, Additional Requirements for Citizen Outreach, may also be required depending on the size of the proposed development. In addition, a development agreement that defines applicant/City obligations such as off-site infrastructure improvements, affordable housing, or open space is required to be submitted at such time as impact analyses have been accepted by the City Engineer or Utilities Director (see Section 10-20.40.060, Development Agreements).~~

~~d. Multi-Phase Scale Zoning Map Amendments. These are applications for Zoning Map amendments for very large projects that meet the following thresholds:~~

~~(1) Are complex in terms of their associated development issues; involve the future subdivision of land and the potential for multiple land developers; include multiple land use types; include multiple zone designations; involve complex utility infrastructure issues; and will require the design and layout of an internal street network to connect to existing streets; or~~

~~(2) Require a major amendment to the General Plan as defined in Section 11-10.20.020, Major Plan Amendments and New Elements.~~

~~**For such applications, the minimum submittal requirements for an enhanced concept zoning plan are required which includes the additional information described in the checklist.**~~

2~~**3**~~. The Director may request any other information that is relevant to assist in the review of a Zoning Code text or Zoning Map Amendment. ~~**The Director's decision to require additional information to assist the Planning Commission and Council in their review of the Zoning Code text or Zoning Map Amendment shall be based on whether any of the following apply:**~~

~~**a. The need to ensure that any General Plan policies and requirements that may be specific to the subject property are addressed either in a written report or on submitted plans;**~~

~~**b. The proposed development anticipated in compliance with the requested zoning designation while consistent with the General Plan Land Use Map may not be generally compatible with surrounding uses and neighborhoods based on the size, height, scale, mass and proportion of the proposed development (therefore a three-dimensional bulk and mass analysis may be required); or**~~

~~**c. The subject property is encumbered with natural resources such as floodplains, forests, and steep slopes, and compliance with the resource protection overlay (see Division 10-50.90, Resource Protection Standards) is required.**~~

3~~**4**~~. The Director may waive the requirements for any of the information required ~~**in this subsection (C)**~~ **in the corresponding application** if it is determined that such information is not necessary in order to complete a review of the requested Zoning Map Amendment.

~~**5. An applicant may submit additional detail and more information than the minimum required in this subsection (C).**~~

~~**D. Application Procedures – A Two-Pronged Approach. An applicant requesting an amendment to the Zoning Map regardless of the scale of the project as defined in subsection (C)(2) of this section may elect to pursue either one of the two approaches described below:**~~

~~**1. Direct Ordinance with a Site Plan. The Direct Ordinance with a Site Plan process, illustrated in Figure 10-20.50.040B, provides an applicant with a shorter approval process with fewer steps.**~~

~~**This process enables an applicant to submit fully developed site plans with all supporting information required for site plan review and approval (Section 10-20.40.140) concurrently with the Zoning Map Amendment application. Once the Zoning Map Amendment is approved by the Council, then the applicant may proceed directly to construction plan and building permit review (Section 10-20.40.030, Building Permits and Certificates of Occupancy), and no additional site plan review is required. However, if the Council adds conditions of approval that require substantial amendments to the site plan, as determined by the Director, then a revised application shall be submitted for site plan review and approval (Section 10-20.40.140) prior to building permit review and approval.**~~

~~**2. Authorization to Rezone with a Concept Zoning Plan. The Authorization to Rezone with a Concept Zoning Plan process illustrated in Figure 10-20.50.040C decouples a Zoning Map Amendment application from an application for site plan review and approval. In this case, a concept zoning plan would be developed and submitted in support of the zone change request, and, assuming Council approval of the Zoning Map Amendment, then a complete site plan application would be submitted at a later time in accordance with the requirements of Section 10-20.40.140, Site Plan Review and Approval.**~~

D~~E~~. Staff Review.

1. An application for a text amendment to this Zoning Code or an amendment to the Zoning Map shall be submitted to the Director and shall be reviewed and a recommendation prepared in compliance with the review schedule on file with the Planning Section.

2. The Director shall determine whether a Zoning Map Amendment application is administratively complete within 30 days after receiving the application.

a. If the Director determines that the application is not administratively complete, a comprehensive list of the specific deficiencies shall be provided in writing or electronically to the Applicant. The administrative completeness review time frame and the overall time frame are suspended from the date the list of deficiencies is issued until the date that the Applicant resubmits the missing information. Additional notices of administrative completeness or deficiencies may be provided based on the Applicant's submission of missing information.

b. The City shall determine whether a resubmitted application is administratively complete within 15 days after receiving the resubmitted application.

3. After determining that the application is administratively complete, the City shall approve or deny the application within 180 days.

a. During the substantive review time frame, the City may identify legal requirements that have not been addressed by the application and provide a written or electronic comprehensive request for corrections. The substantive review time frame and the overall time frame are suspended from the date the request for corrections is issued until the date the Applicant resubmits the corrections.

b. The Director may consider an application withdrawn if, within 30 days or more after the date of request for corrections, the Applicant does not supply the documentation or information requested or an explanation of why the information cannot be provided within the established time period.

c. The Director may extend the time frame to approve or deny a Zoning Map Amendment application beyond 180 days for the following reasons:

i. For extenuating circumstances, the Director may grant a onetime extension of not more than 30 days.

ii. If an Applicant requests an extension, the Director may grant extensions of 30 days for each extension granted.

d. Subsections 10-20.50.040(D~~E~~)(2) and (D~~E~~)(3) of this section do not apply to land that is designated as a District of Historical Significance pursuant to A.R.S. § 9-462.01(A)(10) or an area that is designated as historic on the National Register of Historic Places or Planned Area Developments.

4. The Director's recommendation shall be transmitted to the Planning Commission in the form of a staff report prior to a scheduled public hearing. The staff report shall include the following:

a. An evaluation of the consistency and conformance of the proposed amendment with the ~~goals of the~~ General Plan and any applicable specific plans;

b. A recommendation on the amendment and the grounds for the recommendation based on the standards and purposes of the zones set forth in Division 10-40.20, Establishment of Zones; and

c. A recommendation on whether the text amendment or Zoning Map Amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

5. A copy of the staff report shall be made available to the public and any Applicant prior to the public hearing.

E~~F~~. Findings for Reviewing Proposed Zoning Map Amendments and Text Amendments.

1. An amendment to the Zoning Map or the text of this Zoning Code may be approved only if all of the following findings are made, as applicable to the type of amendment:

a. Findings for Zoning Map Amendments.

(1) The proposed amendment is consistent with and conforms to the ~~goals of the~~ General Plan and any applicable specific plans;

(2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan; and

(3) The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

b. Findings for Text Amendments.

(1) The proposed amendment is consistent with and conforms to the ~~**objectives and policies of the**~~ General Plan and any applicable specific plan;

(2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and

(3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

2. If the application is not consistent with and does not conform to the General Plan and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10, General Plans, prior to considering the proposed amendment. The Director shall determine if a General Plan (or other applicable specific plan) amendment is required and whether the amendment would be a minor or major plan amendment, based upon the criteria set forth in Section 11-10.20.020, Major Plan Amendments and New Elements.

3. An application for a major amendment to the General Plan and a Zoning Map amendment for the same development site/application will not be considered at the same time. If it is determined that a major amendment to the General Plan is required, then the application for a Zoning Map amendment shall wait until the major plan amendment has been approved.

4. An amendment to the General Plan map that is determined to be minor may be considered and heard at the same time as the application for a Zoning Map amendment.

F~~G~~. Notification. Public notification of an amendment to the text of this Zoning Code or the Zoning Map shall be provided in compliance with Section 10-20.30.080, Notice of Public Hearings. When the proposed amendment involves land that abuts unincorporated areas of Coconino County, the Director shall send a copy of the notice of public hearing to the planning agency of Coconino County.

G~~H~~. Planning Commission Public Hearing.

1. If the Director determines that the requested Zoning Map amendment would not require a General Plan (or other applicable specific plan) amendment, the Director shall give notice and the Planning Commission shall conduct a public hearing on the application.

2. The Planning Commission may request additional information that is relevant to assist in the review of a Zoning Code text or Zoning Map amendment subject to the criteria established in subsection (C)(3) of this section.

HI. Action by the Planning Commission. The Planning Commission shall render its decision in the form of a written recommendation to the Council. The recommendation shall include the reasons for the recommendation (refer to Section 10-20.30.090, Findings Required). The Planning Commission may recommend approval, approval with modifications and/or conditions, or denial of the proposed amendment. If the Planning Commission fails to make a recommendation to the Council within 30 days after closing the public hearing, the Planning Commission shall be deemed to have recommended denial and the application shall be scheduled for public hearing and action by the Council.

IJ. Council Public Hearing.

1. Upon receipt of a recommendation from the Planning Commission, the Council shall conduct a public hearing and take action on any application to amend the text of this Zoning Code or the Zoning Map. The Council may refer the application back to the Planning Commission for further study and a revised recommendation.

2. The Council may request additional information that is relevant to assist in the review of a Zoning Code text or Zoning Map Amendment subject to the criteria established in subsection C.3. of this section.

JK. Council Action. The Council shall review the proposed amendment or Zoning Map Amendment and the recommendations of the Planning Commission and Director, and shall grant or deny the application.

KL. Ordinance Effective Date. An ordinance granting a Zoning Map Amendment is, by State statute, subject to referendum and shall not become effective until 30 days after the date of adoption or the date the final ordinance is available from the City Clerk, whichever is later. The effective date of the ordinance is not necessarily the effective date of Zoning Map Amendment. The effective date of the Zoning Map Amendment is when compliance with conditions of approval is completed and certified by the Director. No permits or development approvals may be granted that are in furtherance of the Zoning Map Amendment request until the 30 days have lapsed and the conditions of approval have been met.

LM. Protest Procedures. A protest in writing signed by the property owners against a proposed Zoning Map Amendment may be filed in writing by the owners of 20 percent or more of either:

1. The property by area and number of Lots, Tracts, and Condominium units, excluding government-owned property included in the proposed Zoning Map Amendment; or

2. The property by area and number of Lots, Tracts, and Condominium units, excluding government-owned property immediately adjacent to the proposed Zoning Map Amendment extending 150 feet, including all Rights-of-Way.

Such protest shall be hand-delivered to the City Clerk, or their designee, by no later than 12:00 noon five business days after the City Council first considers the application at a public hearing. If a timely protest is filed, the amendment shall not become effective except by a favorable vote of three-fourths of all members of the Council. If any member of the Council is unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the Council; provided, that such required number of votes shall in no event be less than a majority of the full membership of the Council.

MN. Conditions of Approval.

1. The Council may impose such reasonable and appropriate conditions and safeguards as are necessary to a Zoning Map Amendment request to:

   a. Carry out the purposes of the General Plan or other applicable specific plans;

   b. Ensure all required findings are satisfied and compatibility with adjacent land uses has been assured;

   c. Reduce or minimize any potentially injurious effects on adjacent properties;

   d. Protect the character and scale of the neighborhood; or

   e. Protect the health, safety, or general welfare of the community.

2. Such conditions of approval may include, but are not limited to:

   a. Structural or vegetative screening greater than that required by the landscaping and screening standards of Division 10-50.60, Landscaping Standards, to buffer the surrounding land uses from the proposed use;

b. Limitations on the allowable uses permitted within the approved zone that are more restrictive than the otherwise allowed uses established in Division 10-40.30, Non-Transect Zones;

c. Limitations on the height, setbacks, GFAR, or other standards specific to the approved zone which are more restrictive than the applicable requirements of Division 10-40.30, Non-Transect Zones, or 10-40.40, Transect Zones;

d. Limitations on the height, size, or illumination of signs more restrictive than the applicable requirements of Division 10-50.100, Sign Standards;

e. Limitations on the conduct of the proposed use, such as, but not limited to, hours of operation, or use of loudspeakers or external lighting, as necessary to protect adjacent land uses;

f. Public dedication of necessary right-of-way for streets, alleys, drainage ways, and public utilities, and installation of off-site improvements as are reasonably required by or related to the effect of the Zoning Map Amendment;

g. A stipulation that the applicant schedule an additional neighborhood informational meeting in compliance with the procedures set forth in Section 10-20.30.060, Neighborhood Meeting, prior to submittal of an application for site plan review and approval (Section 10-20.40.140) so that interested residents may view the final site plan and other applicable plans for consistency with approved conditions of approval. The applicant shall create a written summary of the meeting, which shall be filed with the Director; and

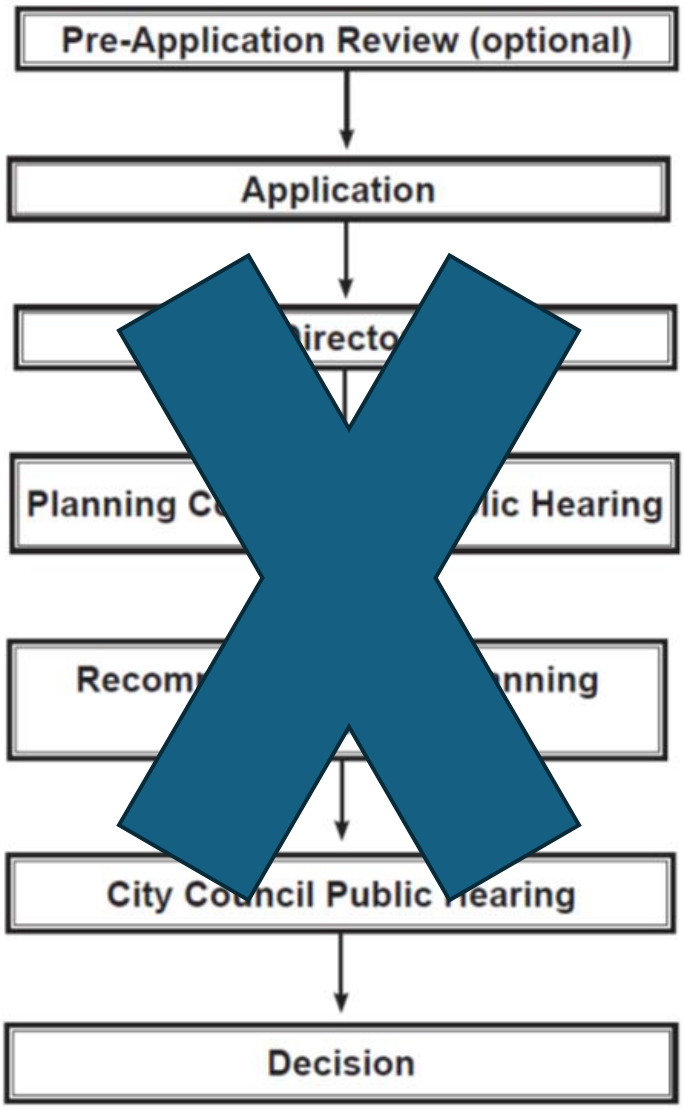
h. A stipulation that if the subject property is not located within the Resource Protection overlay zone (see Section 10-40.50.030, Overlay Zones), then compliance with the resource protection standards established in Division 10-50.90, Resource Protection Standards, is required.

3. A violation of any condition shall be considered to be a violation of these regulations.

~~**4. The concept zoning plan upon which the Zoning Map amendment may be approved establishes the development entitlement for the subject property. As the approval is based on a concept zoning plan, some flexibility in the layout of the property may therefore be approved**~~

~~by the Director; provided, that no additional external impacts to surrounding uses and infrastructure will result and there is no increase or decrease in GFAR, lot coverage, number of dwelling units, or building height in excess of that permitted in Table 10-20.40.090.A. (Types of Minor Modifications Allowed). As an example, if the concept zoning plan shows a building placed in close proximity to a street so that it has a strong relationship to the street and with parking behind it, the location and shape of the building may be adjusted; provided, that the same relationship to the street with the parking area in the rear is maintained. Similarly, internal circulation or parking areas may be adjusted; provided, that there is no impact to the location or design of access driveways or streets, and no additional impacts on adjoining City streets.~~

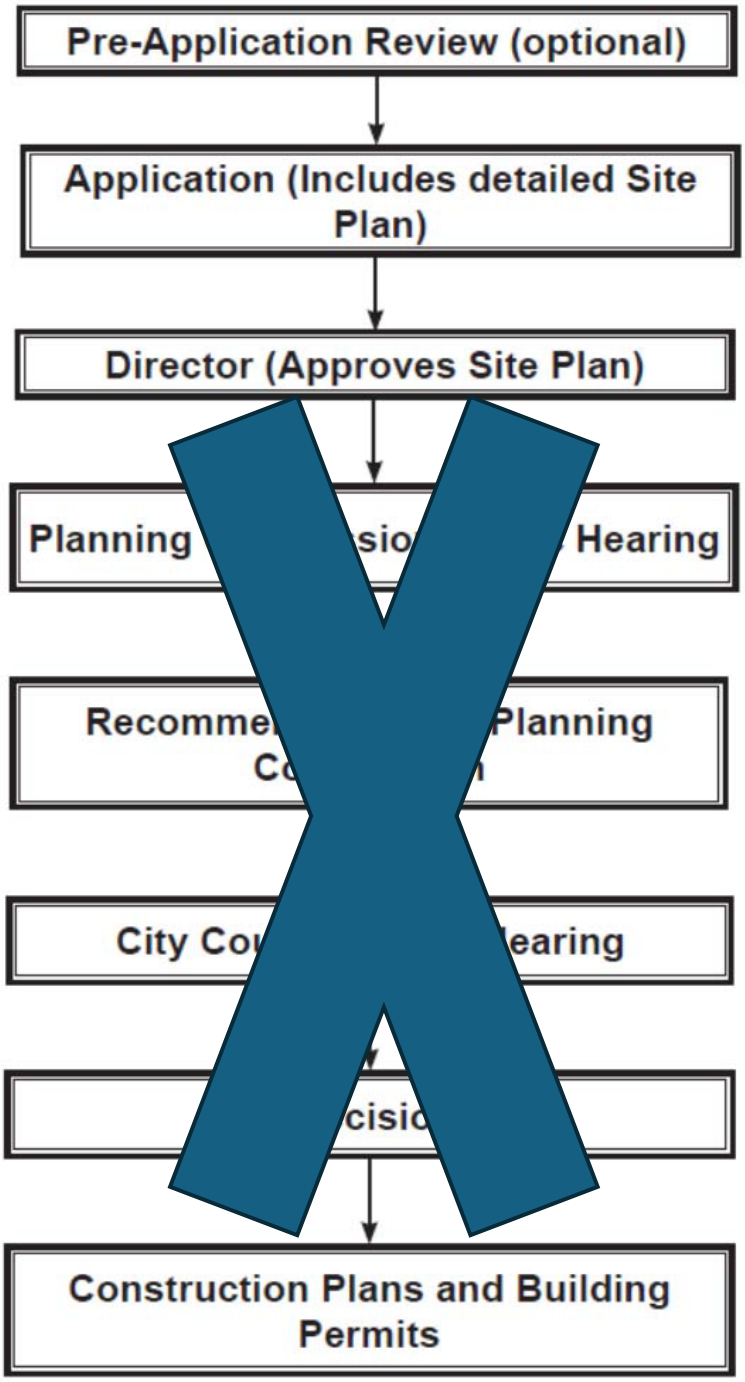
~~O. Figure 10-20.50.040.A., Amendments to the Zoning Code Text, summarizes the procedure for amending the text of this Zoning Code. Figure 10-20.50.040.B. (Amendments to the Zoning Map (Direct Ordinance with a Site Plan Process)) and Figure 10-20.50.040.C. (Amendments to the Zoning Map (Authorization to Rezone with a Concept Zoning Plan Process)) summarize the procedures for amending the Zoning Map following the two processes described in subsection D. of this section.~~



~~**Figure 10-20.50.040.A.**~~

~~**Amendments to the Zoning Code Text**~~

~~**Note: Action and public hearings by the Director, Planning Commission, or City Council will be completed in accordance with the review schedule on file with the Community Development Division.**~~

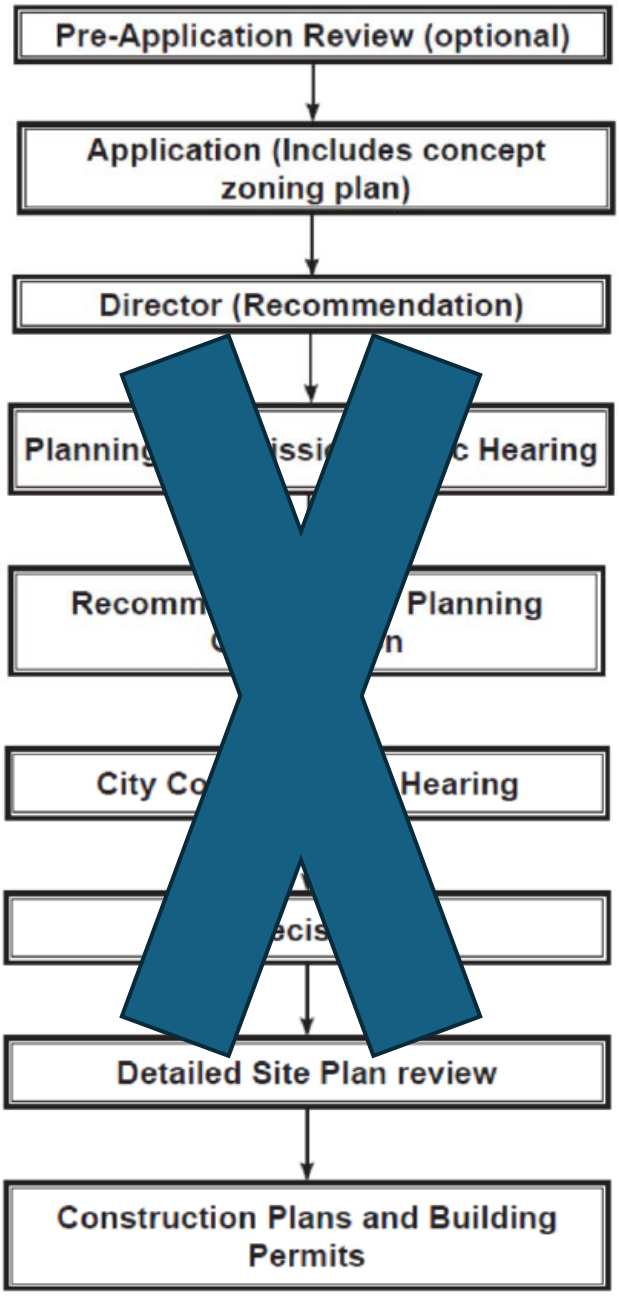


~~**Figure 10-20.50.040.B.**~~

~~**Amendments to the Zoning Map (Direct Ordinance with a Site Plan Process)**~~

~~**Note: Action and public hearings by the Director, Planning Commission, or City**~~

~~Council will be completed in accordance with the review schedule on file with the Community Development Division.~~



~~Figure 10-20.50.040.C.~~

~~Amendments to the Zoning Map (Authorization to Rezone with a Concept Zoning Plan Process)~~

~~**Note: Action and public hearings by the Director, Planning Commission, or City Council will be completed in accordance with the review schedule on file with the Community Development Division.**~~

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.30: Common Procedures, Section 10-20.30.060: Neighborhood Meeting as follows:

10-20.30.060 Neighborhood Meeting

A. Neighborhood Meetings Required.

1. Applicants for a General Plan amendment, Specific Plan amendment, Zoning Map amendment, conditional use permit, **or** annexation ~~**or change of use within the PF (Public Facility) zone**~~ shall schedule and conduct at least two neighborhood meetings in compliance with this section. The applicant is responsible for all costs associated with the neighborhood meetings.

2. The Director may waive the requirement for neighborhood meetings if it can be demonstrated that there are a limited number of property owners adjacent to the subject property and that other techniques for informing them of the application would be more effective, such as direct mailing with information on the application or one-on-one meetings with affected property owners.

B. Purpose of Neighborhood Meeting. The purpose of the neighborhood meeting is to:

1. Encourage applicants to allow for informed decision making through the dissemination of proposals and alternatives;

2. Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

3. Ensure that the citizens and property owners have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

4. Facilitate ongoing communication between the applicant, potentially affected citizens and adjacent property owners, City staff and elected officials throughout the application review process.

C. Neighborhood Meeting Planning.

1. The applicant's neighborhood meetings shall be scheduled after the pre-application review (Section 10-20.30.040) meeting with the Director, but prior to ~~site plan review (Section 10-20.40.140) or~~ Planning Commission **and City Council** consideration**.** ~~of a Zoning Map amendment (Division 10-20.50).~~

2. A plan for how the applicant intends to conduct the neighborhood meetings shall be submitted to and approved by the Director in compliance with the review schedule on file with the Planning Section. A charrette is recommended with all General Plan amendments and is required for all applications for a traditional neighborhood community plan (Division 10-30.80). The neighborhood meeting plan shall include the following information:

a. Property owners, citizens, jurisdictions and public agencies within 300 feet of the development or that may be affected by the application. The Director may expand the required notification area as stipulated in subsection (D)(3) of this section;

b. Proposed notification methods (e.g., mail, e-mail, newspaper, posting of the subject property) for persons and organizations identified in subsection (C)(2)(a) of this section;

c. Form, structure, and agenda of the meeting (e.g., town meeting, workshop, charrette, or other appropriate public outreach technique);

d. Opportunities for those potentially affected parties to discuss and provide input on the applicant's proposal;

e. Location, date and time of the neighborhood meeting; and

f. Methods to keep the Director informed of the status and results of the neighborhood meeting.

D. Neighborhood Meeting Notification. In compliance with the review schedule on file with the Planning Section, the applicant shall:

1. Create a notice that sets forth the purpose and substance of the proposed application, and the time, date and place of the neighborhood meeting;

2. Submit a copy of the notice to the Director;

3. Notify by first class mail all property owners of record within 300 feet of the subject property. Notification within a larger area may be required when the General Plan or other applicable adopted City policy (See Section 10-20.30.070, Additional Requirements for Citizen Outreach, for example) stipulates notification within a larger area. The Director may also expand the notification area based on the location and context of the subject property if it is determined that the potential impact of the development extends beyond the required notification boundary;

4. Notify by first class mail to the situs or actual address of all tenants and residents living on the subject property;

5. Notify by first class mail all homeowners associations (HOAs) that govern land within 1,000 feet of the subject property as well as all persons or groups whose names are on the registry of persons and groups described in Section 10-20.30.080(B) who are interested in receiving such notice. If it is determined that the potential impact of the development extends beyond the required notification boundary, the Director may expand the notification area; and

6. Install a minimum of one sign that is at least four feet by four feet in area on the property in a location or locations clearly visible from a public right-of-way to adjacent residents setting forth the purpose, time, date, and place of the neighborhood meeting, with an attached information tube containing copies of the meeting notice. This sign shall be installed a minimum of 10 days prior to the neighborhood meeting.

E. City Staff Involvement. City staff may attend the neighborhood meetings. The role of City staff will be limited to discussing the review process for the development and explaining the opportunities for the public to be engaged in the review process.

F. Record of Proceedings. The applicant shall create a written summary of the meetings, which shall be submitted with the next formal submission to the Director. This written summary will be attached to the Director's report to the Planning and Zoning Commission and City Council. At a minimum, the report shall include the following information:

1. Certification, on a form established by the Director, that the meeting was noticed and conducted in compliance with requirements of this section;

2. Details of techniques the applicant used to involve the public, including:

a. Dates and locations of neighborhood meetings;

b. Copies of letters, notices, newsletters and other correspondence, including dates and numbers of mailings or deliveries;

c. A copy of the mailing list, and a summary of where residents, property owners, and potentially affected citizens receiving notices, newsletters, or other written materials were located;

d. The number and names of people that participated in the process based on the sign-in sheet for the meeting; and

e. A dated photograph of the sign installed in compliance with subsection (D)(6) of this section;

3. A summary of concerns, issues and problems expressed during the neighborhood meeting, including:

a. The substance of the concerns, issues, and problems; and

b. The applicant's response to the comments received at the public meeting. The applicant's responses shall be included on the site plan, illustrative plan, other planning document(s), and/or in an associated report. If public comments are not included in any of these documents, an explanation why they were not included must be provided;

4. The applicant shall also send a copy of the written summary to all the people who recorded their names on the sign-in sheet for the meeting.

G. Request to Waive the Second or Additional Neighborhood Meetings. An applicant may submit a written request to the Director to waive the requirement for the second or any additional neighborhood meetings if either no substantive issues were identified by the meeting participants, including, but not limited to, density, compatibility, traffic or stormwater issues, or there was minimal participation at the initial neighborhood meeting as documented in the record of proceedings described in subsection (F) of this section. If the application is substantially modified from what was presented at the initial neighborhood meeting, the Director shall require a second or additional neighborhood meetings in compliance with this section be held to present the modified application.

H. Other Required Meetings. For developments where the applicant is not otherwise required to conduct a neighborhood meeting, the Director may require that a neighborhood meeting be held if a determination is made that the development may substantially impact adjacent neighborhoods, schools, parks, or existing open space.

10-20.30.070 Additional Requirements for Citizen Outreach

A. Applicability. This section shall apply, in addition to those requirements established in Section 10-20.30.060, Neighborhood Meeting, to the following developments for which a Zoning Map or General Plan amendment is required:

1. New single-family or multifamily residential developments that exceed 300 units; or

2. New commercial, industrial, and public facility developments that exceed 20 acres or 100,000 square feet of gross floor area.

B. Additional Requirements. The following additional requirements and procedures apply to those Zoning Map and General Plan amendments specified in subsection (A) of this section:

1. Step One – Neighborhood Meeting.

a. The applicant shall host a neighborhood meeting as described in Section 10-20.30.060, Neighborhood Meeting.

b. The following additional requirements shall apply to the applicant's neighborhood meeting. Prior to the neighborhood meeting and in compliance with the review schedule on file with the Planning Section, the applicant shall:

(1) Provide the Director with information regarding the neighborhood meeting for posting on the City website;

(2) Post information regarding the neighborhood meeting on the applicant or applicant's agent's website, if such website exists; and

(3) Notify by first class mail all property owners of record within 600 feet of the subject property.

c. As an option, the applicant may also place advertisements for the neighborhood meeting on local radio or TV stations.

2. Step Two – Additional Planning Commission Public Hearing.

a. The Director shall schedule no less than two public hearings with the Planning Commission to provide additional opportunities for interested members of the public to be informed of and provide comments on the new development proposals described in subsection (A) of this section.

b. The public hearings shall be noticed in compliance with Section 10-20.30.080, Notice of Public Hearings.

c. The additional Planning Commission public hearing shall be held at the next regularly scheduled meeting of the Planning Commission.

C. Charrette for a Traditional Neighborhood Community Plan. When an applicant has hosted a charrette as required for a proposed Traditional Neighborhood Community Plan (Division 10-30.80) as part of a General Plan amendment, a second charrette as part of the Zoning Map amendment application is not required. The Director may require a second neighborhood meeting as described in Section 10-20.30.060, Neighborhood Meeting.

ORDINANCE NO. 2026-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, FLAGSTAFF ZONING CODE, BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED "PZ-26-00136 – ZONING MAP AMENDMENT PROCESS"; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City of Flagstaff wishes to amend Zoning Code provisions in Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.50: Common Procedures and Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map to require a pre-application meeting for a Zoning Map Amendment, remove submittal requirements based on the size of the development, and remove the two-pronged approach in order to streamline the process; and

WHEREAS, a citizen review session was held at the Planning Commission work session on September 9, 2026, to discuss the proposed Zoning Code text amendment in accordance with Section 10-20.50.040 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission held public hearing on September 23, 2026, and provided a recommendation to City Council on the proposed Zoning Code text amendment; and

WHEREAS, the Council has read and considered the staff report prepared by the Planning and Development Services division and all attachments to those reports, and the Council finds that the proposed Zoning Code text amendment is in conformance with the General Plan, and the findings of Section 10- 20.50.040 of the Flagstaff Zoning Code have been met; and

WHEREAS, that certain document known as *"PZ-26-00136 – Zoning Map Amendment Process"*, one (1) paper copy and one (1) electronic copy of which are on file with the City Clerk in compliance with A.R.S. § 44-7041, was declared to be a public record by Resolution No. 2026-52.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. That certain document known as *"PZ-26-00136 – Zoning Map Amendment Process"*, one (1) paper copy and (1) electronic copy of which are on file in the office of the City Clerk of the City of Flagstaff, Arizona, and which document is declared a public record by Resolution No. 2026-52 of the City of Flagstaff, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this ordinance and its provisions are hereby declared to amend the Flagstaff City Code, replacing and superseding the existing relevant provisions of the City Code, as set forth therein.

SECTION 3. The amendment is consistent with and conforms to the goals of the Regional Plan

(General Plan).

SECTION 4. The amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will add to the public good as described in the General Plan.

SECTION 5. The amendment is internally consistent with other applicable provisions of this Zoning Code.

SECTION 6. Repeal of Conflicting Ordinances

All ordinances and parts of ordinances in conflict with the provisions of the code adopted herein are hereby repealed.

SECTION 7. Severability

If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 8. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION 9. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 3rd day of November 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

HOUSING IMPACT STATEMENT
PZ-26-00136 ZONING MAP AMENDMENT PROCESS

Pursuant to ARS 9-462.01 (J) a Housing Impact Statement shall be considered by the City Council prior to adopting a Zoning Code Text Amendment regarding the impact of the amendment on the following:

1. A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning text amendment applies.

   The proposed zoning code text amendment is intended to simplify and improve the rezoning process. The provisions of this amendment does not directly impact the cost of housing construction.

2. A description of any data or reference material on which the proposed zoning text amendment is based.

   Staff worked with a consultant to address zoning code provisions that impact the City's goals regarding affordable housing and carbon neutrality. The consultant suggested changes to support the streamlining of the zoning map amendment process. The LASS + CAP report which includes recommendations on this item is available for review on the City's website

3. A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning text amendment.

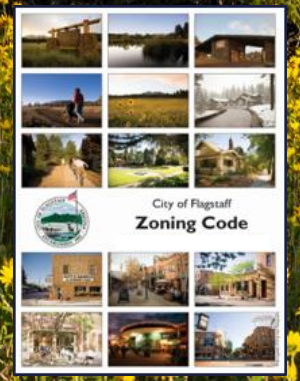
   None.

Zoning Code Amendment
Zoning Map Amendment
Process

PZ-26-00136

Tiffany Antol, AICP
Zoning Code Manager

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER



Zoning Map Amendment Process

Introduction

When a property owner seeks to develop property with a different land use or intensity than currently permitted under the applicable zoning district, the owner may apply for a zoning map amendment. The City provides two pathways (10.20.50.C):

Direct-to-Ordinance Rezoning: The applicant submits a site plan and supporting documentation for site plan review and approval. This pathway enables the applicant to entitle the project and proceed directly to construction plan and building permit review, consolidating rezoning and site plan reviews.

Conceptual Rezoning: The applicant submits a concept zoning plan to pursue a rezoning, then proceeds at a subsequent date with site plan or subdivision review prior to construction permits.

Regardless of the pathway selected, the same procedures and levels of review apply. Staff is recommending removing the two separate pathways. **The Zoning Map Amendment process will remain similar to the existing conceptual rezoning pathway, but flexibility is built in to administratively change application requirements as is deemed necessary to streamline the review process.**

Zoning Map Amendment Process

Requirement to Condition a Rezoning on a Conceptual Site Plan

To provide greater flexibility in the rezoning process, the requirements to condition a rezoning on a conceptual site plan have been removed. Conditioning a zoning map amendment on a conceptual site plan binds approval to a specific design, thereby limiting flexibility for future modifications. If the approved concept plan is not developed, it nonetheless remains a condition of the rezoning. Any subsequent project must either develop the approved plan or seek a rezoning based on a new proposed site plan. The high degree of specificity required at this preliminary stage represents a significant impediment to the rezoning process as such staff is recommending removing these provisions.

Zoning Map Amendment Process

Conditions of Approval

The Council may impose such reasonable and appropriate conditions and safeguards as are necessary to a Zoning Map Amendment request to:

- Carry out the purposes of the General Plan or other applicable specific plans;
- Ensure all required findings are satisfied and compatibility with adjacent land uses has been assured;
- Reduce or minimize any potentially injurious effects on adjacent properties;
- Protect the character and scale of the neighborhood; or
- Protect the health, safety, or general welfare of the community.

Zoning Map Amendment Process

Conditions of Approval

Such conditions of approval may include, but are not limited to:

- Structural or vegetative screening greater than that required by the landscaping and screening standards of Division 10-50.60, Landscaping Standards, to buffer the surrounding land uses from the proposed use;
- Limitations on the allowable uses permitted within the approved zone that are more restrictive than the otherwise allowed uses established in Division 10-40.30, Non-Transect Zones;
- Limitations on the height, setbacks, GFAR, or other standards specific to the approved zone which are more restrictive than the applicable requirements of Division 10-40.30, Non-Transect Zones, or 10-40.40, Transect Zones;
- Limitations on the height, size, or illumination of signs more restrictive than the applicable requirements of Division 10-50.100, Sign Standards;

Zoning Map Amendment Process

Conditions of Approval

- Limitations on the conduct of the proposed use, such as, but not limited to, hours of operation, or use of loudspeakers or external lighting, as necessary to protect adjacent land uses;
- Public dedication of necessary right-of-way for streets, alleys, drainage ways, and public utilities, and installation of off-site improvements as are reasonably required by or related to the effect of the Zoning Map Amendment;
- A stipulation that the applicant schedule an additional neighborhood informational meeting in compliance with the procedures set forth in Section 10-20.30.060, Neighborhood Meeting, prior to submittal of an application for site plan review and approval (Section 10-20.40.140) so that interested residents may view the final site plan and other applicable plans for consistency with approved conditions of approval. The applicant shall create a written summary of the meeting, which shall be filed with the Director; and

Zoning Map Amendment Process

Conditions of Approval

- A stipulation that if the subject property is not located within the Resource Protection overlay zone (see Section 10-40.50.030, Overlay Zones), then compliance with the resource protection standards established in Division 10-50.90, Resource Protection Standards, is required.

Zoning Map Amendment Process

Proposed Amendment

Amend **Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.30: Common Procedures, Section 10-20.30.040: Pre-Application Review by Director** to remove the language that states pre-application review is optional.

Amend **Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map** to do the following:

- Require a pre-application review for Zoning map Amendments.
- Clarify what applications require a public meeting with the Heritage Preservation Commission.
- Amend the application requirements to remove submittal requirements for different scale zoning map amendments, clarify remaining application requirements.
- Delete Application Procedures – A Two Pronged Approach section that details two types of zoning map amendments including Director to Ordinance with a Site Plan and Authorization to Rezone with a Concept Zoning Plan.
- Remove language for modifying a concept zoning plan.
- Remove procedure figures.

Zoning Map Amendment Process

Proposed Amendment

Amend **Section 10-20.30.060: Neighborhood Meeting** to remove the requirement for a change of use in the PF zone to hold a neighborhood meeting and to clarify the timing of an applicant's neighborhood meeting.

Zoning Map Amendment Process

Required Findings for Zoning Code Text Amendments

(1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;

(2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and

(3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

Zoning Map Amendment Process

The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.

There are no Core or Complimentary goals and policies that apply to this zoning code text amendment.

Zoning Map Amendment Process

The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City.

The amendment provisions are not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendment is intended to streamline the Zoning Map Amendment process as recommended by the recent Code Analysis Project.

Zoning Map Amendment Process

The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The amendment is internally consistent, utilizes the existing format, and does not conflict with other Zoning Code provisions. It maintains the Zoning Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.

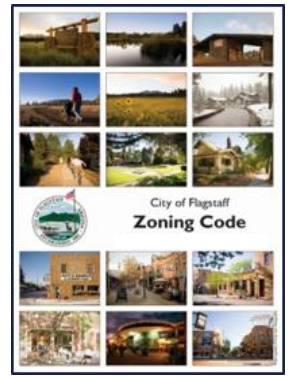
Zoning Map Amendment Process

Recommendation

The Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of PZ-26-00136 Zoning Map Amendment Zoning Code Text Amendment by a vote of 4-1.

Zoning Map Amendment Process

Questions, Comments, and Suggestions



CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Dustin Stiffler, Associate Planner

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Adoption of Ordinance No. 2026-28: An ordinance amending the Flagstaff zoning map to rezone approximately 13.01 acres of real property from the Rural Residential (RR) zone with partial Resource Protection Overlay (RPO) to Single-Family Residential (R1) with full RPO.

STAFF RECOMMENDED ACTION:

At the October 20, 2026 Council Meeting:
1) Read Ordinance No. 2026-28 by title only for the first time
2) City Clerk reads Ordinance No. 2026-28 by title only (if approved above)

At the November 3, 2026 Council Meeting:
3) Read Ordinance No. 2026-28 by title only for the final time
4) City Clerk reads Ordinance No. 2026-28 by title only (if approved above)
5) Adopt Ordinance No. 2026-28.

Executive Summary:

Request by applicant to rezone 13.1 acres from Rural Residential with partial Resource Protection Overlay (RPO) to Single-Family Residential (R1) with full RPO. This amendment would allow for single-family residential development. Planning and Zoning Commission voted to move the request to City Council with a recommendation of approval on September 23, 2026.

Financial Impact:

No financial impacts are associated with this request.

Policy Impact:

There are no policy impacts associated with this request.

Previous Council Decision or Community Discussion:

There have been no previous Council decisions on this.

Options and Alternatives to Recommended Action:

The City Council may approve the ordinance as proposed, approve the ordinance with modified conditions, or deny the ordinance.
The Planning & Zoning Commission recommends the following two conditions:
1. The required water and sewer mains shall be extended from the existing Sioux Drive throughout the proposed development as determined at Civil Plan Review.
2. Certificate of Occupancy shall not be issued until the Wild Cat Interceptor Project has been completed.

Background and History:

The applicant, Mary Bostwick/Bostwick Enterprises, LLC, is requesting a Concept Zoning Map Amendment

to rezone 13.01 acres of real property generally located at 4200 South Lake Mary Road from the RR Zone with the RPO to the R1 Zone with the RPO for the purpose of developing the Site as a 49-unit single-family residential subdivision utilizing a Planned Residential Development. Primary access to the site will be from E Sioux Drive. The 13.01 acres is currently comprised of 4 parcels, adjacent to one another, and located to the North of E JW Powell Boulevard and to the East of S Lake Mary Road. The current use of the site is Travel Accommodations in the form of a cabin resort.

Connection to PBB Priorities and Objectives:
Livable Community:

- Actively support attainable and affordable housing through the City's 10-Year Housing plan as well as other projects and opportunities
- Provide amenities and activities that support a healthy lifestyle

Connection to Regional Plan:
An analysis of the Regional Plan goals and policies is included in the attached Planning and Zoning Commission staff report.

Connection to Carbon Neutrality Plan:
HA-1: Create housing options for households at all income levels and family sizes occupied by local residents.

Connection to 10-Year Housing Plan:
Create 2.2: Identify suburban areas to support greater density and intensity of development

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Attachments:
Ord. 2026-28
Application
Staff Report
Narrative
Legal Description
Concept Zoning Plan
Regional Plan Analysis
Neighborhood Meeting Plan
Neighborhood Meeting Record of Proceedings
Legal Ad
Traffic Impact Analysis
Waster and Sewer Impact Analysis
Presentation

ORDINANCE NO. 2026-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF ZONING MAP TO REZONE APPROXIMATELY 13.01 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 4200 S LAKE MARY ROAD (APNs 105-05-001A, 105-05-002B, 105-05-002C, AND 105-05-002D) FROM THE RURAL RESIDENTIAL (RR) ZONE WITH PARTIAL RESOURCE PROTECTION OVERLAY (RPO) TO SINGLE-FAMILY RESIDENTIAL (R1) ZONE WITH FULL RPO; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, Mary Bostwick/Bostwick Enterprises, LLC ("the Applicant"), has applied for the rezone of approximately 13.01 acres of real property located within the City of Flagstaff from the Rural Residential (RR) zone with a partial Resource Protection Overlay (RPO), a legal description of which is provided in Exhibit A attached hereto and incorporated by this reference ("the Property"), to Single-Family Residential (R1) zoning with the Resource Protection Overlay (RPO) for purposes of allowing Single-Family Residential development uses on site; and

WHEREAS, the Applicant proposes to develop the Property pursuant to the terms and conditions of this Ordinance; and

WHEREAS, the Applicant conducted a neighborhood meeting on July 01, 2026, to discuss the proposed Zoning Map Amendment with the surrounding community, as required by Section 10-20.50.040 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the proposed Concept Zoning Map Amendment application, following proper notice and a hearing on September 23rd, 2026, and has recommended approval of the requested Zoning Map Amendment application, subject to the Applicant's compliance with certain conditions set forth below; and

WHEREAS, the Council finds that the applicant has complied with all application requirements set forth in Chapter 10-20 of the Flagstaff Zoning Code; and

WHEREAS, staff have recommended approval of the Concept Zoning Map Amendment application, subject to the conditions proposed by the Planning and Zoning Commission, and the Council has considered each of the conditions and has found each condition to be appropriate for the Property and necessary for the proposed development; and

WHEREAS, the Council has read and considered the staff reports prepared by the current Planning Division staff and all attachments to those reports, the Applicant's application, the narrative provided by the Applicant, and all statements made by the Applicant and its representatives or agents during the presentation to Council, and the Council finds that the proposed Concept Zoning Map Amendment, subject to the conditions set forth below, meets the findings required by Section 10-20.50.040(F)(1)(a) of the Flagstaff Zoning Code.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. The amendment requested in the application is consistent with and conforms to the goals of the Regional Plan.

SECTION 3. The amendment requested in the application will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan.

SECTION 4. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities to ensure that the amendment requested in the application will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Zoning Map designation for the Property is hereby amended from the Rural Residential (RR) zone with partial Resource Protection Overlay (RPO) to Single-Family Residential (R1) zone with full RPO.

SECTION 6. That the Zoning Map Amendment be further conditioned upon the Applicant's satisfaction of the following conditions proposed by the Planning and Zoning Commission:

CONDITIONS:

1. The existing water and sewer mains within the existing Sioux Drive shall be extended throughout the proposed development.
2. Certificate of Occupancy shall not be issued until the Wildcat Interceptor Project has been completed.
3. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
4. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of Highway Commercial (HC) in accordance with A.R.S. § 9-462.01.

SECTION 8. That City staff is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions, and intents of this Ordinance.

SECTION 9. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 10. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION 11. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 3rd day of November 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibits:
Legal Description

Docusign Envelope ID: D79EAEF8-E387-4FF6-9A60-9937E2183202

City of Flagstaff

Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

P: (928) 213-2618
F: (928) 213-2609

Date Received	Application for Concept Zoning Map Amendment	File Number

Project Name
Hidden Haven Estates Subdivision

Site Address	Parcel Number(s)	Subdivision& Lot Number	Site Acreage
4200 Lake Mary Road	105-05-001A, 002B, 002C, & 002D		13

Existing Zoning District	Proposed Zoning District	Existing Regional Plan Area and Place Type
RR	R1	Suburban Existing

Existing Use	Proposed Use
Resort	Single Family Residential

Property Information:

☐ Yes ■ No Located in an existing Local/National Historic District? (Name:_____)
■ Yes ☐ No Existing structures are over 50 years old at the time of application?
☐ Yes ■ No Subject property is undeveloped land?

Type of Zoning Map Amendment (Small, Medium, Large or Multi-Phase)
Medium

Property Owner(s)		Phone
Bostwick Enterprises, LLC		928-744-8959
Mailing Address	**City, State, Zip**	**E-mail**
4200 Lake Mary Road	Flagstaff, AZ 86005	arizonamountaininn@msn.com
Applicant(s)		**Phone**
Mary Bostwick		
Mailing Address	**City, State, Zip**	**E-mail**
Project Representative(s)		**Phone**
Ian Braun, PE		928-522-9287
Mailing Address	**City, State, Zip**	**E-mail**
618 E. Route 66	Flagstaff, AZ 86001	i.braun@cdeinc.org

Property Owner Signature (required)	Date	Applicant Signature	Date
DocuSigned by: Mary Bostwick	1/14/2026		

For City Use

Date Filed:	File 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:
☐ Approved	☐ Approved
☐ Denied	☐ Denied
☐ Continued	☐ Continued

Staff Assignments	Planning	Engineering	Fire	PW/Water Services	Stormwater

PLANNING AND DEVELOPMENT SERVICES REPORT

Concept Zoning Map Amendment: Hidden Haven Estates

PUBLIC HEARING
PZ-25-00087-02

DATE: September 1, 2026
MEETING DATE: September 23, 2026
REPORT BY: Dustin Stiffler

REQUEST:
A Concept Zoning Map Amendment (CZMA) requested by Mary Bostwick/Bostwick Enterprises, LLC, of approximately 13 acres located at 4200 S Lake Mary Road, APNs 105-05-001A, 105-05-002B, 105-05-002C, 105-05-002D from the Rural Residential (RR) zone with partial Resource Protection Overlay (RPO) to the Single-Family Residential (R1) Zone with RPO for all parcels. The applicant is requesting a rezone for the purpose of developing a 49-lot residential subdivision which will utilize a Planned Residential Development (PRD) design.

STAFF RECOMMENDATION:
Staff recommends the Planning & Zoning Commission, in accordance with the findings presented in this report, forward the Concept Zoning Map Amendment to the City Council with a recommendation to approve an amendment to the Zoning Map for 13.1 acres from the RR zone to the R1 zone with the RPO, with the following condition:

1. The required water and sewer mains shall be extended from the existing Sioux Drive throughout the proposed development as determined at Civil Plan Review.
2. C of O cannot be issued until the Wild Cat Interceptor Project has been completed.

PRESENT LAND USE:
The existing parcels total 13.01 acres and comprise the development site (the Site, hereon). The Site is currently used as travel accommodations which consists of small cabins throughout the Site.

PROPOSED LAND USE:
The applicant proposes to develop a single-family residential subdivision utilizing a PRD. One Unit Residential Development and PRD are permitted uses in the R1 Zone.

NEIGHBORHOOD DEVELOPMENT:
See the attached area context map.

North: Multi-family residential development, zoned Medium Density Residential (MR);
East: US National Forest (USNF), zoned RR;
South: USNF, zoned RR;
West: USNF, zoned RR; Multi-family residential development, zoned High Density Residential (HR).

REQUIRED FINDINGS:
The Commission shall find that the Concept Zoning Map Amendment meets the three findings for approval per City Code Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map.

I. Project Introduction

A. Background

The applicant Mary Bostwick/Bostwick Enterprises, LLC, is requesting a Concept Zoning Map Amendment for 13.01 acres from the RR Zone with the RPO to the R1 Zone with the RPO, located at 4200 South Lake Mary Road. The applicant is requesting a rezone for the purpose of developing the Site as a 49-unit single-family residential subdivision utilizing a PRD. Primary access to the site will be from E Sioux Drive.

The 13.01 acres is currently comprised of 4 parcels, adjacent to one another, and located to the North of E JW Powell Boulevard and to the East of S Lake Mary Road. The current use of the site is Travel Accommodations in the form of a cabin resort.

B. Zoning Map Amendment Process

An applicant requesting an amendment to the Zoning Map may elect to pursue either a "Direct to Ordinance with a Site Plan" or "Authorization to Rezone with a Concept Zoning Plan" per Section 10-20.50.040.D of the Zoning Code. An Authorization to Rezone with a Concept Zoning Plan decouples a Zoning Map Amendment application from an application for site plan review and approval. In this case, a concept zoning plan would be developed and submitted in support of the zone change request, and, assuming Council approval of the Zoning Map Amendment, a proposed subdivision plat, civil plans, and permits will be reviewed and approved.

A Concept Zoning Plan should consist of a plan with proposed use(s), vicinity maps, context maps, concept phasing, housing types if applicable and a proposed circulation map.

This Concept Zoning Map Amendment request proposes a 49-lot subdivision utilizing a PRD design. A Concept Zoning Plan accompanies this rezoning request to illustrate the development proposal.

C. Zoning Map Amendment Request

This Concept Zoning Map Amendment covers approximately 13 acres distributed across 4 parcels. The proposed changes in area to zones in the City of Flagstaff Zoning Map are as follows:

Changes in Land Use due to Proposed Zoning Map Amendment

Zoning	Acres Reduced	Acres Added
Rural Residential (RR)	13.01	0
Single-Family Residential (R1)	0	13.01

Summary of Parcels Included in the Zoning Map Amendment Request

Parcel Number (APN)	Location/ Description	Acres	Current Zoning	Has a Resource Protection Overlay (RPO)?
105-05-001A	Southwest parcel	2.7	RR	No
105-05-002B	Center parcel	1.0	RR	No

105-05-002C	Northeast parcel	8.1	RR	Partial – approx. 3 acres at the Northern end
105-05-002D	West parcel	1.2	RR	No

II. Application Review

On January 20, 2026, the applicant submitted the Concept Zoning Map Amendment. On April 14, 2026, the Inter-Division Staff (IDS) found the application Complete and began substantive review of the submittal. A copy of the application, Concept Zoning Plan, Narrative, and Regional Plan Analysis are attached to this report.

A. Zoning – City of Flagstaff Zoning Code

If this Concept Zoning Map Amendment request is approved, approximately 13.01 acres will be zoned R1 with a RPO from the current zoning designation of RR with a partial RPO.

i. Relevant Development Standards

Per Table 10-40.30.030.B., the R1 zone permits One Unit Residential Development and Planned Residential Development.

ii. Resource Protection

One of the four parcels in this rezoning request currently has a partial RPO, which covers approximately 3 acres of that parcel. Three of the parcels do not have the RPO. If this CZMA request is approved, all parcels will be included in the RPO. The R1 zone requires protection of 50% of the trees; 70% of the slopes with a grade of 17-24.99%, 80% of the slopes with a grade of 25-34.99%, and 100% of slopes with a 35% or greater grade.

There are no urban or rural floodplains, or FEMA designated floodways located on the parcels.

iv. Pedestrian and Bicycle Circulation Systems

There are not existing pedestrian or bicycle circulation systems on the subject development site. The proposed single-family subdivision will include roadways built to public standard; and easements or tracts will be provided to ensure access from the subdivision directly to the USFS land which surrounds the development site. There are existing Flagstaff Urban Trail System (FUTS) trails along S Lake Mary Rd and W JW Powell Blvd.

B. Public Systems Impact Analysis

A Traffic Impact Statement (TIS) has been prepared and conditionally approved for the proposed subdivision development. A Water and Sewer Impact Analysis (WSIA) has been conditionally approved subject to the completion of the Wild Cat Interceptor Project.

III. Zoning Map Amendment Findings

An application for a Zoning Map Amendment shall be submitted to the Planning Director, who reviews the application and prepares a recommendation. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled

public hearing. The recommendation shall include an evaluation of the three findings for approval of Zoning Map Amendments, per Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map:

1. The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan; and
3. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The recommendation shall include an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans, the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code, and whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

A. Finding #1

The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans.

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

i. Flagstaff Regional Plan 2030 Process and Analysis Summary

The application was made complete under the 2030 Regional Plan. When staff performs a Regional Plan (the "Plan") analysis, staff reviews all maps, text, and goals and policies to determine which are the most relevant in relation to the proposed application. The Plan's Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan provide supplemental information for the interpretation of goals and policies. In the case of any conflict between the Future Growth Illustration and the Plan's goals and policies, the goals and policies will prevail. The Future Growth Illustration has two types of land use designations: "Area Types" describe the place-making context of Urban, Suburban, Rural, or Employment, and "Place Types" such as activity centers, corridors, and neighborhoods which provide the framework for the density, intensities, and mix of uses within the area types.

Staff have identified the subject parcels as Suburban and Area in White area types. The analysis was completed based on the Suburban Neighborhood area type. The Single-Family Residential (R1) zone is consistent with this area type.

ii. Applicable General Plan Goals and Policies

As part of its review, Staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. These goals and policies are located within the applicant's narrative. The narrative identifies 32 Regional Plan Goals and Policies that support the proposed rezoning, and eight Goals or Policies that do not support the rezoning. The following is a discussion of how the project generally meets or conflicts with goals and policies in the Regional Plan. A detailed Regional Plan conformance analysis is included as an attachment to this staff report.

Regional Plan 2030 Goals and Policies that Support the Rezoning

The Goals and Policies that support this rezoning request can be found in the following Regional Plan categories: Environmental Planning and Conservation (E&C), Open Space (OS), Community Character (CC), Growth Areas and Land Uses (LU), Neighborhoods, Housing, & Urban Conservation (NH), Recreation (Rec), Transportation (T), Water Resources (WR), Cost of Development (CD). The applicant has summarized conformance as follows:

- **Environment and Natural Resources (E&C):** These Goals and Policies focus on the preservation of Flagstaff's natural resources, which include carbon neutrality, dark skies, existing forests and environmental assets. The proposed Hidden Haven Estates subdivision will utilize a PRD design to cluster development aside from areas of tree and slope resources. The PRD design will limit impact on the existing trees on the Site. The CC&R's will allow for all-electric homes and establish waste-limiting design features regarding recycling and low water-use irrigation systems. Additionally, the subdivision has been designed to maximize South-facing roof exposures for possible photo-voltaic installation and energy capture. The Site is in close proximity to two existing FUTS trails and will provide easements to allow connectivity from the Site directly to the surrounding US National Forest. The City of Flagstaff will collaborate with the USFS to establish the best location for connector trails from Hidden Haven to the nearby FUTS trails.
- **Growth Areas and Land Use (LU):** These Goals and Polices focus on infill and redevelopment in existing neighborhoods to provide diverse housing types, create a more connected community, and to meet the changing housing needs of the community. Hidden Haven will redevelop an existing cabin resort and leverage the land to increase housing supply in Flagstaff. The development will utilize existing utilities in Sioux Drive and continue the existing sidewalks along Sioux Drive throughout the proposed development to create a connected and walkable neighborhood. While the subdivision will utilize cul-de-sacs due to topographic constraints, there will be pedestrian trails between the two cul-de-sacs to allow for pedestrian connectivity. The Site sits .5 miles from existing NAIPTA transit stops and will allow for easy access to Flagstaff's transit system by foot or bike. The reinvestment in this area will strive to adapt to the existing neighborhood context and speak to the single-family homes that

currently sit to the North and West of the adjacent multi-family developments in the Bow and Arrow Acres Neighborhood.

- **Open Space and Recreation (OS, REC):** These Goals and Policies focus on the value, importance and conservation of, as well as the access to Flagstaff's natural areas. The proposed subdivision will provide the Code-required 15% common space which will include natural areas with picnic tables. Additionally, the surface detention basins will be designed to allow for use when dry. As the Site will be within the RPOZ, the priority of preserving existing tree and slope resources has been paramount in the design of the subdivision.
- **Water Resources / Stormwater / Soils (WR, LID, Soils):** These Goals and Policies focus on the conservation of water in the region, and include interventions to address surface water, ground water and reclaimed water. Additionally, Soils are addressed through specific building techniques and requirements to ensure building stability and to reduce erosion before, during and after development. The proposed subdivision will incorporate Low Impact Development (LID) principles through distributed detention, the flow of water on the site, and utilization of existing topography to address drainage requirements and conservation goals. The site will utilize strategically placed and designed detention basins at the entry to the subdivision at the North.
- **Community Character / Design / Heritage (CC, Heritage):** These Goals and Policies focus on the acknowledgement of existing neighborhood design and sense of place for redevelopment and the role that our natural setting and heritage resources play in the character of Flagstaff. The surrounding neighborhood's walkability and forested areas are carried on through pedestrian amenities and the PRD design to preserve natural resources. These considerations will allow for continuity from existing development to Hidden Haven to the surrounding forest. The City of Flagstaff's Heritage Preservation Commission approved the required cultural resource study on April 16, 2026 to ensure that the Heritage Preservation Goals and Polices are met.
- **Transportation (T):** These Goals and Policies focus on the movement of people and goods throughout Flagstaff as well as the enhancement of the quality of life and the investment in infrastructure to support economic development through enhanced design. The connections to nearby FUTS trails discussed in Environment and Natural Resources, as well as the pedestrian network discussed in Growth Areas and Land use will make for a multimodal development. Signage will be installed to help pedestrians navigate to the nearest NAIPTA transit stops. Furthermore, street design will integrate LID principles to ensure synchronicity of Transportation and Water Resources/Stormwater goals.
- **Public Facilities, Safety and Fire (PF):** These Goals and Policies focus on protecting public infrastructure and promotion of community resiliency. Hidden Haven Estates will utilize a street section and cul-de-sac design which will accommodate emergency response vehicles. The extended water main through the development will loop to provide flow for both the proposed residences and for fire response. Additionally, hydrants will be placed at the required distances. The proposed subdivision will commit to installing fire sprinklers in all proposed residences to further enhance resiliency to emergencies as well as to mitigate risk of structure fire during a wildfire event. The WSIA that has been approved by the City of Flagstaff has determined the projected water needs of Hidden Haven Estates will be able to be fulfilled at the completion of the Wild Cat Interceptor Project.

- **Neighborhoods, Housing and Urban Conservation (NH):** The Goals and Policies focus on the creation of more housing and the diversification of neighborhoods while leveraging walkable neighborhoods, transit connections and economic opportunities. The Hidden Haven subdivision will provide Flagstaff with 49 single-family home sites and the CC&Rs will allow for development of accessory dwelling units, which creates the opportunity for residents to adapt to their changing needs over time.
- **Cost of Development (CD):** These goals and policies focus on the financing of development and identify mechanisms to ensure initial and future costs are equitably fulfilled by both developer and the City of Flagstaff. Hidden Haven will utilize the existing water and sewer infrastructure within the Sioux Drive right-of-way and extend those services throughout the development. This extension will be built to the City's engineering standards to ensure long-term viability of the infrastructure once accepted by the City at its completion. The required analyses for this development identify specific interventions and infrastructure needs to ensure infrastructure will support the development and to limit any off-site impacts.

B. Finding #2

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan.

To meet the findings for approval, the proposed amendment must be found to: 1) not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City"); and 2) add to the public good as described in the General Plan. Staff believe that the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare. Staff also believe that the proposed amendment will add to the public good, as discussed in the developer's project narrative, and summarized below.

- Hidden Haven Estates subdivision will utilize a PRD design to cluster development and preserve tree and slope resources.
- The RPO zone will be applied to all portions of the development site (whereas prior to the amendment only a portion was within RPO) to ensure future natural resource preservation.
- Common space will provide residents with on-site access to natural areas; and proposed trail connections will provide residents with multimodal access to and from nearby FUTS trails and the surrounding USFS forest land.
- The development provides Flagstaff with additional housing and property tax base.
- Public infrastructure improvements will be built to public standard and utilize LID principles.

C. Finding #3

The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Staff believes that the proposed application meets this finding, as indicated by the Inter-Division Staff (IDS) reviewed and acceptance of the Concept Zoning Map Amendment application on April 14, 2026. The applicant provided a summary of why the site is a suitable candidate for development in the R1 zone.

- **Site:** The 13.01-acre site will provide a net 10.8 acres of development area and a density of 3.77 units/gross acre. This allows for 49 single-family lots.
- **Design:** Lot sizes and layout are consistent with single-family development patterns and will be situated to preserve existing natural resources. The common space requirement will be satisfied with 15% of the development to be designated as common space.
- **Location:** The development will extend the existing Sioux Drive into the development and provide sidewalks and pedestrian connections throughout the subdivision. Additionally, the Site is within .5 miles of NAIPTA transit stops and adjacent to existing FUTS trails.
- **Emergency Vehicle Access:** The streets within Hidden Haven will be built to meet the City's engineering standards and to ensure emergency vehicle access and maneuverability throughout the development. Hydrants will be located at adequate distances and water infrastructure will be sized appropriately to ensure adequate water availability in the event of fire.
- **Public Services/Utilities:** The existing water and sewer within Sioux Drive will be extended into Hidden Haven and built to the City's standards. Stormwater will be addressed on-site with sufficient detention basins and LID principles employed. Each lot will receive a City-approved solid waste bin to ensure waste is handled appropriately.

IV. Citizen Participation

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for Concept Zoning Map Amendments. In accordance with State Statute, notice of the public hearing was provided by placing an ad in the Daily Sun, posting notices on the property, and mailing a notice to all property owners within 300 feet of the site excluding rights-of-way.

The Mogollon Engineering design team held one virtual neighborhood meeting to provide citizen outreach regarding this request for a Concept Zoning Map Amendment. This meeting had one attendee and included a presentation which discussed the proposed development, site plan and other project details. The sole attendee attended the meeting to learn more about the project and inquired about the projected start of construction.

As of the writing of this report, Staff has not received any additional comments on this rezoning case apart from responses received during Neighborhood Meetings.

Attachments:

- CZMA Application
- Project Narrative

- Concept Zoning Plan
- Legal Description
- Neighborhood Meeting Plan
- Record of Proceedings
- Legal Ad
- Regional Plan Analysis
- Traffic Impact Analysis
- Water and Sewer Impact Analysis

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618 E Route 66, Flagstaff, AZ 86001
928.395.2653
info@mogollonengineering.com

Hidden Haven Estates
Concept Zoning Map Amendment Submittal

Descriptive (Project) Narrative

M.E.S. Project No. 25-069

Date: March 5th, 2025

Development Request

- Approve Concept Plan and rezone parcels (APNs 105-05-001A, 105-05-002B, 105-05-002C, 105-05-002D; commonly 4200 Lake Mary Road) from Rural Residential (RR) to Single-Family Residential (R1) with a Planned Residential Development (PRD) overlay to allow development of a 49-lot single-family subdivision.
    - PRD Required Design Elements (5 points required)
        - Include 80 sf front entry feature (1 Point)
        - Recreational Amenities within a park or common space (2 Points)
        - CC&Rs do not prohibit Accessory Dwelling Units (1 point)
        - Enhanced Pedestrian Environment with seating areas (1 Point

Consistency with the General Plan and Applicable Specific Plans

- Consistent elements: supports residential growth, increases housing supply and diversity, advances infill/compact development by using an existing service area, and provides public open space tracts consistent with typical General Plan objectives to provide neighborhood parks/open space and connectivity to community services.
- Likely applicable policies supported: housing production and diversity, efficient use of urban land and infrastructure, provision of public open space, and implementation of stormwater management standards.
- Policies/goals that may not fully support the application (and will require mitigation or modification):

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- Urban forest/tree canopy preservation goals: preliminary analysis indicates ~47.5% tree canopy preservation, which is below City thresholds. Preliminary Plat Resource Protection plans will be provided showing achievement of the 50% goal.
- Hillside/steep-slope protection policies: portions exceed 17% slope; final design must demonstrate compliance with hillside development standards and mitigation measures to meet related General Plan/specific-plan policies.

- Conclusion: With conditions (tree preservation/mitigation, hillside compliance, and infrastructure commitments) the proposal can be made consistent with the General Plan and applicable specific plan policies.

Summary that the amendment will not be detrimental and will benefit the public good

- The proposed rezoning and Concept Plan include required public improvements, safety measures, and open space to avoid detriment to public interest, health, safety, convenience, or welfare. Benefits include increased housing supply, neighborhood open space, improved public infrastructure (water/sewer extensions, stormwater controls), and added property tax base for public services.

Physical suitability of the subject property

- Site: total gross acreage ~13.01 acres; net acreage after streets ~10.80 acres. Proposed 49 single-family lots (min. 5,000 sf), density ~3.77 units/gross acre.
- Design/shape/size: lot sizes and layout are consistent with single-family development patterns; three open-space tracts provide 15% minimum open space (66,634 sf).
- Location & access: primary access and utility connections from Sioux Drive; site design includes internal road network and a proposed water main loop in Sioux Drive to reduce dead-end water mains.
- Emergency/public vehicle access: final engineering will provide fire and emergency access to City standards; all units will include fire sprinkler systems per City fire code due to limited access and unit count.
- Public services/utilities: potable water and wastewater exist in Sioux Drive and will be extended; stormwater will be managed on-site (extended detention and detention

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basins on Open Space Tracts A and B); solid waste service via City-approved bins for each lot. Police protection, solid waste collection, and other municipal services will be supplied by the City consistent with comparable residential subdivisions.

How essential public services will be provided

- Water: existing mains in Sioux Drive will be extended; a looping connection within Sioux Drive will minimize dead-end lines; service laterals to each lot will be provided to City standards.
- Wastewater: sewer main exists in Sioux Drive; sewer extension through the subdivision will connect all lots to the municipal system.
- Stormwater: on-site extended detention and detention basin facilities sized to City standards; calculated Runoff Volume Control (ROCV) of 16,336 cu ft based on new impervious surfaces; conveyance and detention designed per City stormwater criteria.
- Solid waste: each lot provided City-approved trash and recycling bins; collection will follow City routes and standards.
- Other services: fire protection provided via sprinklers and road/access improvements; police and schools served by existing municipal/district providers.

Analysis of community benefits

- Adds 49 for-sale single-family housing units in a serviceable location, supporting housing supply and local workforce needs.
- Provides required open space (15%) and preserves a significant portion of tree canopy where feasible, contributing recreational and ecological value.
- Implements stormwater controls to protect downstream systems and complies with City standards.
- Infrastructure extensions (water/sewer) improve local service connectivity and long-term neighborhood utility capacity.
- Increases property tax revenue and supports local services without introducing commercial impacts.

Additional supporting information and required actions

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- Heritage resources: no heritage resources identified; formal cultural/archaeological clearance will be obtained during entitlement/engineering.
- Tree preservation: preliminary canopy preservation (~47.5%) is below City targets; a final tree survey, mitigation plan, and potential redesign will be submitted to achieve compliance or request approved deviations with compensatory measures (replacement planting, off-site mitigation, or conservation easement).
- Slopes/hillside: portions >17% require a detailed slope analysis and hillside development compliance; final grading and design will minimize cut/fill and employ erosion control and revegetation measures.
- Fire safety: all homes to include fire sprinklers and site access will be engineered to meet fire-department standards.
- Final engineering: detailed utility plans, grading, stormwater design, and construction phasing will be provided with subsequent submittals to demonstrate full compliance with City codes and General Plan policies.

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Legal Description

Parcel No. 1: That part of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 33, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows: BEGINNING at Corner No. 1, which is a point on the West line of said Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 33, a distance of 500 feet North of the Southwest corner of said Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 33; THENCE South, along the West line of said Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 33, a distance of 500 feet to the Southwest corner of said Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 33, being Corner No. 2; THENCE East, along the South line of said Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 33, a distance of 300 feet to a point, being Corner No. 3; THENCE North, parallel to the West line of said Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 33, a distance of 300 feet to a point, being Corner No. 4; THENCE North 56°18' West, a distance of 360.5 feet, more or less, to Corner No. 1, the POINT OF BEGINNING.

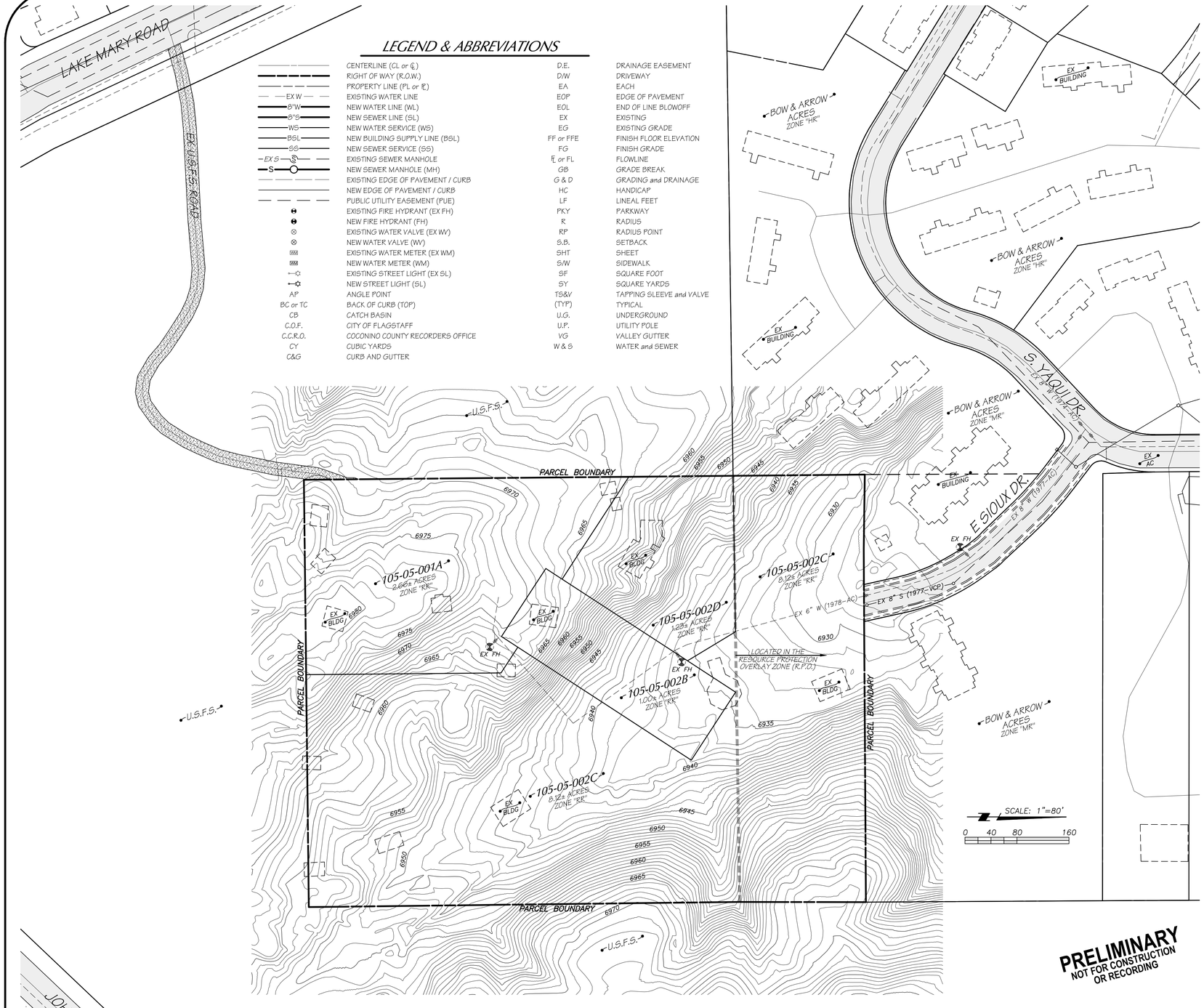
Parcel No. 2: That part of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 33, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows: BEGINNING at the center of said Section 33; THENCE North 89°38'53" East, along the East-West mid-section line of said Section 33, a distance of 655.96 feet; THENCE South 0°09'05" East, a distance of 663.26 feet; THENCE South 89°53'13" West, a distance of 357.71 feet; THENCE North, a distance of 300.00 feet; THENCE North 56°23' West a distance of 360.24 feet (record North 56°18' West, a distance of 360.5 feet), to a point on the North-South mid-section line of said Section 33; THENCE North a distance of 160.51 feet to the POINT OF BEGINNING.

Parcel No. 3: That part of the Southwest quarter of the Northeast quarter of Section 33, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows: BEGINNING at the center of said Section 33; THENCE North 89°38'53" East along the East-West mid-section line of said Section 33, a distance of 655.96 feet; THENCE North 0°11'25" East, a distance of 199.22 feet; THENCE South 89°38'54" West, a distance of 656.62 feet to a point on the North-South mid-section line of said Section 33; THENCE South a distance of 199.22 feet to the POINT OF BEGINNING.

Tax Parcel Numbers: 105-05-001A; 105-05-002B; 105-05-002C; 105-05-002D
Commonly referred to as 4200 Lake Mary Road, Flagstaff, Arizona.

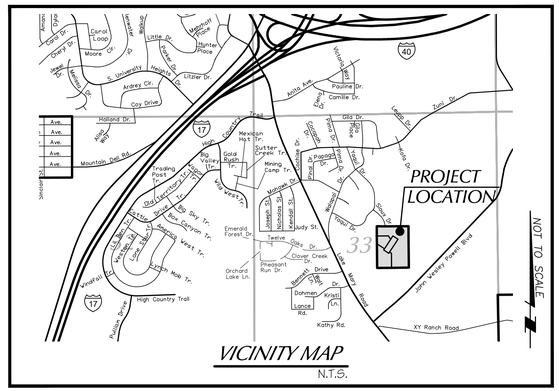
CONCEPT ZONING PLAN
FOR
HIDDEN HAVEN ESTATES

LOCATED IN THE E1/2 OF SECTION 33,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



LEGEND & ABBREVIATIONS

	CENTERLINE (CL or ℄)	D.E.	DRAINAGE EASEMENT
	RIGHT OF WAY (R.O.W.)	D/W	DRIVEWAY
	PROPERTY LINE (PL or ℄)	EA	EACH
EX W	EXISTING WATER LINE	EOP	EDGE OF PAVEMENT
8"W	NEW WATER LINE (WL)	EOL	END OF LINE BLOWOFF
8"S	NEW SEWER LINE (SL)	EX	EXISTING
WS	NEW WATER SERVICE (WS)	EG	EXISTING GRADE
BSL	NEW BUILDING SUPPLY LINE (BSL)	FF or FFE	FINISH FLOOR ELEVATION
SS	NEW SEWER SERVICE (SS)	FG	FINISH GRADE
EX S	EXISTING SEWER MANHOLE	℄ or FL	FLOWLINE
S	NEW SEWER MANHOLE (MH)	GB	GRADE BREAK
	EXISTING EDGE OF PAVEMENT / CURB	G & D	GRADING and DRAINAGE
	NEW EDGE OF PAVEMENT / CURB	HC	HANDICAP
	PUBLIC UTILITY EASEMENT (PUE)	LF	LINEAL FEET
	EXISTING FIRE HYDRANT (EX FH)	PKY	PARKWAY
	NEW FIRE HYDRANT (FH)	R	RADIUS
	EXISTING WATER VALVE (EX WV)	RP	RADIUS POINT
	NEW WATER VALVE (WV)	S.B.	SETBACK
	EXISTING WATER METER (EX WM)	SHT	SHEET
	NEW WATER METER (WM)	S/W	SIDEWALK
	EXISTING STREET LIGHT (EX SL)	SF	SQUARE FOOT
	NEW STREET LIGHT (SL)	SY	SQUARE YARDS
AP	ANGLE POINT	TS&V	TAPPING SLEEVE and VALVE
BC or TC	BACK OF CURB (TOP)	(TYP)	TYPICAL
CB	CATCH BASIN	U.G.	UNDERGROUND
C.O.F.	CITY OF FLAGSTAFF	U.P.	UTILITY POLE
C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE	VG	VALLEY GUTTER
CY	CUBIC YARDS	W & S	WATER and SEWER
C&G	CURB AND GUTTER		



VICINITY MAP
N.T.S.

PROJECT INFORMATION

PROJECT NAME:	HIDDEN HAVEN ESTATES
APN NUMBER:	105-05-001A, 002B, 002C, 002D
PROJECT ADDRESS:	4200 S. LAKE MARY ROAD FLAGSTAFF, AZ. 86005
TOTAL ACREAGE:	13.01±
NUMBER OF PROPOSED LOTS:	49
DENSITY (GROSS):	49 / 13.01 = 3.77 UNITS / ACRE
DENSITY (NET):	49 / 4.50 = 10.89 UNITS / ACRE
R.L.U.T.P. DESIGNATION:	SUBURBAN
CURRENT USE:	TRAVEL ACCOMMODATIONS
PROPOSED USE:	SINGLE FAMILY DETACHED
CURRENT ZONING DISTRICT:	RR
PROPOSED ZONING DISTRICT:	R1 **REZONING IS REQUIRED**
PLANNED RESIDENTIAL DEVELOPMENT:	A P.R.D. IS PROPOSED UNDER 10-40.60.280
R.L.U.T.P.:	**A R.L.U.T.P. AMENDMENT MAY BE REQUIRED**
LOCATED IN THE R.P.O. ZONE:	YES (PORTION OF APN 105-05-002C)
OWNER/DEVELOPER:	BOSTWICK ENTERPRISES, LLC. 4200 S. LAKE MARY ROAD FLAGSTAFF, AZ. 86005 BRIAN and MARY BOSTWICK (928) 774-8959 AZMOUNTAININN@MSN.COM

SHEET INDEX

SHEET 1:	EXISTING LOT CONFIGURATION & PROJECT INFORMATION
SHEET 2:	VICINITY MAP
SHEET 3:	CONTEXT ANALYSIS MAP
SHEET 4:	SITE ANALYSIS MAP
SHEET 5:	CONCEPT ZONING PLAN
SHEET 6:	CONCEPT ZONING PLAN GRADING & DRAINAGE
SHEET 7:	CONCEPT ZONING PLAN UNDERGROUND UTILITIES

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC.

THIS CONCEPT ZONING PLAN HAS BEEN PRODUCED TO ASSIST THE OWNER IN THE DETERMINATION OF THE POTENTIAL DEVELOPMENT USES OF THIS PROPERTY. THE SITES PRE AND POST STORM WATER HAVE NOT BEEN DETERMINED AT THIS TIME. THIS PLAN HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT, FRANCHISE UTILITY COMPANIES, OR ANY OTHER REGULATORY AGENCY. THIS INFORMATION IS PROVIDED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. USING OUR PRIOR EXPERIENCE AND PROFESSIONAL JUDGMENT AND IS INTENDED FOR USE UNDER THE TERMS OF OUR CONTRACT.

APPROXIMATE IMPERVIOUS SURFACES

EXISTING BUILDINGS:	17,975 S.F.
TOTAL EXISTING IMPERVIOUS:	*17,975 S.F.*

EXISTING IMPERVIOUS SURFACE AREAS SHOWN IS BASED ON C.O.F. G.I.S. DATA, IMPERVIOUS SURFACE DATA WILL BE UPDATED AFTER A BOUNDARY & TOPOGRAPHIC SURVEY HAVE BEEN COMPLETED AND SHOWN ON THE PROJECTS SITE PLAN

RESOURCE PROTECTION OVERLYAY ZONE

THE PORTION OF THE PROJECT LOCATED OUTSIDE OF THE RESOURCE PROTECTION OVERLAY (R.P.O.) ZONE WILL BE INCLUDED IN THE R.P.O. AND PROTECTED ACCORDINGLY.

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

ARIZONA 811
MON - FRI 6am - 5pm
KNOW WHAT IS BELOW CALL BEFORE YOU DIG

SHEET NO. 1 OF 7

COF PROJECT # PZ-25-0087-02

Mogollon Inc
ENGINEERING &SURVEYING
618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

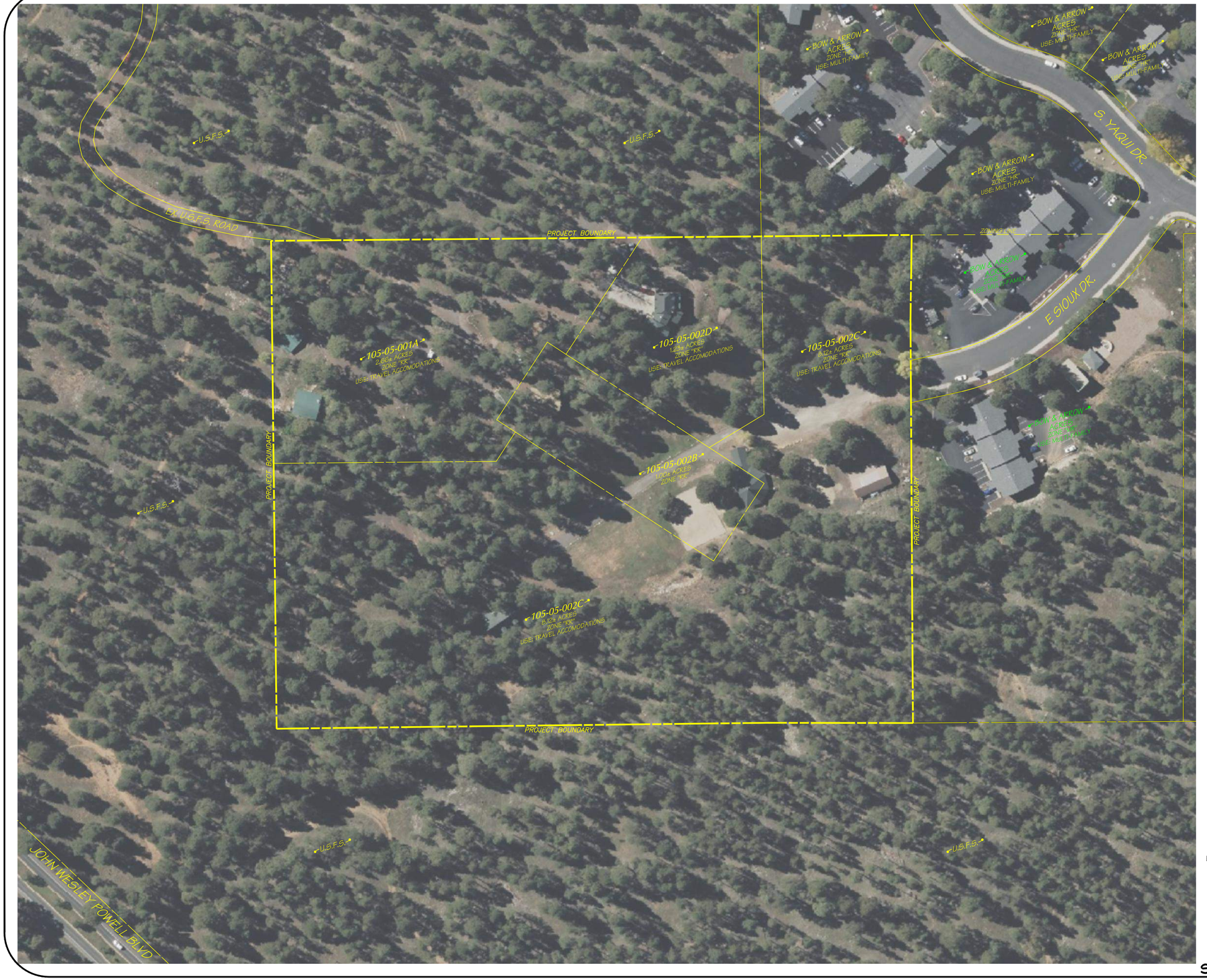
PARTNERSHIP WITH CD&E ENGINEERING + MANAGEMENT

HIDDEN HAVEN ESTATES
CONCEPT ZONING PLAN
EXISTING LOT CONFIGURATION & PROJECT INFORMATION MES# 25-069

5/28/26

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 5/28/26	REVISIONS PER C.O.F. COMMENTS DATED 2/6/26
DESIGNED BY: MW	PER C.O.F. COMMENTS DATED 3/6/26
DRAWN BY: MW	PROJECT NO. 25-069
CHECKED BY: RH/MW	FN: SHEET-1.DWG
	VERT SCALE: N/A
	HOR SCALE: 1"=80'



LEGEND & ABBREVIATIONS

———	CENTERLINE (CL or ℄)
— — — —	RIGHT OF WAY (R.O.W.)
———	PROPERTY LINE (PL or ℄)
AP	ANGLE POINT
BC or TC	BACK OF CURB (TOP)
CB	CATCH BASIN
C.O.F.	CITY OF FLAGSTAFF
C.C.R.O.	COCONINO COUNTY RECORDER'S OFFICE
CY	CUBIC YARDS
C&G	CURB AND GUTTER
D.E.	DRAINAGE EASEMENT
D/W	DRIVEWAY
EA	EACH
EOP	EDGE OF PAVEMENT
EOL	END OF LINE BLOWOFF
EX	EXISTING
EG	EXISTING GRADE
FF or FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
℄ or FL	FLOWLINE
GB	GRADE BREAK
G & D	GRADING and DRAINAGE
HC	HANDICAP
LF	LINEAL FEET
PKY	PARKWAY
R	RADIUS
RP	RADIUS POINT
S.B.	SETBACK
SHT	SHEET
S/W	SIDEWALK
SF	SQUARE FOOT
SY	SQUARE YARDS
TS&V	TAPPING SLEEVE and VALVE
(TYP)	TYPICAL
U.G.	UNDERGROUND
U.S.F.S.	UNITED STATES FOREST SERVICE
U.P.	UTILITY POLE
VG	VALLEY GUTTER
W & S	WATER and SEWER

SCALE: 1"=60'

0 30 60 120

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC.

SHEET NO. 2 OF 7

COF PROJECT # PZ-25-0087-02

Mogollon Inc
ENGINEERING &SURVEYING
618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

PARTNERSHIP WITH CD&E ENGINEERING + MANAGEMENT

5/28/26
MES# 25-069

HIDDEN HAVEN ESTATES
CONCEPT ZONING PLAN
VICINITY MAP EXHIBIT

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 5/28/26	PROJECT NO. 25-069	REVISIONS PER C.O.F. COMMENTS DATED 2/6/26
DESIGNED BY: MM	FN: SHEET-02.DWG	PER C.O.F. COMMENTS DATED 3/6/26
DRAWN BY: MM	VERT. SCALE: N/A	
CHECKED BY: RM	HOR. SCALE: 1"=60'	



LEGEND & ABBREVIATIONS

———	CENTERLINE (CL or ℄)
— — —	RIGHT OF WAY (R.O.W.)
———	PROPERTY LINE (PL or ℄)
AP	ANGLE POINT
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C.O.F.	CITY OF FLAGSTAFF
C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE
CY	CUBIC YARDS
C&G	CURB AND GUTTER
D.E.	DRAINAGE EASEMENT
D/W	DRIVEWAY
EA	EACH
EOP	EDGE OF PAVEMENT
EOL	END OF LINE BLOWOFF
EX	EXISTING
EG	EXISTING GRADE
FF or FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
℄ or FL	FLOWLINE
GB	GRADE BREAK
G & D	GRADING and DRAINAGE
HC	HANDICAP
LF	LINEAL FEET
PKY	PARKWAY
R	RADIUS
RP	RADIUS POINT
S.B.	SETBACK
SHT	SHEET
S/W	SIDEWALK
SF	SQUARE FOOT
SY	SQUARE YARDS
TS&V	TAPPING SLEEVE and VALVE
(TYP)	TYPICAL
U.G.	UNDERGROUND
U.S.F.S.	UNITED STATES FOREST SERVICE
U.P.	UTILITY POLE
VG	VALLEY GUTTER
W & S	WATER and SEWER

SCALE: 1"=60'

0 30 60 120

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

FLOOD PLAINS & FLOODWAYS

THERE ARE NO FLOOD PLAINS AND/OR FLOODWAYS LOCATED WITHIN THE PROJECT AREA.

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC.

SHEET NO. 3 OF 7

COF PROJECT # PZ-25-0087-02

Mogollon Inc
ENGINEERING & SURVEYING
618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

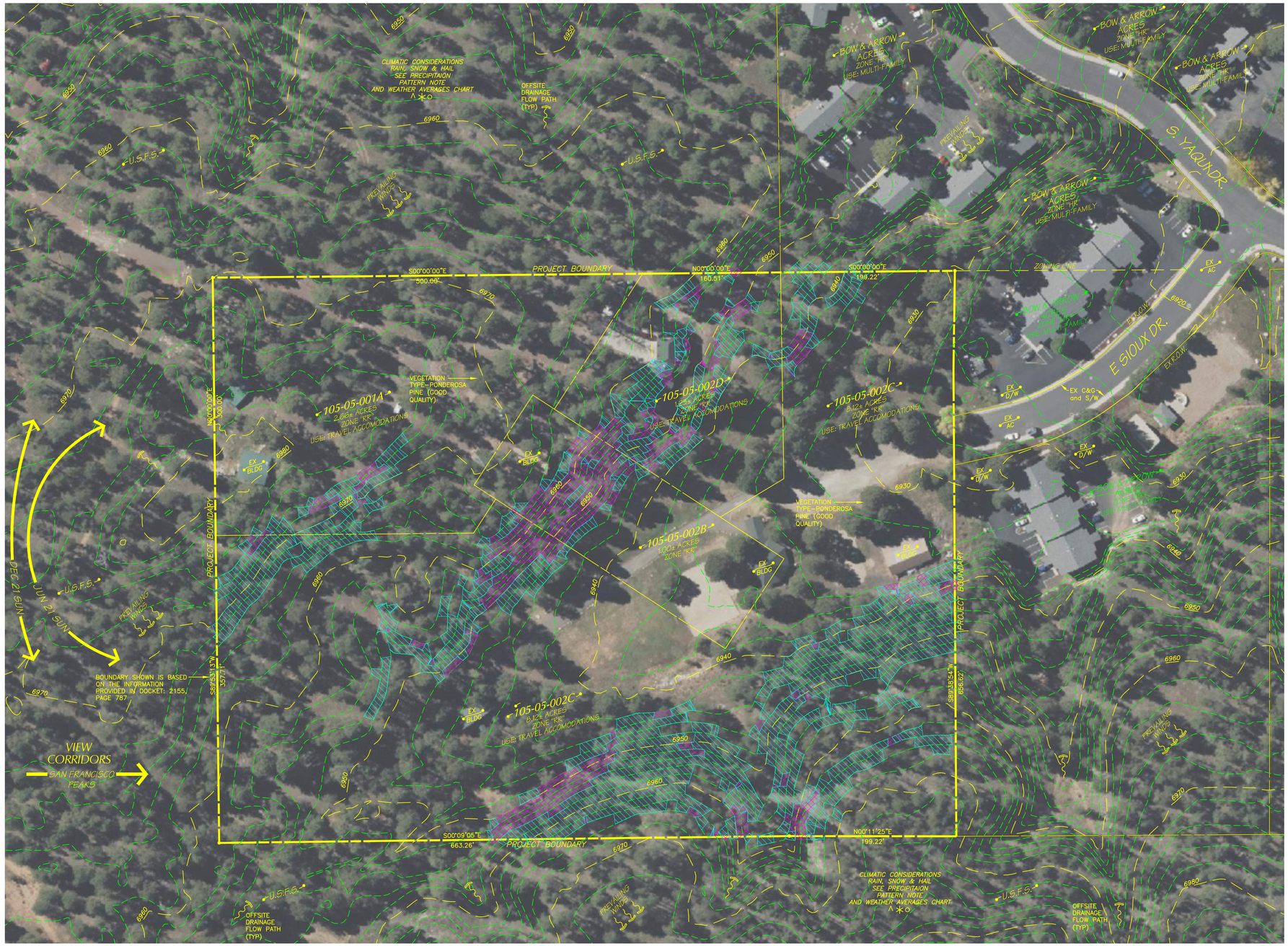
PARTNERSHIP WITH CD&E ENGINEERING • MANAGEMENT

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

HIDDEN HAVEN ESTATES
CONCEPT ZONING PLAN
CONTEXT ANALYSIS MAP

5/28/26
MES# 25-069

DATE: 5/28/26	PROJECT NO. 25-064	REVISIONS PER C.O.F. COMMENTS DATED 2/6/26
DESIGNED BY: MM	FN: SHEET-03.DWG	PER C.O.F. COMMENTS DATED 3/6/26
DRAWN BY: MM	VERT. SCALE: N/A	
CHECKED BY: RH	HOR. SCALE: 1"=60'	



LEGEND & ABBREVIATIONS

———	CENTERLINE (CL or ℄)	EX	EXISTING	SF	SQUARE FOOT
▬▬▬	RIGHT OF WAY (R.O.W.)	EG	EXISTING GRADE	SY	SQUARE YARDS
——–—–	PROPERTY LINE (PL or ℄)	FF or FFE	FINISH FLOOR ELEVATION	TS&V	TAPPING SLEEVE and VALVE
AP	ANGLE POINT	FG	FINISH GRADE	(TYP)	TYPICAL
BC or TC	BACK OF CURB (TOP)	℄ or FL	FLOWLINE	U.G.	UNDERGROUND
CB	CATCH BASIN	GB	GRADE BREAK	U.S.F.S.	UNITED STATES FOREST SERVICE
C.O.F.	CITY OF FLAGSTAFF	G & D	GRADING and DRAINAGE	U.P.	UTILITY POLE
C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE	HC	HANDICAP	VG	VALLEY GUTTER
CY	CUBIC YARDS	LF	LINEAL FEET	W & S	WATER and SEWER
C&G	CURB AND GUTTER	PKY	PARKWAY		
D.E.	DRAINAGE EASEMENT	R	RADIUS		
D/W	DRIVEWAY	RP	RADIUS POINT		
EA	EACH	S.B.	SETBACK		
EOP	EDGE OF PAVEMENT	SHT	SHEET		
EOL	END OF LINE BLOWOFF	S/W	SIDEWALK		

SLOPE LEGEND

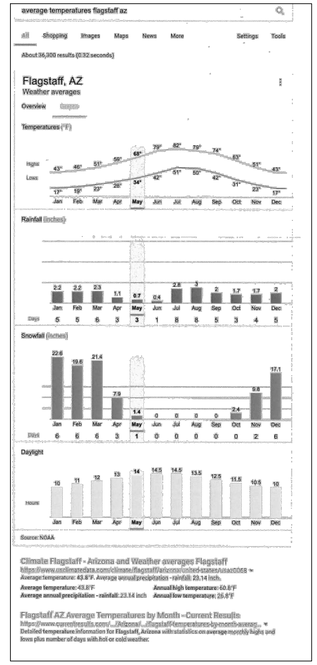
SLOPES SHOWN ARE BASED ON A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025

17% - 24.99%

25% - 34.99%

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

WEATHER AVERAGES CHART



PRECIPITATION PATTERN NOTE

THERE ARE TWO DISTINCT PERIODS OF PRECIPITATION IN FLAGSTAFF. THE FIRST OCCURS DURING THE WINTER MONTHS FROM NOVEMBER THROUGH APRIL WHEN THE JET STREAM CAN BE LOCATED OVER THE STATE ALLOWING PACIFIC STORM SYSTEMS TO MOVE OVERHEAD. THE OTHER DISTINCT PERIOD IS CLASSIFIED AS THE SUMMER RAINY SEASON, OR 'SUMMER MONSOON.' THE MONSOON RAINY PERIOD USUALLY OCCURS DURING JULY AND AUGUST WHEN MOST OF ARIZONA IS SUBJECTED TO WIDESPREAD THUNDERSTORM ACTIVITY. THESE THUNDERSTORMS ARE EXTREMELY VARIABLE IN INTENSITY AND LOCATION AND OCCUR MAINLY BETWEEN THE HOURS OF 11 a.m AND 6 p.m.. SOME OF THESE STORMS CAN REACH SEVERE LEVELS, WITH LARGE HAIL, DAMAGING WINDS, AND OCCASIONALLY EVEN A TORNADO. (EXCERPT FROM THE CITY OF FLAGSTAFF SUSTAINABILITY PROGRAM RECOMMENDATIONS - CLIMATE SECTION - DATED OCTOBER 17, 2012)

SOIL PROPERTIES

SOILS ARE AMOS FINE SANDY LOAM WITH 0-3% SLOPES AND TORTUGAS-DAZE COMPLEX WITH 0-15% SLOPES, BASED ON INFORMATION PROVIDED BY THE U.S DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE - CUSTOM SOIL RESOURCE REPORT (DATED AUG 19, 2025)

HISTORIC SITES

THERE ARE NO PREHISTORIC OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY

GENERAL NOTES

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PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 4 OF 7

COF PROJECT # PZ-25-0087-02

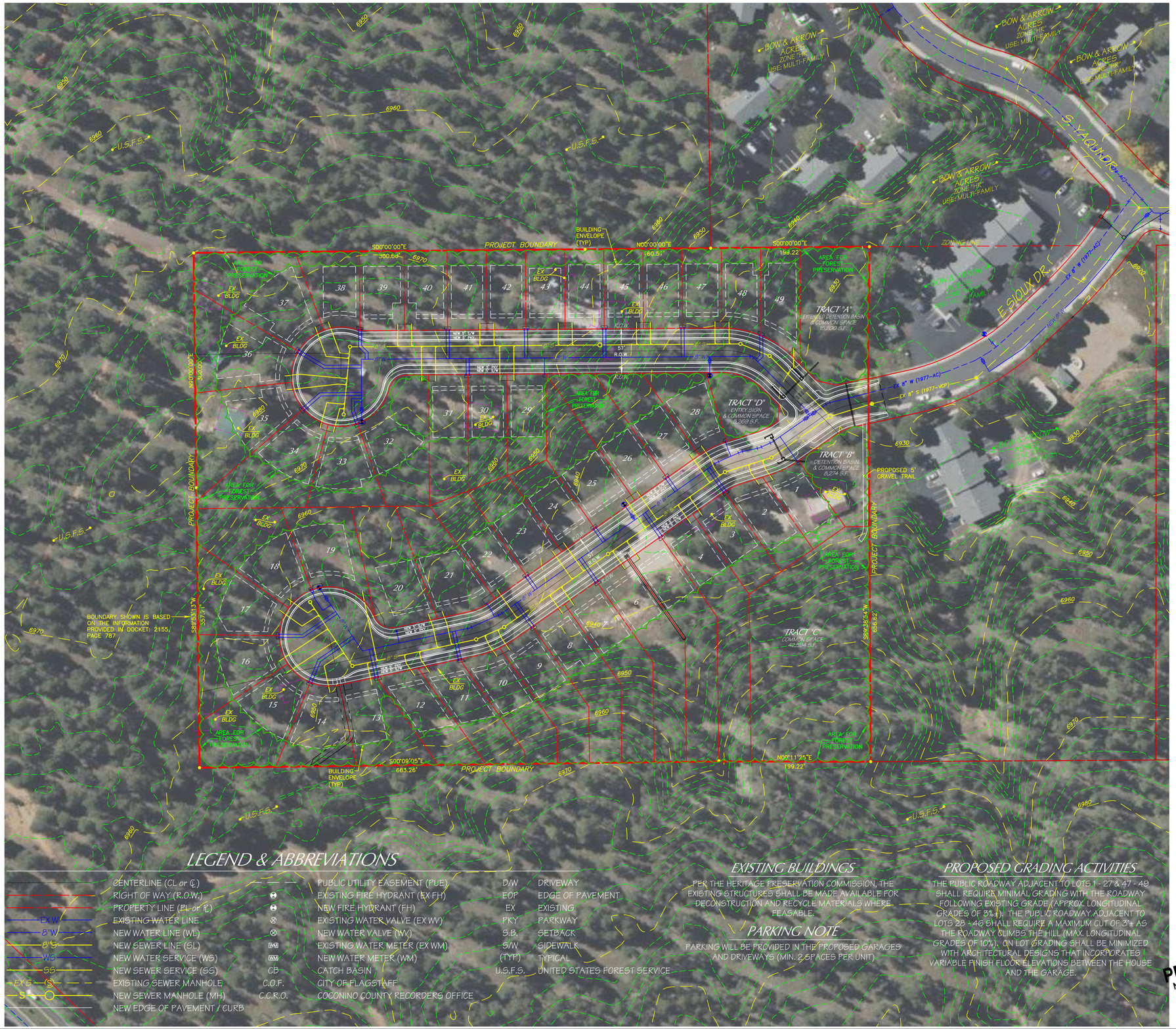
Mogollon Inc
ENGINEERING &SURVEYING
618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-395-2653

5/28/26
MES# 25-069

HIDDEN HAVEN ESTATES
CONCEPT ZONING PLAN
SITE ANALYSIS MAP

PARTNERSHIP WITH CD&E ENGINEERING • MANAGEMENT

DATE: 5/28/26	REVISIONS PER C.O.F. COMMENTS DATED 2/6/26
DESIGNED BY: MN	PROJECT NO. 25-068
DRAWN BY: MN	FN: SHEET-04.DWG
CHECKED BY: RM	VERT SCALE: N/A
	HOR SCALE: 1"=60'
	PER C.O.F. COMMENTS DATED 3/6/26



LEGEND & ABBREVIATIONS

	CENTERLINE (CL or ℄)		PUBLIC UTILITY EASEMENT (PUE)	D/W	DRIVEWAY
	RIGHT OF WAY (R.O.W.)		EXISTING FIRE HYDRANT (EX FH)	EOP	EDGE OF PAVEMENT
	PROPERTY LINE (PL or P)		NEW FIRE HYDRANT (FH)	EX	EXISTING
EX W	EXISTING WATER LINE		EXISTING WATER VALVE (EX WV)	PKY	PARKWAY
8"W	NEW WATER LINE (WL)		NEW WATER VALVE (WV)	S.B.	SETBACK
8"S	NEW SEWER LINE (SL)	WM	EXISTING WATER METER (EX WM)	S/W	SIDEWALK
WS	NEW WATER SERVICE (WS)	WM	NEW WATER METER (WM)	(TYP)	TYPICAL
SS	NEW SEWER SERVICE (SS)	CB	CATCH BASIN	U.S.F.S.	UNITED STATES FOREST SERVICE
EX S	EXISTING SEWER MANHOLE	C.O.F.	CITY OF FLAGSTAFF		
S	NEW SEWER MANHOLE (MH)	C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE		
	NEW EDGE OF PAVEMENT / CURB				

EXISTING BUILDINGS

PER THE HERITAGE PRESERVATION COMMISSION, THE EXISTING STRUCTURES SHALL BE MADE AVAILABLE FOR DECONSTRUCTION AND RECYCLE MATERIALS WHERE FEASABLE.

PARKING NOTE

PARKING WILL BE PROVIDED IN THE PROPOSED GARAGES AND DRIVEWAYS (MIN. 2 SPACES PER UNIT)

PROPOSED GRADING ACTIVITIES

THE PUBLIC ROADWAY ADJACENT TO LOTS 1 - 27 & 47 - 49 SHALL REQUIRE MINIMAL GRADING WITH THE ROADWAY FOLLOWING EXISTING GRADE (APPROX. LONGITUDINAL GRADES OF 3%±). THE PUBLIC ROADWAY ADJACENT TO LOTS 28 - 46 SHALL REQUIRE A MAXIMUM CUT OF 3'± AS THE ROADWAY CLIMBS THE HILL (MAX. LONGITUDINAL GRADES OF 10%). ON LOT GRADING SHALL BE MINIMIZED WITH ARCHITECTURAL DESIGNS THAT INCORPORATES VARIABLE FINISH FLOOR ELEVATIONS BETWEEN THE HOUSE AND THE GARAGE.

SCALE: 1"=60'

0 30 60 120

PROJECT INFORMATION

PROJECT NAME:	HIDDEN HAVEN ESTATES
APN NUMBER:	105-05-001A, 002B, 002C, 002D
PROJECT ADDRESS:	3860 E. SIOUX DRIVE FLAGSTAFF, AZ. 86005
TOTAL ACREAGE:	13.01±
NUMBER OF PROPOSED LOTS:	49
DENSITY (GROSS):	49 / 13.01 = 3.77 UNITS / ACRE
DENSITY (NET):	49 / 4.50 = 10.89 UNITS / ACRE
CURRENT USE:	TRAVEL ACCOMMODATIONS





BUILDING TYPES

SINGLE FAMILY "HOUSE" IN ACCORDANCE WITH THE CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.110.060



COMMON SPACE TYPE

TRACT "C" SHALL BE AN NATURAL POCKET PARK CONSISTING OF APPROXIMATELY 0.98± ACRES OF COMMON SPACE FOR HOMEOWNERS RECREATIONAL ENJOYMENT.

PERMITTED USES

PERMITTED USES SHALL BE IN ACCORDANCE WITH CITY OF FLAGSTAFF ZONING CODE TABLE 10-40.30.030B "RESIDENTIAL ZONES – ALLOWED USES". NO OTHER USES WILL BE PERMITTED

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC.

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 5 OF 7

COF PROJECT # PZ-25-0087-02

Mogollon Inc
ENGINEERING & SURVEYING
618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-345-2653

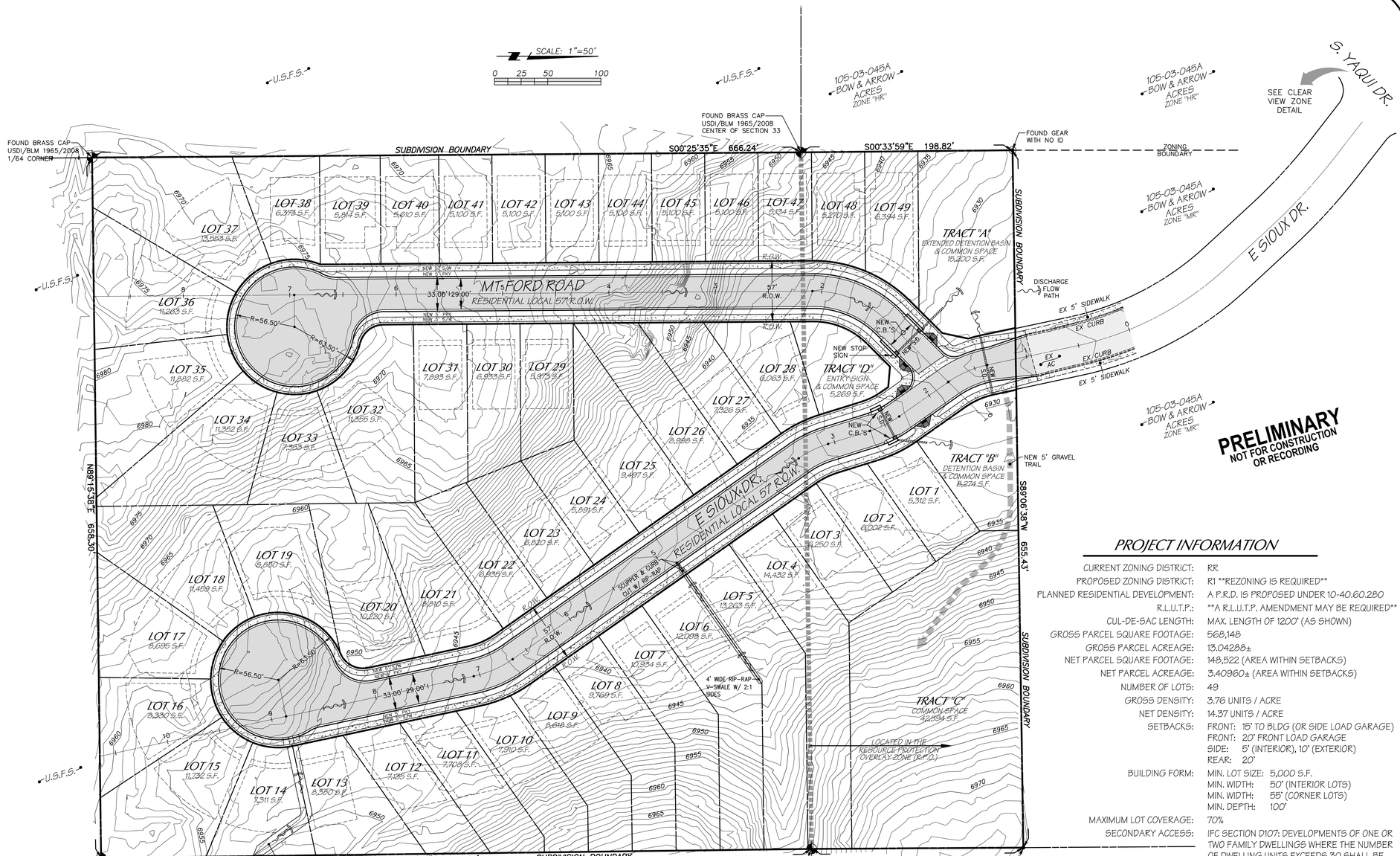
PARTNERSHIP WITH CD&E ENGINEERING • MANAGEMENT

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

5/28/26
MES# 25-069

HIDDEN HAVEN ESTATES
CONCEPT ZONING PLAN

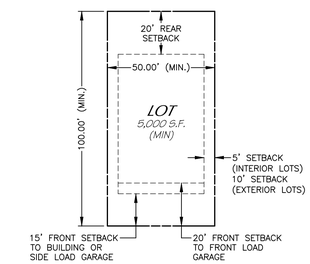
DATE: 5/28/26	REVISIONS: PER C.O.F. COMMENTS DATED 2/6/26
DESIGNED BY: MM	PER C.O.F. COMMENTS DATED 3/6/26
DRAWN BY: MM	PROJECT NO. 25-069
CHECKED BY: RM	FN: SHEET-05.DWG
	VERT SCALE: N/A
	HOR SCALE: 1"=60'



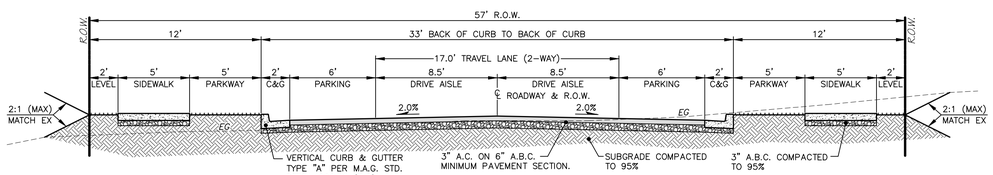
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

PROJECT INFORMATION

CURRENT ZONING DISTRICT:	RR
PROPOSED ZONING DISTRICT:	R1 **REZONING IS REQUIRED**
PLANNED RESIDENTIAL DEVELOPMENT:	A P.R.D. IS PROPOSED UNDER 10-40.60.280
R.L.U.T.P.:	**A R.L.U.T.P. AMENDMENT MAY BE REQUIRED**
CUL-DE-SAC LENGTH:	MAX. LENGTH OF 1200' (AS SHOWN)
GROSS PARCEL SQUARE FOOTAGE:	568,148
GROSS PARCEL ACREAGE:	13.04288±
NET PARCEL SQUARE FOOTAGE:	148,522 (AREA WITHIN SETBACKS)
NET PARCEL ACREAGE:	3.40960± (AREA WITHIN SETBACKS)
NUMBER OF LOTS:	49
GROSS DENSITY:	3.76 UNITS / ACRE
NET DENSITY:	14.37 UNITS / ACRE
SETBACKS:	FRONT: 15' TO BLDG (OR SIDE LOAD GARAGE) FRONT: 20' FRONT LOAD GARAGE SIDE: 5' (INTERIOR), 10' (EXTERIOR) REAR: 20'
BUILDING FORM:	MIN. LOT SIZE: 5,000 S.F. MIN. WIDTH: 50' (INTERIOR LOTS) MIN. WIDTH: 55' (CORNER LOTS) MIN. DEPTH: 100'
MAXIMUM LOT COVERAGE:	70%
SECONDARY ACCESS:	IFC SECTION D107: DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE APPROVED FIRE APPARATUS ACCESS ROADS. EXCEPTION: GREATER THAN 30 UNITS WILL REQUIRE A FIRE SPRINKLER SYSTEM INSTALL IN ALL UNITS (UP TO 50 UNITS PER THE C.O.F.)



TYPICAL LOT DETAIL
N.T.S.



TYPICAL ROADWAY CROSS SECTION
(PUBLIC IMPROVEMENT)
RESIDENTIAL LOCAL (C.O.F. STD. DET. No. 10-09-038)
N.T.S.

GENERAL NOTE

EXISTING FEATURES, BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025.

ABBREVIATIONS

C.B.	CATCH BASIN
S.D.	STORMDRAIN

HOUSING TYPE TABLE

ALL HOUSING TYPES PROPOSED FOR THIS SUBDIVISION SHALL BE SINGLE FAMILY DETATCHED

APPROXIMATE IMPERVIOUS SURFACES

EXISTING BUILDINGS:	17,975 S.F.
TOTAL EXISTING IMPERVIOUS:	*17,975 S.F.*
NEW BUILDING ROOFS:	137,984 S.F.
NEW CURB:	6,000 S.F.
NEW A.C. PAVEMENT:	54,364 S.F.
NEW CONCRETE SIDEWALKS:	15,300 S.F.
NEW CONCRETE VALLEY GUTTER:	356 S.F.
TOTAL NEW IMPERVIOUS:	*214,004 S.F.*

ROCV REQUIRED = 214,004 - 17,975 = 196,029 x 1/12 = 16,336 C.F.

EXISTING IMPERVIOUS SURFACE AREAS SHOWN IS BASED ON A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025. NEW BUILDING IMPERVIOUS IS BASED ON AN ASSUMED 40'x60' BUILDING FOOTPRINT WITH A 2' ROOF OVERHANG (2,816 S.F. BUILDING x 49 LOTS)

MATERIALS MANAGEMENT

EACH LOT WILL HAVE A CITY OF FLAGSTAFF APPROVED TRASH AND RECYCLE BIN

COMMON SPACE CALCULATIONS

GROSS LOT AREA:	397,481 S.F.
COMMON SPACE REQUIRED:	15% OF GROSS LOT AREA
COMMON SPACE CALCULATION:	397,481 x 15% = 59,622 S.F.
COMMON SPACE PROVIDED:	71,337 S.F. (17.9%)

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Mogollon Inc
ENGINEERING &SURVEYING
618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-315-2653

PARTNERSHIP WITH CDE ENGINEERING + MANAGEMENT

HIDDEN HAVEN ESTATES
CONCEPT ZONING PLAN
GRADING & DRAINAGE

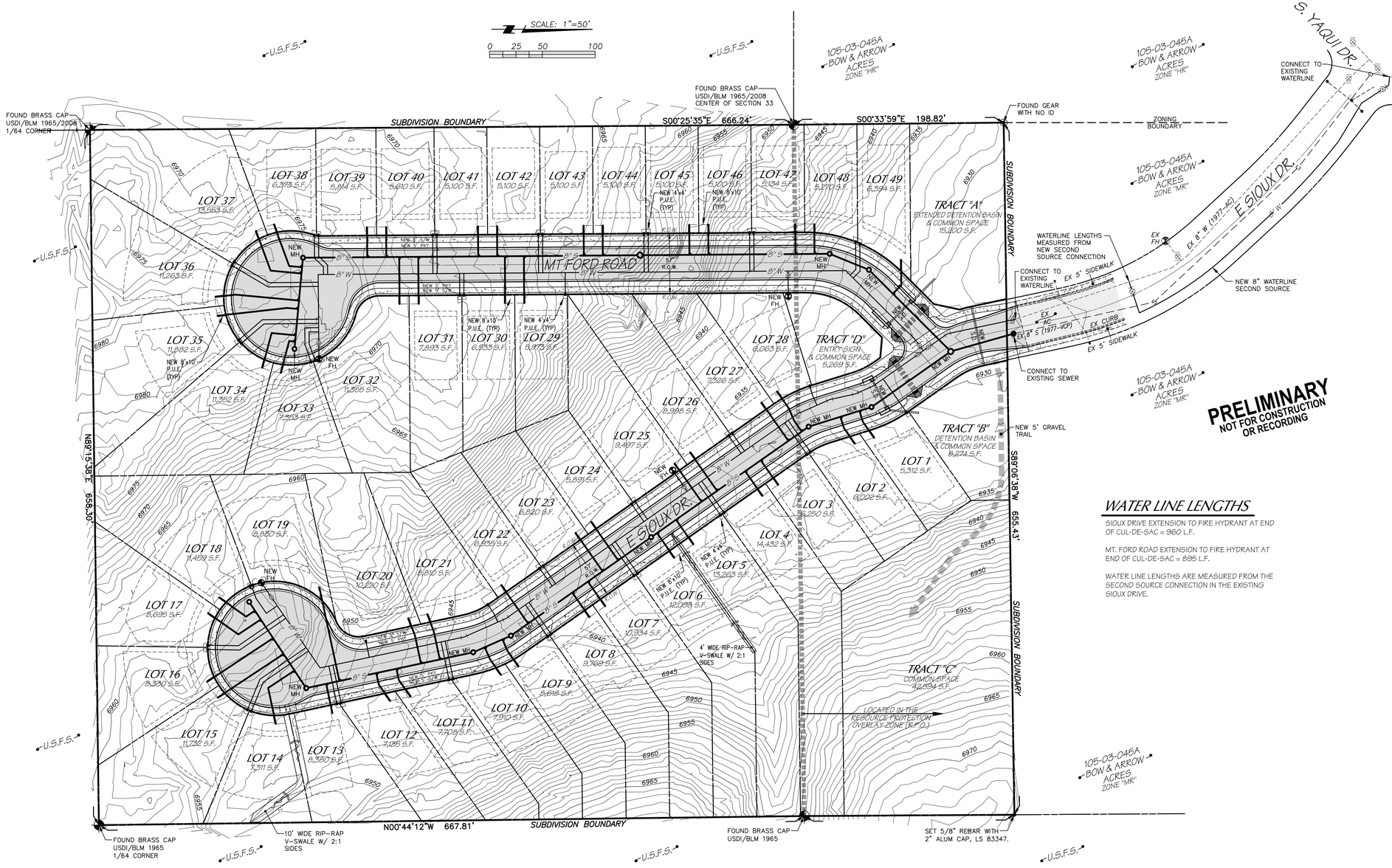
5/28/26
MES# 25-069

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 5/28/26	REVISIONS PER C.O.F. COMMENTS DATED 2/6/26
DESIGNED BY: TMW	PER C.O.F. COMMENTS DATED 3/6/26
DRAWN BY: TMW	PROJECT NO. 25-069
CHECKED BY: RM/TMW	FN: SHEET-06.DWG
	VERT SCALE: N/A
	HOR SCALE: 1"=50'

SHEET NO. 6 OF 7

COF PROJECT # PZ-25-0087-02



PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

WATER LINE LENGTHS

SIOUX DRIVE EXTENSION TO FIRE HYDRANT AT END OF CUL-DE-SAC = 960 L.F.

MT. FORD ROAD EXTENSION TO FIRE HYDRANT AT END OF CUL-DE-SAC = 895 L.F.

WATER LINE LENGTHS ARE MEASURED FROM THE SECOND SOURCE CONNECTION IN THE EXISTING SIOUX DRIVE.

GENERAL NOTE

EXISTING FEATURES, BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY **MOGOLLON** ENGINEERING & SURVEYING, INC. IN SEPTEMBER & OCTOBER OF 2025.

PUBLIC WATER & SEWER MAINS

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC AND LOCATED WITHIN A 57' PUBLIC RIGHT OF WAY.

WATER & SEWER SERVICES

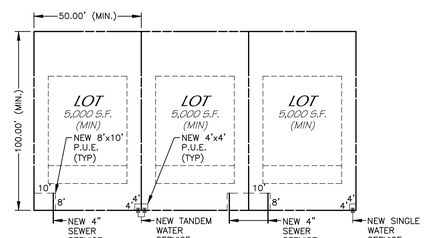
ALL NEW SEWER SERVICES SHALL BE 4" MINIMUM AND ALL NEW WATER SERVICES SHALL BE 3/4" MINIMUM. WATER METERS SHALL BE SIZED TO ACCOMMODATE THE REQUIRED FIRE SPRINKLER SYSTEMS.

BACKFLOW PREVENTION

BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH CITY CODE SECTION 7-03-001-0015

FIRE PREVENTION

THIS PROJECT CONTAINS MORE THAN 30 UNITS AND DOES NOT HAVE SECONDARY ACCESS, THEREFORE ALL UNITS IN THIS SUBDIVISION ARE REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM



TYPICAL WATER & SEWER SERVICE DETAIL
N.T.S.

ABBREVIATIONS

C.B.	CATCH BASIN
FH	FIRE HYDRANT
MH	MANHOLE
S.D.	STORMDRAIN

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SHEET NO. 7 OF 7

COF PROJECT # PZ-25-0087-02

Mogollon Inc
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618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-315-2653

PARTNERSHIP WITH CD&E ENGINEERING • MANAGEMENT

HIDDEN HAVEN ESTATES
CONCEPT ZONING PLAN
UNDERGROUND UTILITIES

5/28/26
MES# 25-069

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 5/28/26	REVISIONS: PER C.O.F. COMMENTS DATED 2/6/26
DESIGNED BY: MW	PER C.O.F. COMMENTS DATED 3/6/26
DRAWN BY: MW	PROJECT NO. 25-069
CHECKED BY: RM/MW	FN: SHEET-07.DWG
	VERT SCALE: N/A
	HOR SCALE: 1"=50'

618 E Route 66, Flagstaff, AZ 86001
928.395.2653
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Hidden Haven Estates (PZ-25-00087-02)

Regional Plan Analysis

618 E Route 66, Flagstaff, AZ 86001
928.395.2653
info@mogollonengineering.com

Overview



Figure 1: Vicinity Map

Executive Summary

Hidden Haven Estates proposes a Concept Plan rezoning/PRD for single-family lots on 13.01 acres at 4200 Lake Mary Road (APNs: 105-05-001A, 105-05-002B/C/D). The proposal yields a gross density within the Flagstaff Regional Plan requirements for a suburban area. It also proposes minimum lots sizes over the requirement for a single-family subdivision, open-space tracts providing common space, on-site storm detention with LID, and utility extensions via Sioux Drive. Submitted materials include a project narrative, preliminary site plan, tree survey, topographic survey, preliminary drainage report/Drainage Impact Statement, Traffic Impact Statement, and a cultural resources survey. Water/Sewer Impact Analysis (WSIA), Fire Department review, final Tree Resource Protection Plan, final hydrology/LID designs, and draft

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CC&Rs remain outstanding and will be submitted through the Preliminary Plat and construction document phases of the City of Flagstaff Review process.

At a high level, the project advances key Regional Plan objectives—housing production, efficient use of urban infrastructure, infill-style development, final verification of utility capacity (WSIA), hillside slope compliance, demonstration of the City's 50% tree preservation, and provision of common space—while indicating intent to conform to Goals that promote LID, clustering, and pedestrian enhancements. Critical gaps that preclude unconditional conformity findings at this time include Fire Department acceptance of access and suppression, and finalized hydrology/LID, and CC&R commitments that allow for ADUs and maintenance. With the prioritized technical submittals and conditions recommended below, staff can make findings of conditional consistency with most applicable Goals.

Methodology

This analysis: (1) identified applicable Regional Plan Goal clusters (Goal IDs referenced in section headers), (2) reviewed the applicant's narrative and confirmed available submittals, (3) assigned conformity statuses (Conforms / Partially Conforms / Insufficient Evidence), (4) summarized evidentiary basis, and (5) recommended specific, time-bound conditions and submittals necessary to demonstrate clear conformity at entitlement and prior to final plat/permits.

Narrative

Hidden Haven Estates requests a Concept Plan approval and rezoning from Rural Residential (RR) to Single-Family Residential (R1) that meets PRD development standards to permit a single-family subdivision. The PRD includes five required design elements: a front entry feature (80 sf), recreational amenities within a park/common space, CC&Rs permitting ADUs, and an enhanced pedestrian environment with seating. The site totals ~13.01 acres (net after streets ~10.80 acres). Primary access and utilities are proposed to extend from Sioux Drive with a water main loop to reduce dead-end mains. Stormwater is proposed to be managed on-site via extended detention basins in Common space Tracts A and B; ROCV for new impervious will be included in these tracts as well. Applicant anticipates that homes will include fire sprinklers and that final engineering will meet FD access standards. Preliminary analyses indicate tree canopy preservation can be met to City of Flagstaff Standards; applicant submitted Resource Protection plans with the preliminary plat to demonstrate or achieve the City's 50% tree retention goal. Cultural survey draft submitted; Conditionally approved. WSIA has been completed and submitted. FD review is pending.

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Goal-by-Goal Findings, Evidence, and Recommended Conditions

Environment & Natural Resources (Goals: E&C.2, E&C.3, E&C.5–E&C.7, E&C.10)

The Regional Plan promotes greenhouse gas reduction and carbon neutrality (E&C.2), climate resilience, native vegetation and urban forest protection, preservation of natural landforms, and minimization of night-sky impacts. The Hidden Haven Concept Plan advances these objectives through a clustered development pattern that minimizes disturbance and reduces edge length, thereby limiting impacts to the wildlife corridor (E&C.10), concentrating grading, and preserving significant portions of existing tree canopy and natural topography. Storm detention is located within common space tracts, integrating drainage functions with preserved natural areas and reducing the extent of engineered structures in developable portions of the site.

Building and site design are intended to exceed baseline code performance for energy and water efficiency. Homes will be allowed to be constructed to efficiency targets. CC&R's will not restrict dwellings from being electric-ready or utilizing cold-climate heat pumps for space heating and cooling where feasible. The homes can be designed with a clear, documented pathway to convert to all-electric systems if requested by the homeowner. Common-area improvements will prioritize lower-embodied-carbon materials when feasible, and operational measures such as recycling and landscape water budgets will be established through the CC&Rs to further reduce lifecycle emissions and water use.

The project also supports E&C.2 through renewable-energy readiness and transportation-related GHG reductions. The subdivision is organized in such a way that the roof layouts will have a significant portion of roof area facing south. This supports PV installation and creates more efficient electric production. CC&Rs will not restrict installation of private home chargers, roof-top solar, and EV circuits.

With that said, it should be noted that there is existing gas services on-site. This gas service will need re-alignment to comply with utility easements and regulations. Because of this, gas service will be available to all proposed homes, but the CC&Rs will not require homeowners to use said gas service.

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info@mogollonengineering.com

Multimodal access and connectivity measures complement these energy and emissions strategies. A Connectivity & Street Design plan will provide continuous sidewalks on internal streets, pedestrian cut-throughs in lieu of unnecessary cul-de-sacs, secure bicycle parking at the common amenity area, and internal trail links with connections to open space tracts, consistent with the Regional Plan's emphasis on walking and biking. The subdivision's proximity to existing NAIPTA routes will be reflected in safe walking routes to nearby bus stops. Together, these measures are designed to reduce vehicle miles traveled, support mode shift, and lower overall GHG emissions associated with the project while conserving key natural resources on site.

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Growth Areas and Land Use & LU.13 (Goals: LU.1–LU.8, LU.5, LU.13)

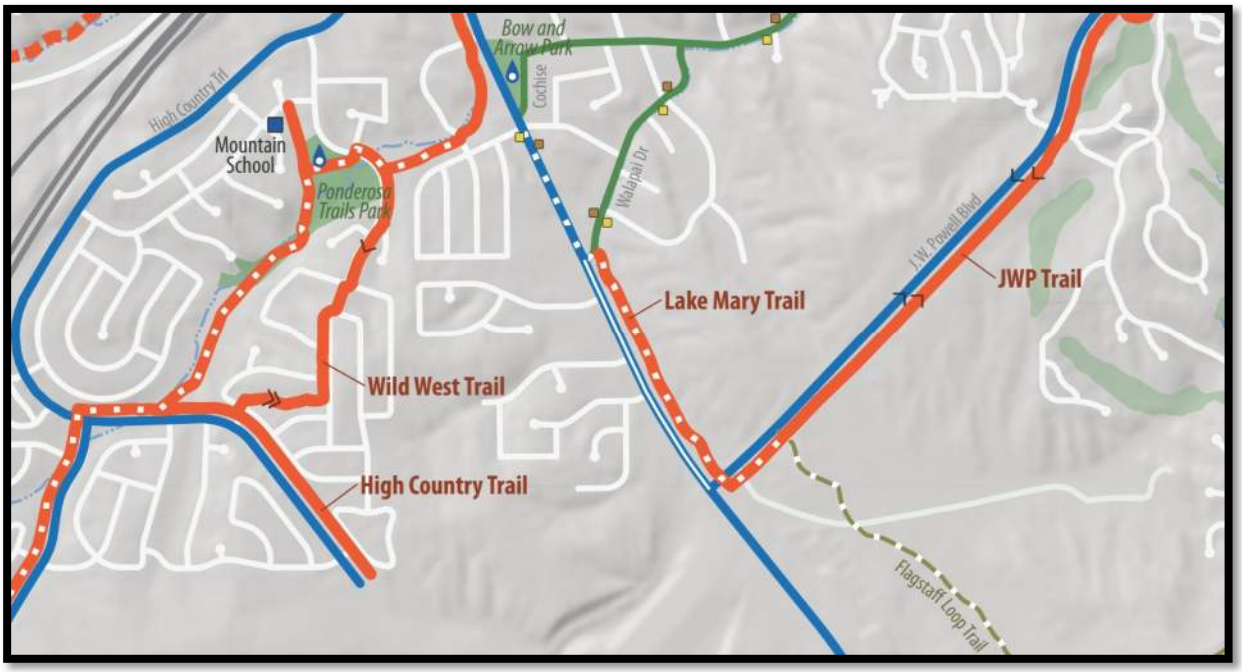


Figure 2: FUTS Trail Map

The Regional Plan encourages reinvestment, efficient use of existing urban infrastructure, housing diversity, and context-appropriate suburban design. Hidden Haven is located within existing City service boundaries and extends water and sewer from Sioux Drive, using a clustered R1/PRD layout and a gross density that is consistent with the Suburban Neighborhood range (2–13 u/ac). This pattern supports efficient infrastructure use while maintaining the quiet residential character anticipated for suburban areas.

The project advances LU.13 by creating a well-connected, walkable neighborhood with multimodal options and housing choices. The subdivision is organized around a primary spine road from Sioux Drive with a short secondary drive and only two short dead-end courts constrained by topography and adjacent USFS lands. Blocks are variable in size but laid out to minimize bicycle and pedestrian dead ends; the Concept Plan includes continuous sidewalks on primary streets, pedestrian cut-throughs in lieu of unnecessary cul-de-sacs, and internal multi-use trail links to open-space tracts.

Goals LU.13.1, LU.13.2, and LU.13.4 are specifically addressed through multimodal access and housing variety. The site lies within roughly 0.5 miles of existing NAIPTA transit stops (as documented in the TIS), and the project will provide safe walking routes toward those stops and coordinate with NAIPTA during traffic/engineering review to support feasible access

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improvements. Internally, continuous sidewalks, trail links to open space, and secure bicycle parking at the common amenity area promote walking and biking as everyday modes of travel.

Housing diversity and intensity are provided within a predominantly single-family context. The project offers a range of lot sizes above the minimum allowed by City of Flagstaff Zoning Code, allowing varied building footprints and product types within the R1/PRD framework. CC&Rs will permit accessory dwelling units (ADUs) where appropriate, enabling a mix of for-sale single-family homes, smaller-lot units, and ADUs to broaden household types and tenure options in the neighborhood while remaining within the Suburban Neighborhood density range.

Public, park, and open-space expectations for Suburban Neighborhoods are also met. Hidden Haven provides dedicated common space across tracts for passive recreation and habitat preservation, locates storm detention within those tracts to reduce the developed footprint, and preserves tree canopy and natural landforms as part of the design. While no standalone commercial or employment centers are proposed on site, the plan supports compatible home-based businesses and includes neighborhood-scale amenities such as trails and picnic areas, consistent with the Suburban Neighborhood description and the Regional Plan's goals for well-served, connected suburban communities.

Suburban Neighborhood Characteristics table (page IX-46)

Desired Pattern Well-connected neighborhoods, designed around an Activity Center.	Hidden Haven is a compact, single-access neighborhood organized around a primary spine road from Sioux Drive. Within the constraint of USFS land on three sides, the plan emphasizes internal connectivity: continuous sidewalks, pedestrian cut-throughs between short courts and the spine, and internal trails linking homes to open-space/amenity tracts. These tracts function as the neighborhood's informal activity focus for daily recreation, gatherings, and access to nature.
Block Size Block size is variable… blocks are well organized, with few bicycle and pedestrian dead ends. Cul-de-sacs are minimized in the design of new neighborhoods.	Block size and shape are adapted to the site's single access point and USFS boundaries. The layout uses one primary spine and a single tee intersection, resulting in only two short cul-de-sacs that are necessary due to topography and federal land edges. Bicycle and pedestrian "dead ends" are minimized by providing continuous sidewalks, short walking connections, and trail links so that residents can walk between streets and open-space tracts without backtracking, even where additional vehicle connections are impossible.

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Density Range Residential lots 2–13 units/acre; higher within pedestrian shed; 6–29 u/ac for mixed-use outside shed.	Hidden Haven proposes single-family lots on 13.01 acres (gross), for a density comfortably within the 2–13 u/ac Suburban Neighborhood range. The R1/PRD framework with smaller lot sizes (above the COF minimum) allows modest intensity while preserving open space and tree canopy, consistent with suburban character and future flexibility for "missing-middle" forms if appropriate. No residential mixed-use is proposed on this site.
Intensity FAR ≥ 0.2; suburban commercial/office/medical/institutional in activity center cores/corridors.	The project is purely residential with supporting common space and does not introduce commercial or institutional floor area. Intensity is provided through efficient lot layout and clustering rather than higher FARs. Any future commercial or institutional uses would be directed toward designated Suburban Activity Centers and corridors, not within this interior neighborhood.
Air Quality Consider long-term impacts.	Hidden Haven supports air quality goals by: (1) clustering to shorten infrastructure and reduce disturbed area; (2) allowing PV panel installation and allowing EV chargers, encouraging low-emission vehicles; (3) providing sidewalks and internal trails to support walking and biking; and (4) using extended detention and LID-type drainage to protect downstream air and water quality by limiting dust and erosion.
Solar Access Consider solar access for all development, allowing passive and active solar.	Homes are oriented and detailed to allow rooftop solar (PV-ready roofs with conduit) and to take advantage of passive solar access where feasible. The clustering and open-space configuration help limit excessive shading between buildings, improving opportunities for active and passive solar systems on individual homes.
Residential Quiet residential neighborhoods… may include parks, recreation, religious, schools; full services including transit and bike trails.	Hidden Haven is a quiet, for-sale single-family neighborhood at the urban periphery, consistent with the Residential description. It incorporates neighborhood-scale recreation in open-space/amenity tracts with trails and picnic areas and is within walking distance (~0.5 miles) of existing NAIPTA transit stops. Sidewalks, internal trails, and connections to open space support bike and pedestrian movement; core utilities are extended from Sioux Drive, providing full urban services.
Commercial Minimal;	No new commercial buildings are proposed. The subdivision supports the guideline of minimal interior commercial by relying on existing

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home-based businesses and childcare; larger uses in activity centers.	commercial/services in nearby centers and by allowing typical home-based businesses through CC&Rs and City regulations. Childcare or other neighborhood-scale services, if pursued, would be integrated in a manner consistent with zoning and the Suburban Neighborhood role.
Public / Institutional Schools, churches create central and well-connected neighborhoods.	While no school or church is proposed within Hidden Haven, the circulation and open-space pattern are designed so that, if such uses located nearby, the subdivision's sidewalks, internal trails, and single clear access to Sioux Drive will provide convenient and safe connections. The common open-space and amenity areas function as small neighborhood focal points, reinforcing a sense of place.
Employment Home-based businesses are appropriate; industrial/R&D not outside activity centers.	The plan is residential and does not introduce industrial or research uses. It is compatible with home-based businesses (subject to City regulations), aligning with the Suburban Neighborhood guidance that employment here should be small-scale, home-based, and not industrial in character.
Parks Suburban parks and recreation facilities, public or private; range of park types based on density/intensity.	Hidden Haven provides privately owned common space in tracts that function as neighborhood-scale parks. These tracts support passive recreation (trails, seating, picnicking) and integrate stormwater features, consistent with the Suburban parks description. The amount and character of open space match the project's modest density and suburban context.
Open Space / Public Space Natural areas, greenways, trails, corridors, floodplains, wildlife habitat, etc.	The project's open-space tracts preserve existing trees, natural landforms, and wildlife corridor, and host stormwater basins as part of a greenway-type system within the subdivision. Trails and pedestrian connections provide passive recreation (walking, biking, picnicking) and visual access to preserved natural areas, directly reflecting the open-space description in the table.
Conservation Refer to Natural Resources maps.	Hidden Haven's clustered layout, common space, and tree and slope preservation strategy are designed to be compatible with mapped natural resources and adjacent USFS lands. Detention, LID-style drainage, and wildlife-corridor sensitivity (via clustering and open-space placement)

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	support conservation objectives associated with the Natural Resources maps.
Agriculture Yard gardens, community gardens, fruit trees, etc.	While no dedicated community garden is mapped, the single-family lots and open-space design allow room for private yard gardens and small-scale food production (e.g., fruit trees) consistent with CC&Rs and City standards. This supports the potential for household-level urban agriculture envisioned in the Suburban Neighborhood characteristics.
Special Districts (Airport Business Park, Cultural Center, etc.)	Hidden Haven is not within a designated special district and does not propose one. It is a conventional Suburban Neighborhood that complements, rather than competes with, planned special districts elsewhere in the city.

Suburban Areas

Within suburban-design goal context, the project's lot sizes, street sections, and proposed utility looping support compact, conventional suburban development patterns. The proposal's open-space tracts and clustering illustrate intent to preserve resources and provide neighborhood amenities. Final engineering must demonstrate that road cross-sections, pedestrian facilities, and service provision (water, sewer, solid waste) meet suburban-level standards without creating off-site detriment.

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Open Space & Recreation (Goals: OS.1 series; REC.1 series)



Figure 3: Proposed Open Space Improvements - Picnic Area

Open-space and recreation goals promote integration of recreational and natural areas, accessible trails, and clearly defined maintenance responsibilities. Hidden Haven meets these goals by committing to common space distributed across dedicated tracts that preserve existing tree canopy, natural landforms, and portions of the wildlife corridor while also accommodating neighborhood-serving amenities.

Within these open-space tracts, the Concept Plan includes internal soft-surface trail segments, a picnic/gathering area, and seating that provide passive recreation opportunities and visual relief consistent with suburban character. Trail segments and pedestrian connections are designed to connect directly to internal sidewalks and to offer routes from the neighborhood to the open spaces, supporting everyday use by residents of varied ages and abilities.

Long-term stewardship of these open spaces and amenities will be established through CC&Rs and a homeowners' association or comparable mechanism, which will identify maintenance obligations for landscape, trails, and recreational features. In this way, the project not only preserves and highlights the site's natural assets but also provides functional, accessible neighborhood recreation consistent with the OS.1 and REC.1 goal framework of the Regional Plan.

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Water Resources / Stormwater / Soils (Goals: WR.1–WR.6; Low Impact Development; Soils)

Water resource goals prioritize low impact development (LID), downstream protection, and erosion control. Hidden Haven advances these goals by managing stormwater on site, sizing detention to match the required runoff control volume, and locating extended-detention basins within common space tracts so that hydrologic functions are integrated with preserved natural areas. The preliminary drainage report demonstrates the project's intent to comply with City drainage criteria by evaluating pre- and post-development conditions and identifying necessary storage and outlet structures to avoid adverse downstream impacts.

The project is planned to incorporate LID principles by emphasizing distributed detention, flow attenuation, and use of natural topography to slow, store, and infiltrate runoff where feasible. Detention facilities in the open-space tracts, combined with preserved vegetation and minimized disturbance through clustering, help reduce peak flows, limit erosion potential, and protect downstream channels and water quality. Future geotechnical and soils investigations will guide detailed LID design—such as confirming infiltration rates, side slopes, and basin configurations—to ensure that facilities function effectively and maintain slope stability.

Erosion and sediment control will be addressed through best management practices during construction, coordinated with final grading and drainage plans to protect disturbed areas and adjacent natural resources. Long-term operations and maintenance responsibilities for stormwater facilities will be established through CC&Rs or similar mechanisms so that detention basins, inlets, and conveyance elements remain functional over the life of the subdivision. Collectively, these measures align the project with Regional Plan goals for responsible water resource management and LID-oriented subdivision design.

In the existing condition, all on-site drainage runs towards the existing dead end of E. Sioux Drive along the northern property line. The site receives water from an off-site watershed of approximately 28.37 acres to the south and east. In the developed condition, site drainage patterns will generally remain unaltered. The proposed sidewalks, houses, and other impervious areas will all flow towards the roadways which will intercept the water and direct it towards a detention pond located near the northern entry drive. This detention pond will be sized to attenuate the 2-yr, 10-yr, and 100-yr storm events. The total flow leaving the site at the northern property line will be attenuated to predevelopment flow rates.

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Community Character / Design / Heritage (Goals: CC.1–CC.4, CC.2 heritage)



Figure 4: View to San Francisco Peaks from Hidden Haven Subdivision

Community Character goals emphasize context-sensitive design, viewshed protection, and appropriate treatment of cultural resources. Hidden Haven's PRD-style clustering, front entry feature, and pedestrian seating areas support a compatible neighborhood scale and layout that respond to surrounding residential and forested conditions. Cultural resources have been evaluated through a formal survey process, and final cultural clearance/mitigation was approved by the City of Flagstaff Heritage Preservation Committee on 4/16/26, demonstrating that the project appropriately addresses CC.2 heritage and related policies.

The subdivision's architectural and landscape approach further advances these goals by establishing clear style guidelines contained within an HOA enforced architectural style book that ensure new homes are visually cohesive and respectful of the forested setting. Design standards call for natural materials, color palettes—including local natural stone accents, earth-tone browns, and subdued greens—, and shared design elements – like entry patios, to

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integrate buildings with existing topography and tree canopy and to reduce visual contrast from public vantage points, preserving a mountain-neighborhood character. Landscaping and site design will emphasize native plantings, permeable and naturalistic hardscape, and low-impact grading so that architecture and landscape function as a unified, place-based composition consistent with the Regional Plan's community character objectives.

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Transportation (Goals: T.1–T.5, T.8)

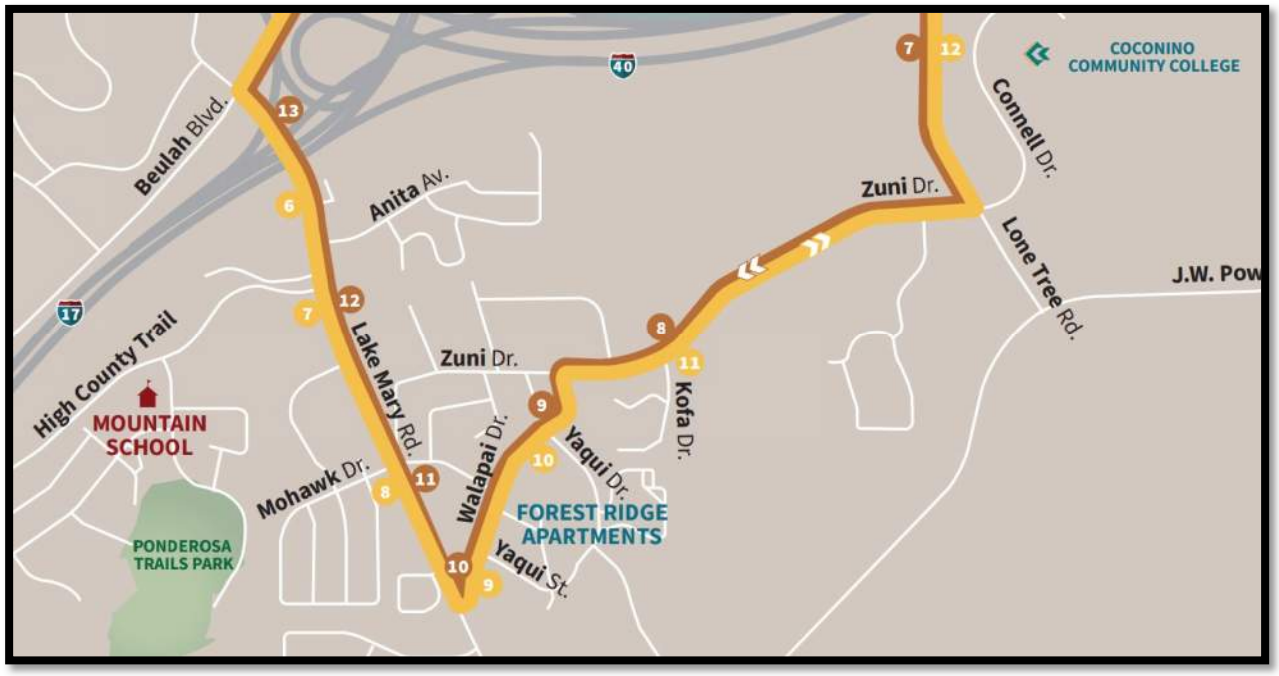


Figure 5: NAIPTA Routes - 2 Bus stops within 0.5 miles of Hidden Haven Subdivision

The Regional Plan calls for a balanced, context-sensitive multimodal transportation system that improves access, safety, and connectivity while minimizing environmental impacts. Hidden Haven supports these goals by organizing circulation around a primary spine road from Sioux Drive with a short secondary drive and only two short dead-end courts, which are limited by topography and adjacent USFS lands. This layout minimizes cul-de-sacs, provides clear neighborhood circulation, and supports a functional hierarchy of local streets consistent with Goal T.8. A Traffic Impact Statement (TIS) has been prepared and conditionally approved, demonstrating that the project's street network and access points can operate safely and efficiently within the broader system.

Internally, the Concept Plan provides continuous sidewalks along primary streets, pedestrian cut-throughs in lieu of unnecessary cul-de-sacs, and trail links to open-space tracts, which together enhance walkability and support Goals T.1, T.2, and T.5 for safe and connected pedestrian infrastructure. Bicycle access is accommodated through internal street and trail connections and secure bike parking at the common amenity area. The subdivision's proximity to existing NAIPTA transit stops (documented in the TIS), coupled with planned signed walking routes toward those stops, reinforces the Regional Plan's emphasis on multimodal access (T.1, T.7).

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The project also advances T.3 environmental and T.4 quality-of-life goals by integrating transportation design with LID/stormwater features where feasible, maintaining neighborhood-scale street widths, and incorporating traffic-calming elements appropriate to a suburban residential context. The CC&rs will not restrict EV infrastructure located at the homes, this further supports a shift toward lower-emission travel and complements the project's broader energy and GHG-reduction commitments.

Although the Suburban Neighborhood characteristics state that cul-de-sacs should be minimized, Hidden Haven's site is uniquely constrained on three sides by USFS lands, leaving only a single connection point to the existing public right-of-way on Sioux Drive. Within this context, the subdivision minimizes cul-de-sacs to the extent practicable by organizing circulation around one primary spine road that extends from Sioux Drive and a single tee-intersection, resulting in only two short dead-end courts needed to serve interior lots. No realistic opportunities exist for additional vehicular or future street connections to non-USFS properties. To uphold the intent of the Regional Plan, the layout complements these necessary cul-de-sacs with continuous sidewalks, pedestrian cut-throughs that shorten walking distances, and internal trail connections to open-space tracts, thereby maintaining a high level of pedestrian and bicycle connectivity even where additional street connections are physically and jurisdictionally infeasible.

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Public Facilities, Safety & Fire (Goals: PF.1–PF.3)

Public facilities and safety goals require that new development provide adequate emergency access, fire suppression capability, and fair-share infrastructure. Hidden Haven is designed with engineered street sections and access from Sioux Drive that accommodate emergency vehicle movements and turning radii consistent with Fire Department standards. There is also a looped water main extension to support both domestic and fire flow reliability. Hydrant locations and spacing are planned to meet City and Fire Department criteria, ensuring that all lots are within effective coverage.

The project further advances PF.1–PF.3 by committing to residential fire sprinklers in all homes, enhancing life safety and mitigating wildfire- and structure-fire risk in the wildland–urban interface context. Water and Sewer Impact Analysis (WSIA) work is being coordinated with the City to confirm available capacity and any needed off-site improvements so that the development contributes its fair share toward utility infrastructure. Together, these design features and commitments demonstrate that Hidden Haven is consistent with the Regional Plan's goals for safe, well-served neighborhoods supported by adequate public facilities and fire protection.

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Neighborhoods, Housing & Urban Conservation (Goals: NH.1, NH.3, NH.4)



Figure 6: Neighborhood Character - Single Family Detached Housing

Neighborhood and housing goals encourage a variety of housing options, pedestrian-oriented design, and the allowance of accessory dwelling units (ADUs) where appropriate. Hidden Haven contributes for-sale single-family homes within an existing service area, in a pattern that supports quiet residential character while introducing diversity through a range of lot sizes and product types within the R1/PRD framework. This variety helps accommodate different household sizes and lifecycle stages, consistent with NH.1 and NH.3.

The subdivision is planned as a walkable neighborhood with continuous sidewalks along primary streets, pedestrian cut-throughs to reduce walking distances, and internal trail connections to open-space tracts and common amenities. These features support everyday walking, neighborhood interaction, and access to recreation areas, aligning with the pedestrian-orientation emphasis of NH.3 and NH.4. CC&Rs will allow ADUs where permitted by

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zoning, enabling homeowners to add secondary units over time; this flexibility broadens tenure choices, supports intergenerational living and small rentals, and advances the Regional Plan's goals for housing variety and incremental neighborhood evolution.

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Cost of Development / Fiscal (Goals: CD.1 series)

Cost of development goals require that new projects pay a fair and proportionate share of the public improvements and services they necessitate. Hidden Haven is being planned to comply with these goals by identifying necessary on- and off-site infrastructure—such as water system extensions and any capacity-related improvements—and by coordinating with the City on appropriate impact fees and cost responsibilities.

The project's location within existing service boundaries and its use of looped water and sewer connections help leverage existing infrastructure efficiently, limiting the extent of entirely new systems while ensuring that any required upgrades attributable to the development are properly assigned. New infrastructure and associated fee structure will address off-site improvements, impact fees, and financial assurances so that the subdivision contributes equitably to the capital and operating costs of public facilities consistent with the CD.1 fiscal responsibility framework of the Regional Plan.

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Conclusion

Hidden Haven Estates presents a development that materially advances key Regional Plan goals across environment, land use, transportation, housing, and fiscal responsibility. The project adds for-sale homes within existing City service boundaries at a density that fits the Suburban Neighborhood range, while using a clustered layout to protect tree canopy, topography, and a wildlife corridor. A portion of the site is dedicated as common space in tracts that integrate stormwater detention with preserved natural areas, provide passive recreation, and maintain visual and ecological continuity with surrounding forest lands.

The subdivision's circulation and neighborhood form are designed to create a well-connected, walkable suburban pattern consistent with LU.13 and the Transportation goals. A primary spine road from Sioux Drive, short secondary drive, and only two constrained dead-end courts are paired with continuous sidewalks, pedestrian cut-throughs in lieu of unnecessary cul-de-sacs, and internal multi-use trail links to open space. Secure bicycle parking at the common amenity area and signed walking routes toward nearby NAIPTA bus stops support multimodal travel. Street sections, emergency access geometry, and a looped water and sewer network are designed to meet safety and service standards while leveraging existing infrastructure efficiently.

The project also advances sustainability and community character objectives. CC&Rs will not restrict EV chargers, PV panel installation, or all-electric construction to support Flagstaff's carbon-neutrality goal. HOA enforced architectural guidelines emphasize context-sensitive design using natural stone accents, earth-tone browns, and subdued greens, together with native landscaping and low-impact grading, to preserve a mountain-neighborhood character and blend the subdivision into its forested setting.

From a housing and neighborhood perspective, Hidden Haven delivers quiet single-family character while supporting variety through a range of lot sizes and ADU-permissive CC&Rs, broadening household types and tenure options in line with NH.1, NH.3, and NH.4. Cost-of-development goals are met by locating the project within existing service areas, extending looped utilities, and using a Development Agreement and impact fees to assign fair-share responsibility for off-site and system improvements. Taken together, these land use, design, infrastructure, and sustainability commitments demonstrate that Hidden Haven Estates is consistent with, and in several respects exceeds, the intent of the Regional Plan goals applicable to this site.

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Appendix — Documents Reported Available for Review (as submitted)

- Project narrative (M.E.S. Project No. 25-069, Descriptive Narrative, dated January 20, 2025)
- Preliminary site/Concept Plan – Revised and Submitted
- Tree survey (digital model) — Resource Protection Plan Submitted with Preliminary Plat.
- Topographic survey - Submitted
- Preliminary drainage report & Drainage Impact Statement— submitted.
- Traffic Impact Statement — submitted; Conditionally Approved.
- Cultural resources draft survey — submitted; Conditionally Approved.
- Water & Sewer Impact Analysis — Submitted.
- Fire Department review — not yet performed.
- Draft CC&Rs — not provided.

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Neighborhood Meeting(s) Plan — Hidden Haven Subdivision

Project: Hidden Haven Subdivision (single-family homes on 13 acres; currently vacation cabins)

Address/APNs: 4200 Lake Mary Road, Flagstaff AZ 86005; APNs 105-05-001A, 105-05-002B, 105-05-002C, 105-05-002D

Applicant/Primary Contact: Mary & Brian Bostwick / azmountaininn@msn.com / 928-774-8959

Civil Engineer of Record: Ryan Mahar, P.E., Civil Design & Engineering, Inc.

1. **Purpose**

   Conduct neighborhood meeting(s) per Zoning Code Sections 10-20.30.060 and 10-20.30.070. Provide information, solicit feedback, and discuss City of Flagstaff process.

2. **Meeting format, date, time, and host**

   - Format: Virtual (Microsoft Teams).
   - Date (target): March 1 (final date/time to be coordinated with City staff).
   - Time: 4:00 PM — 5:00 PM (one session).
   - Host/tech: Applicant will provide Teams organizer account and handle tech on the day of the meeting.
   - Recording: No audio/video recording. Official record will be meeting notes compiled into minutes/summary.

3. **Notification recipients**

   - Owner/occupant lists: Applicant has prepared GIS-based lists for required radii:
     - 300-foot radius: property owners, citizens, jurisdictions, public agencies within 300'.
     - 1,000-foot radius: Homeowners Associations, Neighborhood Associations, Registry of Interested Persons/groups within 1,000'.
   - Additional stakeholders to be notified: Flagstaff Unified School District; utilities: Optimum (cable), Lumen (telecom), APS (electric), UniSource (gas).

4. **Notification methods and materials**

   - Methods: Mailed notices to owner/occupant list; site signs on project frontage. (Applicant already has draft notice and sign text.)
   - Mailings: Schedule and send mailed notices in accordance with the City of Flagstaff minimum notification timeframe. Include meeting date/time, Teams link/QR code (to be

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added after City coordination), brief project summary, contact info, and instructions for verbal comment during the meeting.

- Site signs: Post signs per City guidance; signs will include meeting notice and placeholder for Teams link/QR (updated once date/time confirmed).
- Follow-up: Applicant will provide Planning staff with copies of mailed notice (blank form), mailing schedule, and photo(s) of posted site sign placement.

5. **Materials to be available at the meeting**
   - Concept zoning plan (from rezoning package)
   - Preliminary Drainage Report
   - Preliminary Traffic Impact Statement
   - Cultural Resource Protection Report
6. **Meeting agenda (deliverable)**
   - 4:00 — 4:05 PM: Welcome, introductions, purpose and ground rules
   - 4:05 — 4:15 PM: Project overview (applicant) — site, scope, timeline, key reports
   - 4:15 — 4:35 PM: Technical highlights (Ryan Mahar — civil/drainage; summary of traffic and cultural resource findings as needed)
   - 4:35 — 4:55 PM: Public Q&A and verbal comments (moderated)
   - 4:55 — 5:00 PM: Next steps, how comments will be used, contact info, and closing
7. **Public comment collection and documentation**
   - Public comments: Collected verbally during the meeting. Moderator will request speaker to state name and address before comment (names/addresses will be included in final summary).
   - Meeting notes: A designated note-taker will record attendance, summary of comments, and applicant responses. No audio/video recording will be posted.
   - Final summary: Applicant will prepare a final summary letter (digital) for submittal to Planning Director that includes meeting date/time, attendee list (names and addresses as collected), summary of comments and applicant responses, copies/photos of mailed notices and sign placement, and any follow-up actions.
8. **Deliverables to Planning Director (digital submission)**
   - Final summary letter (meeting minutes/summary) including:
     - Meeting date/time/format and host

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- Notification list/map and mailing schedule (showing adherence to City minimum notice period)
- Copies of mailed notice (final version with Teams link/QR)
- Photo(s) of posted site sign(s)
- Attendee list (names and addresses — included per applicant request)
- Summary of verbal comments and applicant responses
- Statement that materials (concept zoning plan, PDR, PTIS, cultural report) were available

- Applicant will submit final summary digitally to Planning Director per City submittal guidelines.

9. **Schedule checklist (to be finalized once City notice period is confirmed)**
   - Confirm meeting date/time with City and reserve March 1 target.
   - Insert Teams link/QR into mailed notice and site signs after City confirmation.
   - Mail notices per City minimum timeframe so recipients receive notice before meeting.
   - Post site signs at required locations prior to meeting.
   - Hold virtual meeting on scheduled date/time.
   - Prepare and submit final summary letter and attachments to Planning Director (digital).

CITIZEN PARTICIPATION REPORT FOR HIDDEN HAVEN ESTATES

COF CASE NO.: PZ-25-00087

CITY OF FLAGSTAFF
COCONINO COUNTY, ARIZONA

Submitted: July 27th, 2026

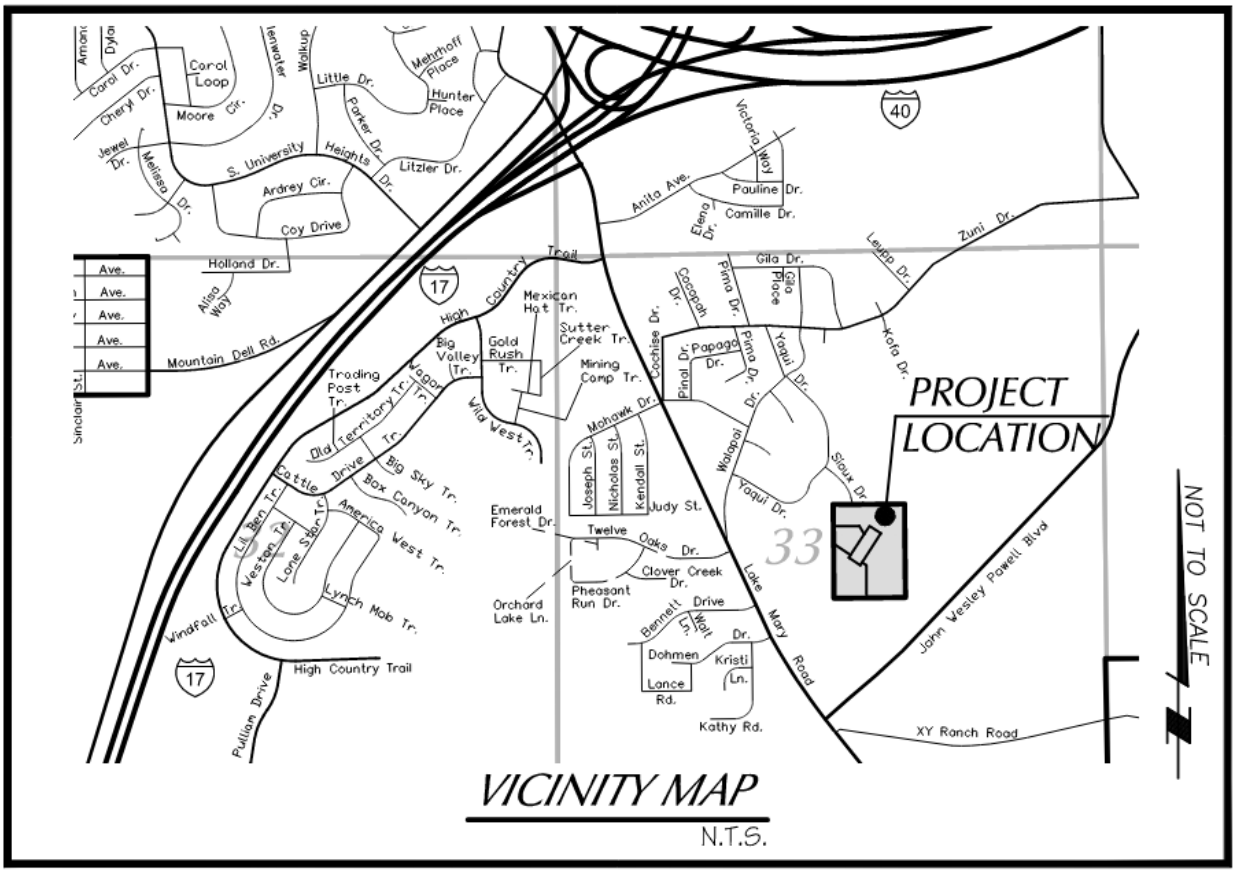
Prepared by:
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Prepared for:
City of Flagstaff
Planning Department
211 W Aspen Ave
Flagstaff AZ. 86001

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PROJECT OVERVIEW

The proposed project involves the redevelopment of the existing Arizona Mountain Inn property, which is currently comprised of four Rural Residential parcels, into a single-family residential subdivision. The site is located along Lake Mary Road in Flagstaff, Arizona (Coconino County APNs 105-05-001A, 105-05-002B, 105-05-002C, and 105-05-002D). The project includes a request for a Zoning Map Amendment to rezone approximately 13 acres from Rural Residential (RR) to Single-Family Residential (R1). The proposed rezoning would facilitate a Planned Residential Development (PRD).



VIRTUAL NEIGHBORHOOD MEETINGS

Mogollon Engineering held one neighborhood meetings. Details of the noticing, posting, and meeting summary are as follows:

July 01, 2026 First Virtual Neighborhood Meeting

Mailing Notification

On June 17th, 2020, the mailing notification for the first virtual neighborhood meeting was completed. Notification letters were sent via first class mail to property owners within 300 FT, property owners' associations and homeowner's associations within a 300 FT, individuals, groups, etc. on the City's "Registry of Persons and Groups" as provided by the City, Coconino County, and Mary and Brian Bostwick, the owner of the Property (collectively, "Affected Parties").

The Notice of Neighborhood Meeting letter set forth the purpose of the of the meeting, request description, date and time, instructions for registering for the virtual neighborhood meeting, location and acreage, aerial map, conceptual site plan, and contact information for Mogollon Engineering, the Applicant, and Ben Mejia, City Planner assigned to the Application.

See Appendix A - Affidavit of First Neighborhood Meeting Notification.

Site Posting Notification

On June 17th 2026, a notification sign was installed along the property's frontage at Sioux Drive setting forth the purpose of the meeting, request description, date and time, registration link for the virtual neighborhood meeting, acreage, and contact information for the Applicant and Ben Mejia.

See Appendix A - Affidavit of Sign Posting

Meeting Summary

The first neighborhood meeting for the Application was held on July 1st at 5:00PM. The meeting was held via Microsoft Teams, and consisted of a formal presentation followed by a question/answer and comment session. Only one person attended the meeting. The development team provided contact information to the attendee and asked the attendee to provide their name and address to be kept in the loop of project progress, but the attendee did not share any contact information.

A list of meeting attendees are provided below:

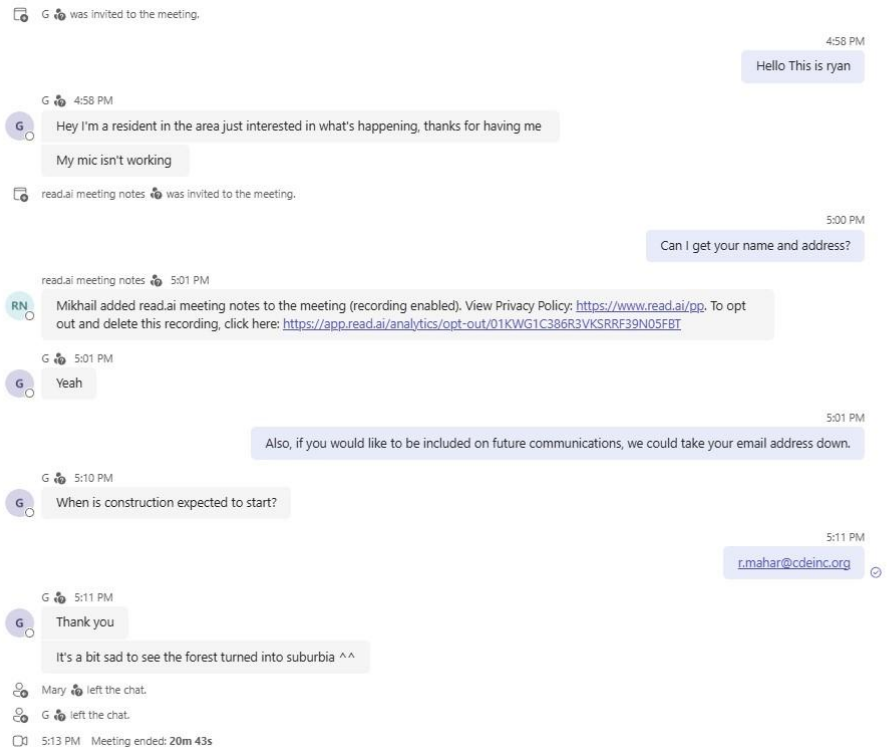
Ian Braun – Design Team
Ryan Mahar – Design Team
Mikhail Johnson – Design Team

Mary Bostwick – Property Owner
Brain Bostwick – Property Owner
G – Sole Attendee

Representatives from the Development Team provided a formal presentation that included the proposed site plan, project renderings, and other supporting exhibits. The presentation provided an overview of the proposed development.

During the question and answer portion of the meeting, the attendee asked when construction was anticipated to begin. The Development Team responded that construction was expected to commence on February 22, 2027. The Development Team then invited any additional questions; however, no further questions were raised at that time.

As the meeting was concluding, the sole attendee submitted a message in the meeting chat. The chat message is included below. No contact information was provided by the attendee. The meeting adjourned at 5:12 p.m.



Given the lower than anticipated attendance and the limited substantive feedback received during the meeting, the Development Team respectfully requests that the requirement for a second public meeting be waived.

Affidavit of Sign Posting

Case Number: PZ-25-00087

Project Name: Hidden Haven Estates

Applicant Name: Mary & Brian Bostwick

Location: 4200 Lake Mary Road

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.**

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: Tyler Mahan

SUBSCRIBED AND SWORN before me this 8 day of July, 2026 by:

Notary Public

My Commission Expires:

8-25-29

LILIAN MAI CRAWFORD
COMMISSION # 688399
NOTARY PUBLIC – STATE OF ARIZONA
COCONINO COUNTY
My commission expires Aug 25 2029.

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-25-00087

Project Name: Hidden Haven Estates

Applicant Name: Mary & Brian Bostwick

Location: 4200 Lake Mary Road

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.**

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: Ryan Mahan

SUBSCRIBED AND SWORN before me this 8 day of JULY, 2026 by:

Notary Public

LILIAN MAI CRAWFORD
COMMISSION # 688399
NOTARY PUBLIC – STATE OF ARIZONA
COCONINO COUNTY
My commission expires Aug 25 2029.

My Commission Expires:

8-25-29

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, **September 23, 2026**, at 4:00 p.m. and the Flagstaff City Council will hold a Public Hearing on Tuesday, **October 20, 2026**, at 3:00 p.m. in City Hall Council Chambers (211 W Aspen Ave). A virtual option will be provided for these meetings. Please see the corresponding agenda for additional information on how to participate virtually. Agendas can be found on the City of Flagstaff website. The public hearing is to consider the following:

A proposed amendment to the official City of Flagstaff zoning map to rezone 13.01 acres from Rural Residential (RR) zoning with the Resource Protection Overlay (RPO) to Single-Family Residential (R1) zoning with the Resource Protection Overlay (RPO) for the purpose of allowing a 49-unit single-family subdivision with the utilization of a Planned Residential Development design.

General Description of the Affected Area:
Approximately 13.01 acres located at 4200 S Lake Mary Rd, City of Flagstaff, Coconino County Assessor's Parcel Numbers 105-05-001A; 105-05-002B; 105-05-002C; 105-05-002D.

The Council hearing for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Interested parties may file comments in writing regarding the proposed amendment or may appear and be heard at the hearing dates set forth above. Maps and information regarding the proposed amendment are available at the City of Flagstaff, Planning and Development Services Section, 211 West Aspen Avenue.

PROPOSED ZONING MAP AMENDMENT
From Rural Residential (RR) to Single-Family Residential (R1) for the purpose of allowing a residential subdivision with 49 proposed units



FOR FURTHER INFORMATION, CONTACT

Dustin Stiffler, Planner
Planning & Development Services
211 West Aspen Avenue
Flagstaff, Arizona 86001
(928) 213-2613
dustin.stiffler@flagstaffaz.gov

Publish: September 05, 2026

TRAFFIC IMPACT ANALYSIS
FOR
HIDDEN HAVEN
COCONINO COUNTY, ARIZONA
APNs 105-05-001A, 105-05-002B, 105-05-002C, 105-05-002D

Date:
March 10th, 2026

Owner:
Bostwick Enterprises LLC
4200 S Lake Mary Rd
Flagstaff, AZ 86001



Prepared by:

ENGINEERING • MANAGEMENT
618 E Route 66, Flagstaff, Arizona 86001 • Telephone (928) 522-9287

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Hidden Haven
Traffic Impact Analysis
APNs 105-05-001A, 105-05-002B, 105-05-002C, 105-05-002D

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6. Stop Sign Warrant per MUTCD 2B.12 5
7. Conclusion 6
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APPENDICES

A. Existing Turn Volume Counts Map
B. Proposed Turn Volume Counts Map
C. Sight Distance Map
D. Hand Calculations: Sight Distance
E. Hand Calculations: 8 Hour Volumes
F. Hand Calculations: Existing Trip Generation
G. Hand Calculations: Proposed Trip Generation
H. Table 1-1: Peak Hour Traffic Count
I. Institute of Transportation Engineers Trip Generation Manual, 12th Edition – Land Use: 260 Recreational Homes
J. Institute of Transportation Engineers Trip Generation Manual, 12th Edition – Land Use: 210 Single-Family Detached Housing



3. INTRODUCTION

The Hidden Haven Subdivision is a proposed 49 lot single family home subdivision located on Sioux Drive south of the intersection with Yaqui Drive. The project is located south of the Bow and Arrow neighborhood and approximately 700 feet east of Lake Mary Road. The development will have primary access off Sioux Dr. A proposed extension to Sioux Dr. through the subdivision will provide travel to the south and east edges of the property. Currently there is a business operating a short term residential rental business on the subject parcels consisting of the following APNs:

- 105-05-002A
- 105-05-002B
- 105-05-002C
- 105-05-002D

This report will utilize the *Institute of Transportation Engineers Trip Generation Manual, Twelfth Edition (ITE)* to analyze the existing condition, compare it to the proposed condition, and provide recommendations as to whether any improvements are necessary to support the Hidden Haven Subdivision.

4. EXISTING CONDITION

The traffic at the intersection of Sioux and Yaqui was counted in person between the hours of 4pm and 6pm on 9/25/2025 and 7am and 9am on 9/30/2025. The movements recorded at these times can be found in Appendix H.

Table 1. Existing Counts

Travel Direction	A.M. Peak Hour Trips XX (% of Total)	P.M. Peak Hour Trips XX (% of Total)
Entering Sioux	5 (36%)	17 (68%)
Exiting Sioux	9 (64%)	8 (32%)
Total	14	25

To calculate the proportion of the counted movement created by the existing short term rental business, the ITE Manual was used. ITE Land Use Code 260: Recreational Homes was used determining the trips generated by the existing project.

To calculate the existing traffic volumes, the *Institute of Transportation Engineers Trip Generation Manual, Twelfth Edition (ITE)*. ITE Land Use Code 260: Recreational Homes was used to calculate the existing traffic volumes for the existing facility; these were subtracted from the existing traffic count data at Sioux Dr. and Yaqui Dr. The total amount of turning movements at the intersection are organized in the table below.

Per the ITE, the existing development generates a total of 8 A.M. and 7 P.M. peak hour trips, and generates 86 average daily vehicle trip ends. The following table breaks this down into the percentage entering and exiting the existing business.

Table 2. Existing Peak Hour Trips Generated by the Existing Business

Travel Direction	A.M. Peak Hour Generator Existing Development Trips XX (% of Total)	P.M. Peak Hour Generator Existing Development Trips XX (% of Total)
Entering	3 (38%)	4 (57%)
Exiting	5 (62%)	3 (43%)
Total	8	7

The proportion of the existing turning movements created by the existing business can be removed to produce the following table.

Table 3. Existing Peak Hour Trips without Existing Business

Travel Direction	A.M. Peak Hour Trips XX (% of Total)	P.M. Peak Hour Trips XX (% of Total)
Entering	2 (33%)	13 (73%)
Exiting	4 (66%)	5 (27%)
Total	6	18

A map outlining the existing turn volume counts is included in Appendix ‘A’. Hand calculations for the traffic created by the existing business is shown in Appendix ‘F’. The charts and regression equations in their original format can be found in Appendix ‘I’. The Original traffic count data can be found in Appendix ‘H’. Hand calculations for the sight distance is shown in Appendix ‘D’

5. PROPOSED TRIP GENERATION

The average daily traffic volumes, including A.M. and P.M. peak hour trips, generated by the proposed project have been estimated using trip rates provided by the *Institute of Transportation Engineers Trip Generation Manual, Twelfth Edition (ITE)*. ITE Land Use Code 210: Single-Family Detached Housing was used for the single-family home development in determining the trips generated by this project.

Per the ITE, the proposed Single-Family Detached Housing development will generate a total of 44 A.M. and 54 P.M. peak hour trips, and will generate 661 average daily vehicle trip ends. A map outlining the proposed turn volume counts are included in Appendix ‘B’. The hand calculations for the traffic created by the proposed business is shown in Appendix‘ G’. The charts and regression equations in their original format can be found in Appendix ‘J’.

The proposed project creates the traffic shown in the table below.

Table 4. Traffic Created by the Proposed Development

Travel Direction	A.M. Peak Generator XX (% of Total)	P.M. Peak Generator XX (% of Total)
Entering	12 (27%)	34 (63%)
Exiting	32 (73%)	20 (37%)
Total	44	54

Table 5. Proposed Traffic Combined with Traffic Counts to Estimate Total Traffic

Travel Direction	A.M. Peak Hour Trips XX (% of Total)	P.M. Peak Hour Trips XX (% of Total)
Entering	44 (90%)	54 (5%)
Exiting	5 (10%)	18 (25%)
Total	49	72

6. STOP SIGN WARRANT PER MUTCD 2B.12

Section 2B.13 “All-Way Stop Control Warrant A: Crash Experience “of the MUTCD 11th edition, Revision 1 requires four or more crashes in the past twelve months at a three-leg intersection to require all-way stop control. This is not warranted because there have been 2 crashes at this intersection in the past 48 months.

Section 2B.14 “All-Way Stop Control Warrant B: Sight Distance “of the MUTCD 11th edition, Revision 1 requires all-way stop control if sight distance is not adequate. This is not warranted because sight distance on Sioux Dr. is uninterrupted for at least 240ft to the right and 280ft to the left. A Sight Distance Map is included in Appendix C.

Section 2B.15 “All-Way Stop Control Warrant C: Transition to Signal Control or Transition to Yield Control at a Circular Intersection.” MUTCD 11th edition, Revision 1. It is not required because the intersection does not meet interim measures.

Section 2B.16 “All-Way Stop Control Warrant D: 8 Hour Volume “of the MUTCD 11th edition, Revision 1. Requires stop control to be controlled if the combined motor vehicle, bicycle, and pedestrian entering the intersection is at least 300 per hour of the day. This is not warranted because the average hourly flow over 8 hours is 62. Calculations are provided in Appendix E.

Section 2B.17 “All-Way Stop Control Warrant E: Other Factors “of the MUTCD 11th edition, Revision 1. Is not met because the proposed number of average daily vehicle trip ends for the Single-Family Detached Housing development, not exceeding 100 trip ends per hour, will not cause left turn conflicts at a significantly greater amount than currently occurs.

7. CONCLUSION

Due to the number of average daily vehicle trip ends for the Single-Family Detached Housing development not exceeding 100 trips ends per hour, a Category 0 Traffic Impact Analysis is warranted per *City of Flagstaff 13-05-002-0003.3.* This report satisfies this requirement.

The largest turning movement at the intersection of Sioux and Yaqui is the right turn onto Sioux. This movement will be approximately 30 cars in the peak PM hour. That equates to approximately 1 turning movement every 2 minutes. This allows for sufficient time between movements to not require further improvements.

Per Section 2B.13, 2B.14, 2B.16 of MUTCD 11th Edition Revision 1, December 2025, no all-way stop control is necessary.

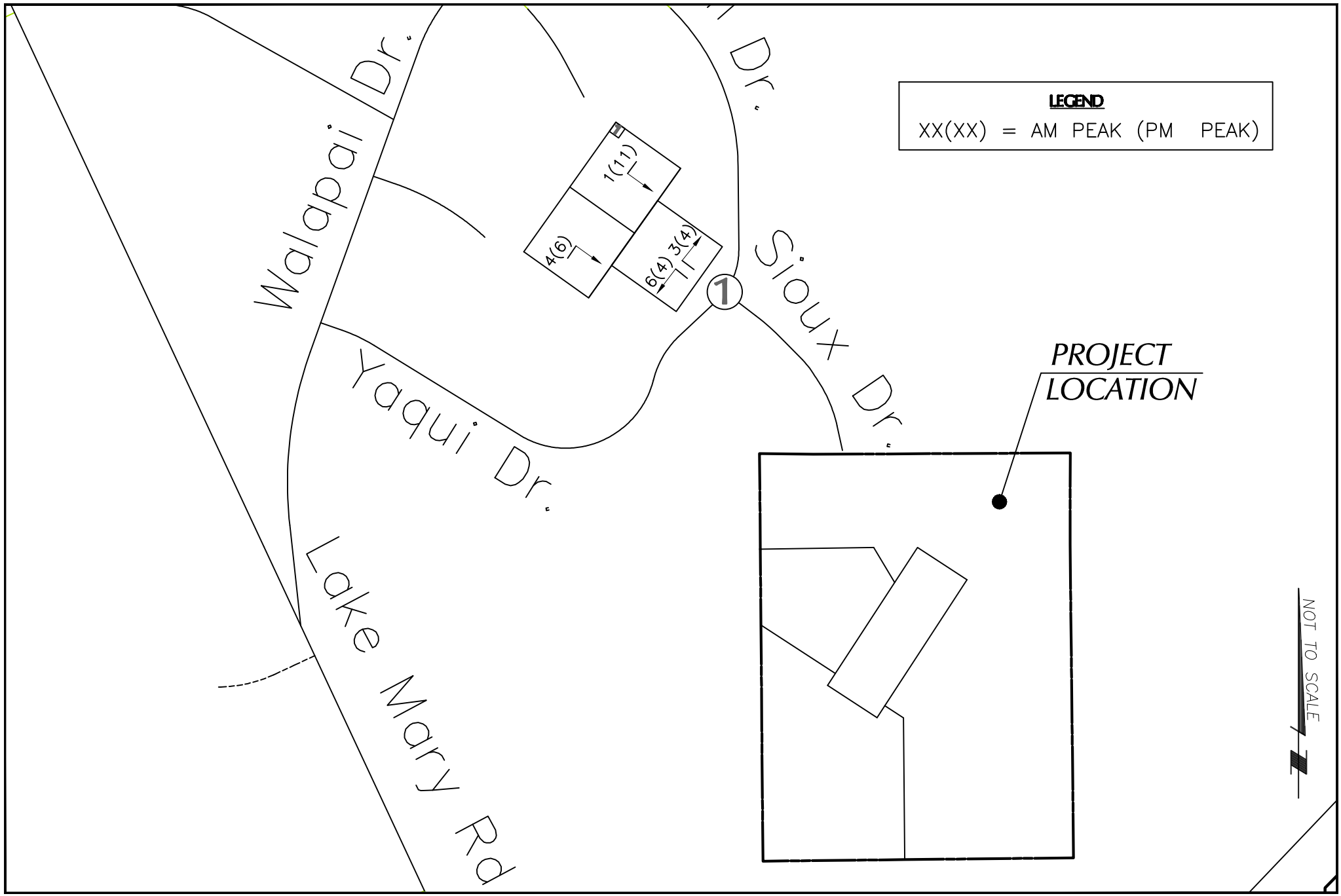
This proposed development will not require any off-site development changes due to the minimal increase in daily traffic.

8. REFERENCES

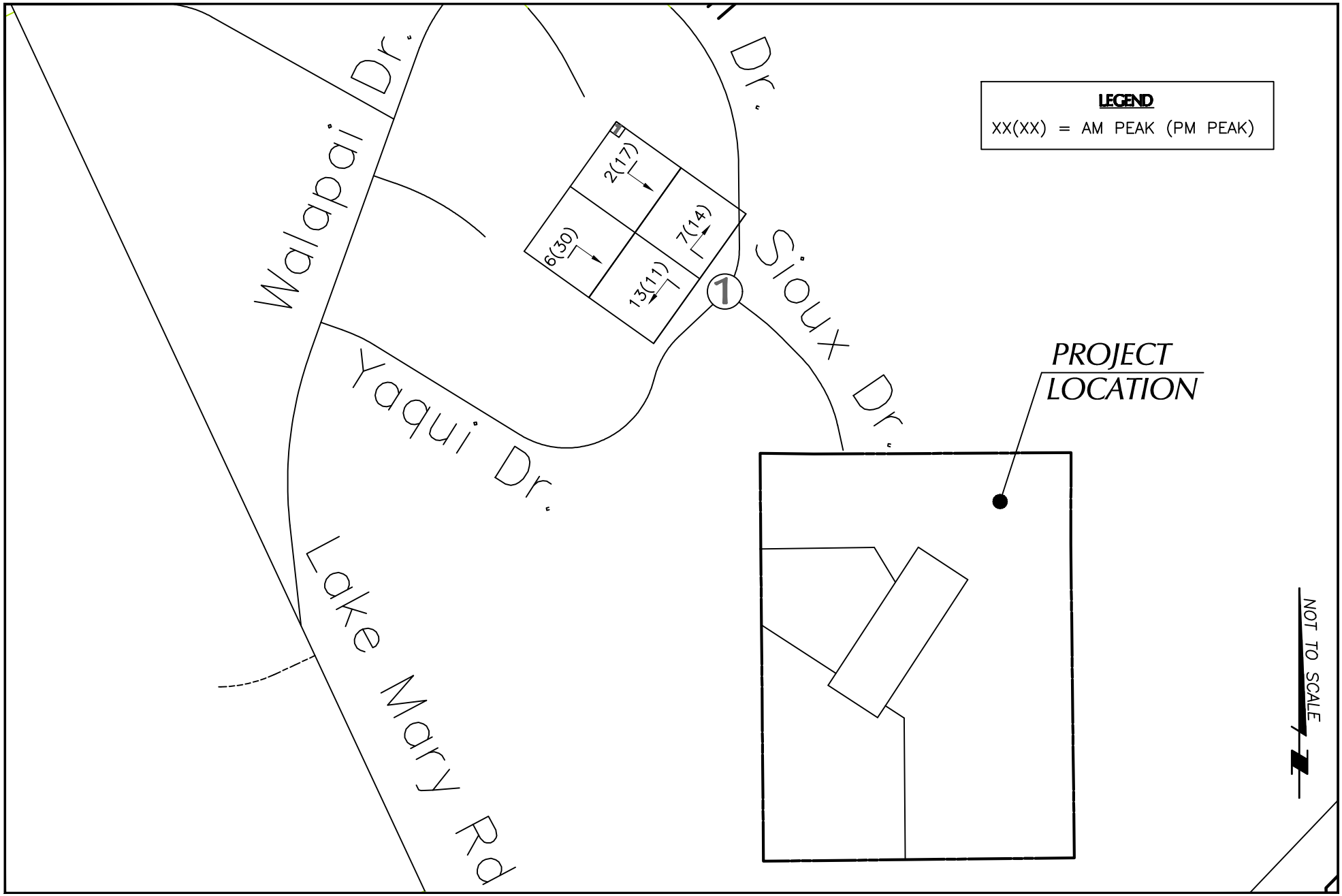
Institute of Transportation Engineers Trip Generation Manual, 12th Edition

"Impact Analyses" 13-05-002-0003.3, City of Flagstaff

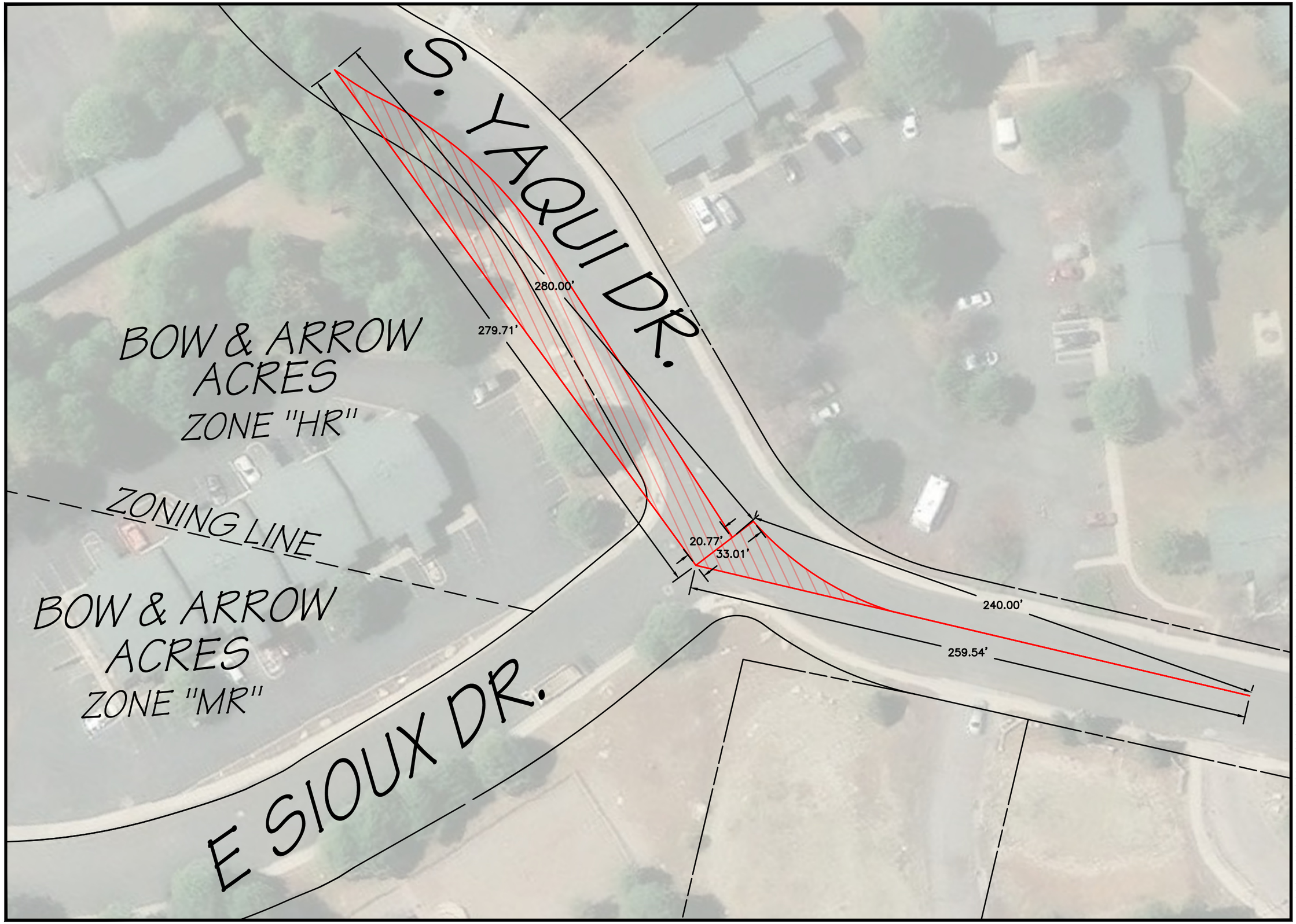
MUTCD, 11th Edition Revision 1, December 2025


LEGEND
XX(XX) = AM PEAK (PM PEAK)
Walapai Dr.
Sioux Dr.
Yaqui Dr.
Lake Mary Rd
1(11)
4(6)
6(4)
3(4)
1
PROJECT LOCATION
NOT TO SCALE

APPENDIX A


LEGEND
XX(XX) = AM PEAK (PM PEAK)
Walapai Dr.
Dr.
Sioux Dr.
Yaqui Dr.
Lake Mary Rd
2(17)
6(30)
7(14)
13(11)
1
PROJECT LOCATION
NOT TO SCALE

APPENDIX B



CD&E ENGINEERING MANAGEMENT

CIVIL DESIGN & ENGINEERING, INC.
P.O. BOX 30836
FLAGSTAFF, ARIZONA 86001-0810
PHONE (928) 522-9287

SIGHT TRIANGLES
HIDDEN HAVEN SUBDIVISION
APN 10505002C
3860 E SIOUX DR
FLAGSTAFF, AZ 86005

proj. #:	25-069
drawn by:	RM/LHT
checked by:	RM
date:	03/10/2026

revisions:
date:
date:
date:

S1 OF S1

HAND CALCULATIONS: SIGHT DISTANCE

AASHTO Tables and Sight Distance Diagram. Appendix 16-1

Right Turn Sight Distance
ISD=1.47Vt_g
V = 25mph
t_g = 6.5 seconds
ISD =1.47(25)(6.5)
ISD = 238
ISD = 240

Left Turn Sight Distance
ISD=1.47Vt_g
V = 25mph
t_g = 7.5 seconds
ISD =1.47(25)(7.5)
ISD = 275.6
ISD = 280

HAND CALCULATIONS: 8-HOUR VOLUME

Table 1-1: Peak Hour Flow Count

Hourly Count
Saturday; Proposed Peak Hour Generator = 55
Saturday; Existing Peak Hour Generator = 8
Peak Hour Flow Count = 38 AM, 23 PM

55*8 Hours = 440
8*8 Hours = 64
(38+23)*2 Hours = 122
440-64+122 = 498
498/8 Hours = 62 Trips per Hour

- Peak Hour Flow count was multiplied by 2 because each study was 2 hours long (2 counts at 2 hours each = 4 hours, 4 hours*2 = 8 hours).
- Saturday counts were used because they had the highest flow.

HAND CALCULATIONS: EXISTING TRIP GENERATION

Institute of Transportation Engineers Trip Generation Manual, 12th Edition - Land Use: 260 Recreational Homes

Average Vehicle Trip Ends: Weekday (20 Units)
Ln(T) = 0.96Ln(X)+1.57
X = 20 Occupied Units
Ln(T) = 0.96Ln(20)+1.57
T = 85.27

Average Vehicle Trip Ends: Weekday; Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 am (20 Units)
T = 0.25(X)-12.88
X = 20 Occupied Units
T = 0.25(20)-12.88
T = -7.88

Average Vehicle Trip Ends: Weekday; Peak Hour of Adjacent Street Traffic One Hour Between 4 and 6 pm (20 Units)
Ln(T) = 0.93Ln(X)-0.77
X = 20 Occupied Units
Ln(T) = 0.93Ln(20)-0.77
T = 7.51

Average Vehicle Trip Ends: Weekday, A.M. Peak Hour Generator (20 Units)
Ln(T) = 0.88Ln(X)-0.48
X = 20 Occupied Units
Ln(T) = 0.88Ln(20)-0.48
T = 8.63

Average Vehicle Trip Ends: Weekday, P.M. Peak Hour Generator (20 Units)
Ln(T) = 0.96Ln(X)-0.92
X = 20 Occupied Units
Ln(T) = 0.96Ln(20)-0.92
T = 7.07

Average Vehicle Trip Ends: Friday; Peak Hour of Adjacent Street Traffic One Hour Between 4 and 6 pm (20 Units)
T = Avg.*X
X = 20 Occupied Units
T = 1.11*20
T = 22.2

Average Vehicle Trip Ends: Friday, P.M. Peak Hour Generator (20 Units)
T = Avg.*X
X = 20 Occupied Units
T = 1.18*20
T = 23.6

Average Vehicle Trip Ends: Saturday (20 Units)
T = Avg.*X
X = 20 Occupied Units
T = 4.06*20
T = 81.2

Average Vehicle Trip Ends: Saturday, Peak Hour Generator (20 Units)
T = Avg.*X
X = 20 Occupied Units
T = 0.40*20
T = 8.0

Average Vehicle Trip Ends: Sunday (20 Units)
T = Avg.*X
X = 20 Occupied Units
T = 3.25*20
T = 65.0

Average Vehicle Trip Ends: Sunday, Peak Hour Generator (20 Units)
T = Avg.*X
X = 20 Occupied Units
T = 0.77*20
T = 15.4

HAND CALCULATIONS: PROPOSED TRIP GENERATION

Institute of Transportation Engineers Trip Generation Manual, 12th Edition - Land Use: 210 Single-Family Detached Housing

Dwelling Units Vehicle Trip Ends: Weekday (49 Units)
T = 8.07(X)+265.45
X = 49 Occupied Units
T = 8.07(49)+265.45
T = 660.88

Dwelling Units Vehicle Trip Ends: Weekday; Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 am (49 Units)
T = 0.67(X)+5.59
X = 49 Occupied Units
T = 0.67(49)+5.59
T = 38.42

Dwelling Units Vehicle Trip Ends: Weekday; Peak Hour of Adjacent Street Traffic One Hour Between 4 and 6 pm (49 Units)
Ln(T) = 0.92Ln(X)+0.33
X = 49 Occupied Units
Ln(T) = 0.92Ln(49)+0.33
T = 49.92

Dwelling Units Vehicle Trip Ends: Weekday, A.M. Peak Hour Generator (49 Units)
T = 0.71(X)+8.84
X = 49 Occupied Units
T = 0.71(49)+8.84
T = 43.63

Dwelling Units Vehicle Trip Ends: Weekday, P.M. Peak Hour Generator (49 Units)
Ln(T) = 0.90Ln(X)+0.48
X = 49 Occupied Units
Ln(T) = 0.90Ln(49)+0.48
T = 53.65

Dwelling Units Vehicle Trip Ends: Saturday (49 Units)
T = 8.19(X)+134.24
X = 49 Occupied Units
T = 8.19(49)+134.24
T = 535.55

Dwelling Units Vehicle Trip Ends: Saturday, Peak Hour Generator (49 Units)
T = 0.90(X)+10.97
X = 49 Occupied Units
T = 0.90(49)+10.97
T = 55.07

Dwelling Units Vehicle Trip Ends: Sunday (49 Units)
T = 8.80(X)-63.18
X = 49 Occupied Units
T = 8.80(49)-63.18
T = 368.02

Dwelling Units Vehicle Trip Ends: Sunday, Peak Hour Generator (49 Units)
T = 0.86(X)+6.71
X = 49 Occupied Units
T = 0.86(49)+6.71
T = 48.85

Dwelling Units Vehicle Trip Ends: Weekday, A.M. Peak Hour Generator (49 Units)- Existing Development
T=43.63+5.37
T = 49

Dwelling Units Vehicle Trip Ends: Weekday, P.M. Peak Hour Generator (49 Units)- Existing Development
T=53.65+17.93
T = 71.58

HAND COUNT: PEAK HOUR FLOW

This peak hour flow data was collected on 9/25/25 and 9/30/25 on the corner of Sioux Dr. and Yaqui Dr. in Flagstaff, Arizona.

9/25/2025	EAST TO SIOUX	WEST TO SOIUX	SIOUX TO WB	SIOUX TO EB	TOTAL
4:00-4:15	2	2	0	1	5
4:15-4:30	1	5	2	0	8
4:30-4:45	3	1	0	2	6
4:45-5:00	0	3	1	1	5
5:00-5:15	2	2	1	1	6
5:15-5:30	1	0	0	3	4
5:30-5:45	0	0	0	1	1
5:45-6:00		1	1	1	3
	9	14	5	10	38

9/30/2025	EAST TO SIOUX	WEST TO SOIUX	SIOUX TO WB	SIOUX TO EB	TOTAL
7:00-7:15	4	1	4	0	9
7:15-7:30	0	0	0	1	1
7:30-7:45	0	0	1	2	3
7:45-8:00	0	0	1	0	1
8:00-8:15	0	1	0	1	2
8:15-8:30	0	1	0	0	1
8:30-8:45	0	0	1	1	2
8:45-9:00	1	2	1		4
	5	5	8	5	23

Table 1-1: Peak Hour Flow Count

Recreational Homes
(260)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

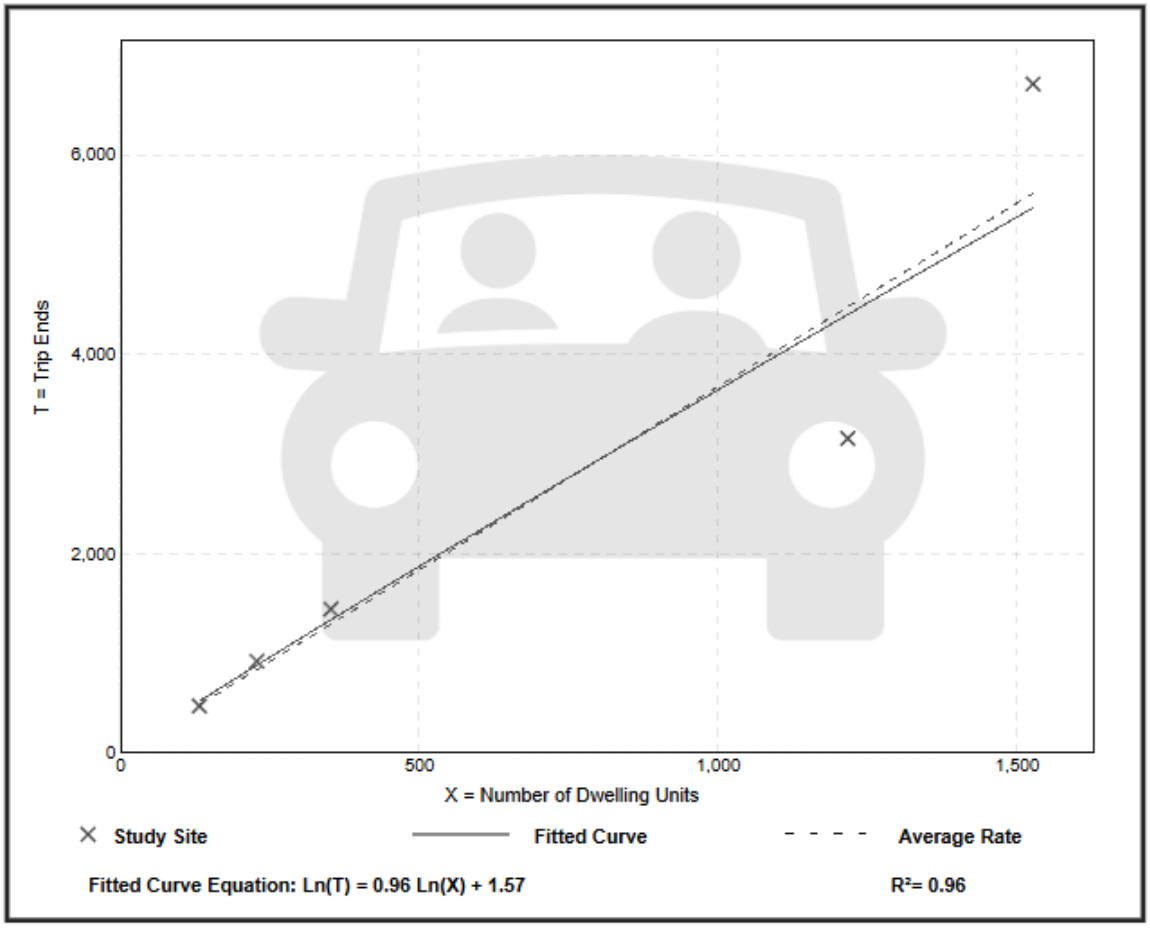
Setting/Location: **Rural**
Number of Studies: 5
Avg. Num. of Dwelling Units: 691
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.68	2.60 - 4.40	0.91

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Recreational Homes
(260)

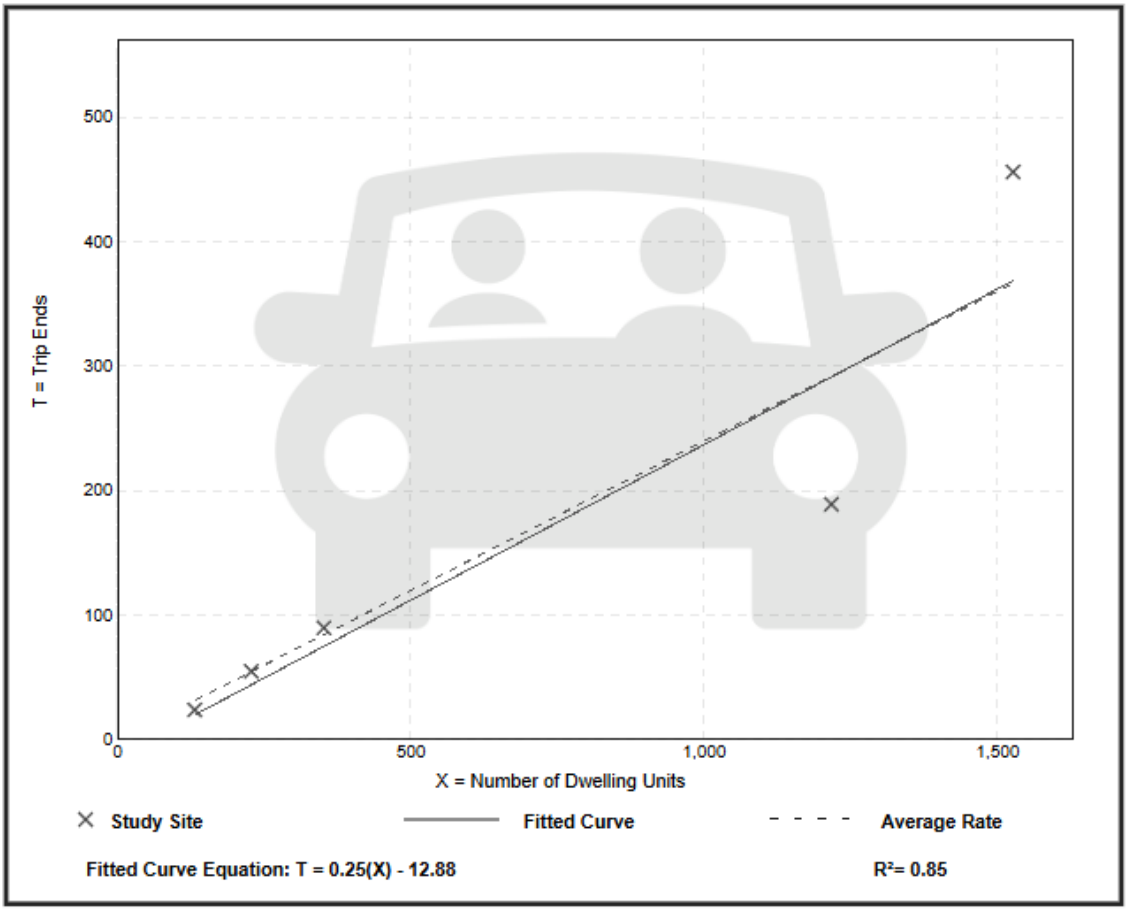
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **Rural**
Number of Studies: 5
Avg. Num. of Dwelling Units: 691
Directional Distribution: 35% entering, 65% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.24	0.16 - 0.30	0.07

Data Plot and Equation

Caution – Small Sample Size



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Recreational Homes
(260)

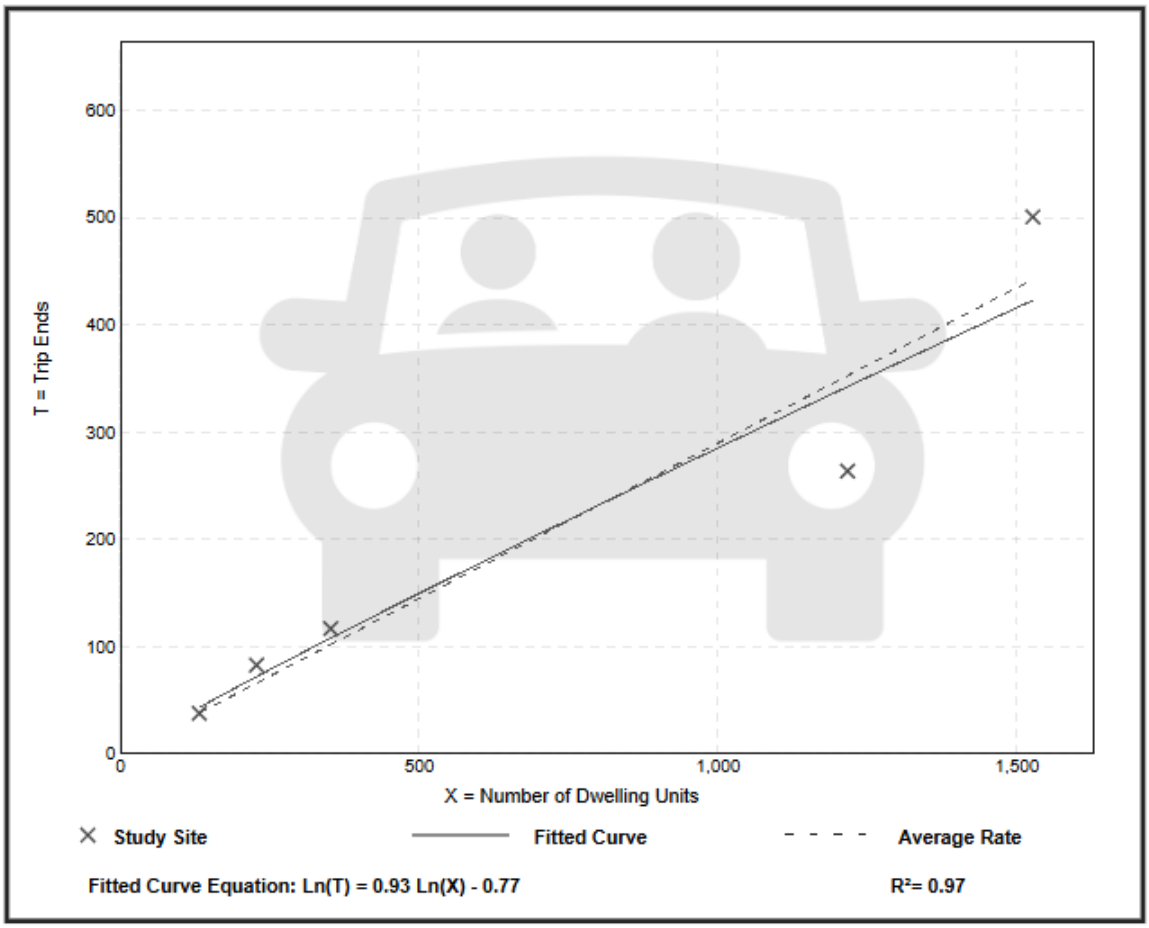
Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**Rural**
Number of Studies:	5
Avg. Num. of Dwelling Units:	691
Directional Distribution:	56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.29	0.22 - 0.36	0.06

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Recreational Homes
(260)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

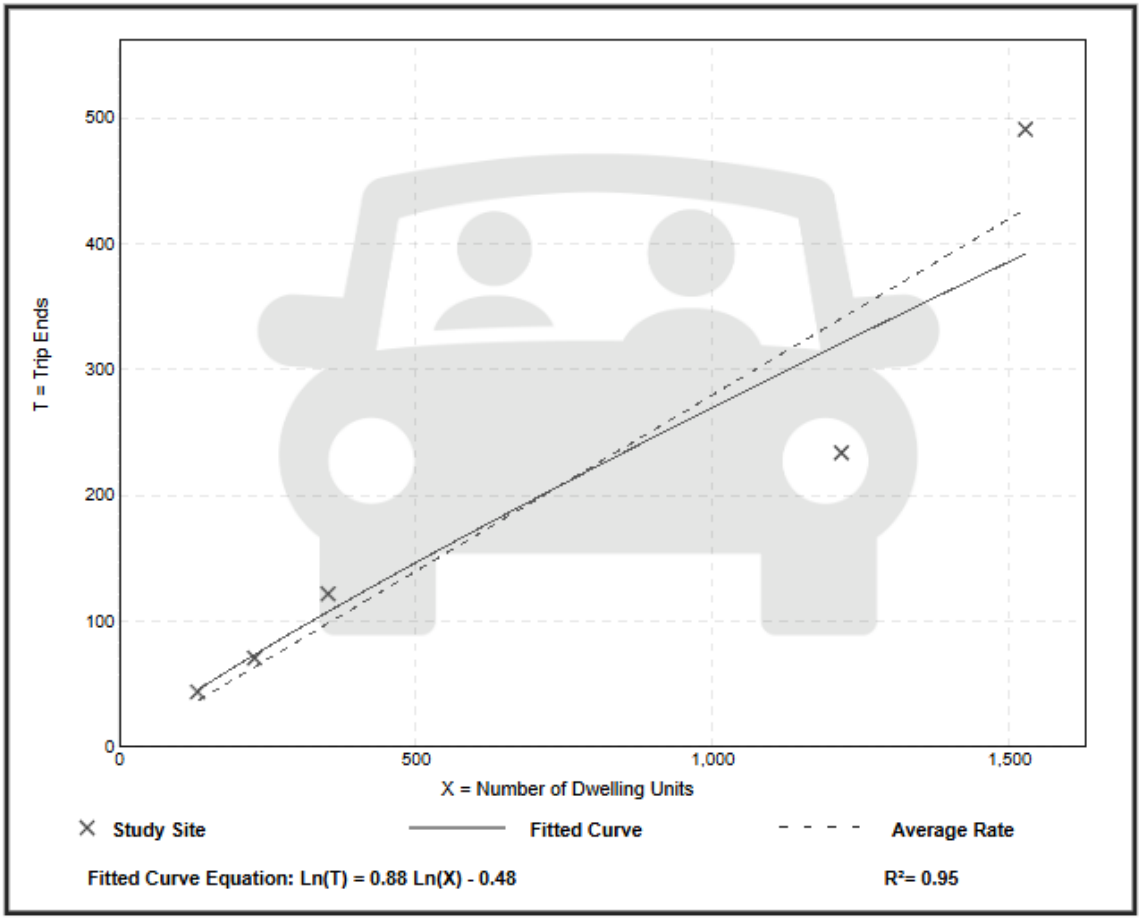
Setting/Location: **Rural**
Number of Studies: 5
Avg. Num. of Dwelling Units: 691
Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.28	0.19 - 0.35	0.07

Data Plot and Equation

Caution – Small Sample Size



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Recreational Homes
(260)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

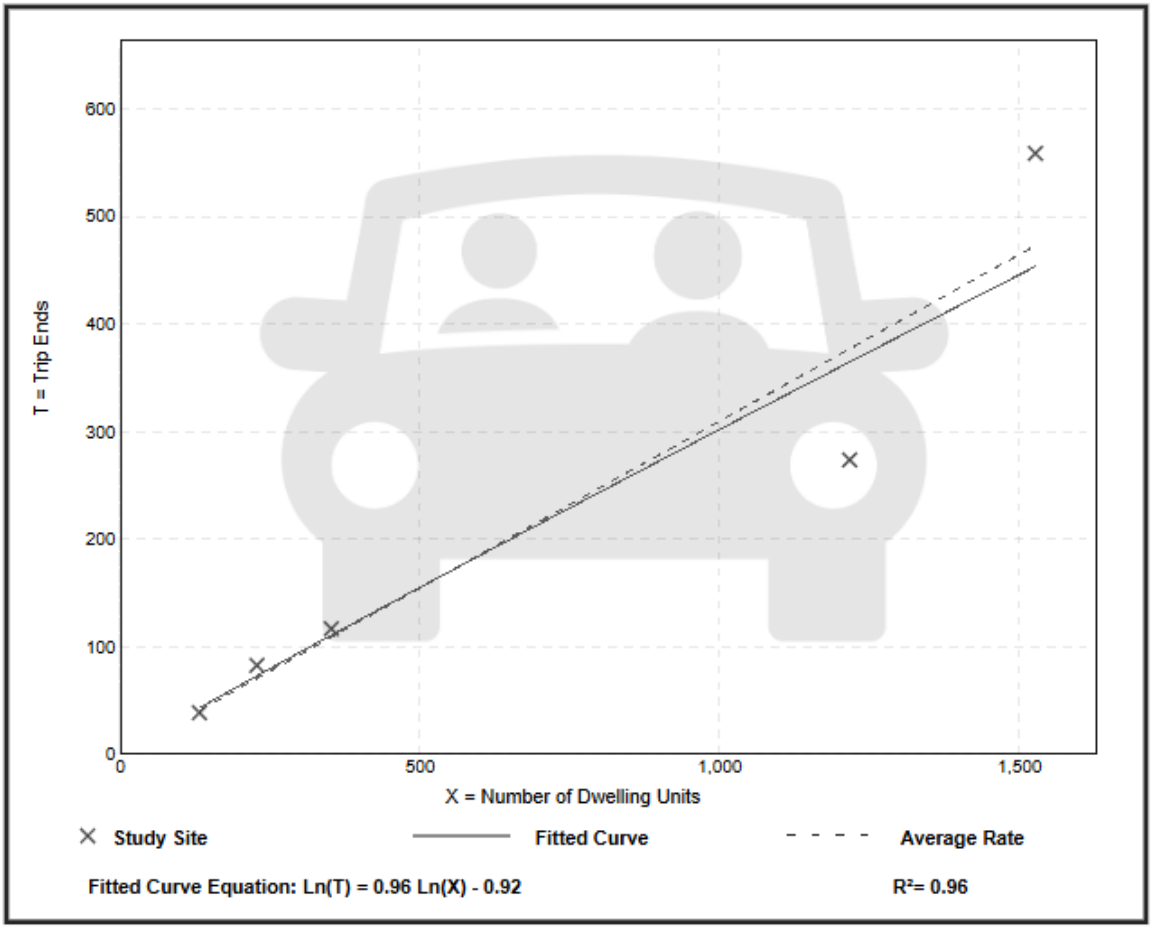
Setting/Location: **Rural**
Number of Studies: 5
Avg. Num. of Dwelling Units: 691
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.31	0.23 - 0.37	0.07

Data Plot and Equation

Caution – Small Sample Size



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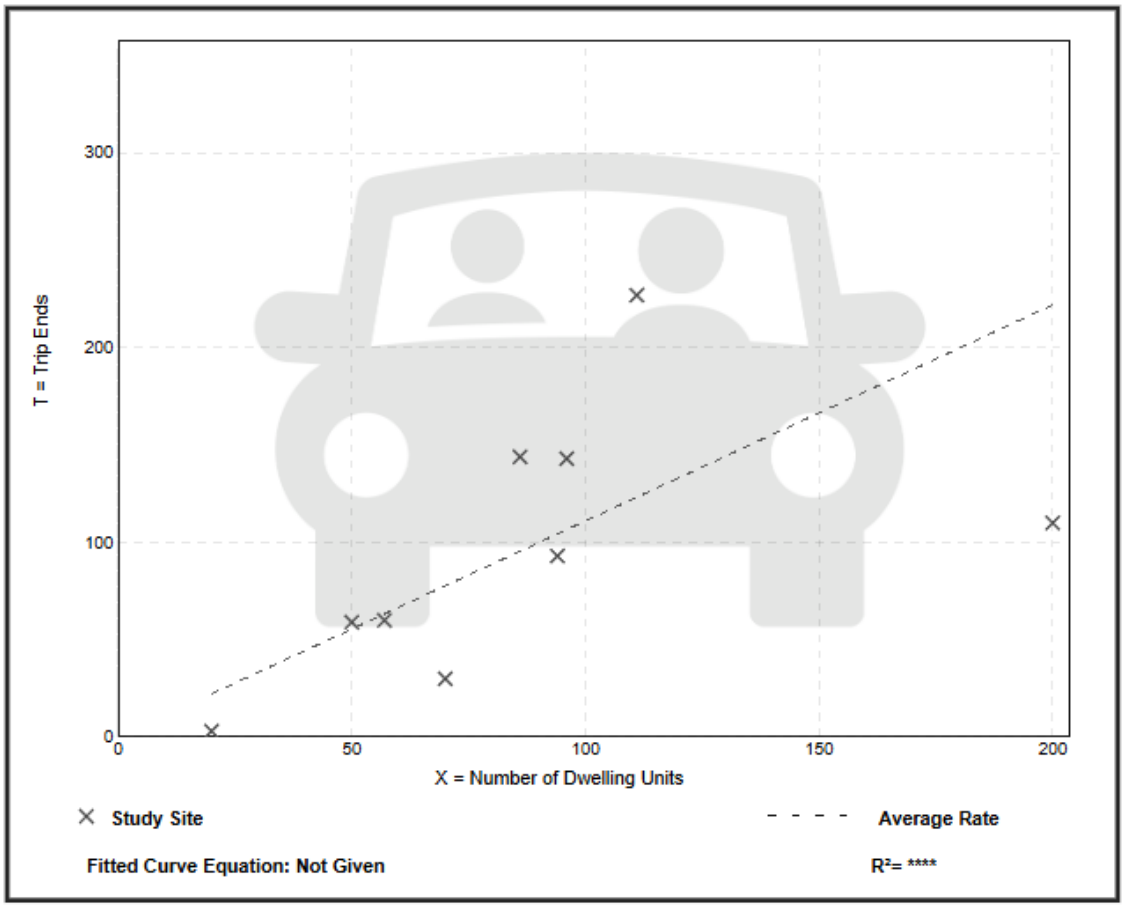
Recreational Homes
(260)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Friday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **Rural**
Number of Studies: 9
Avg. Num. of Dwelling Units: 87
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.11	0.15 - 2.05	0.60

Data Plot and Equation



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Recreational Homes
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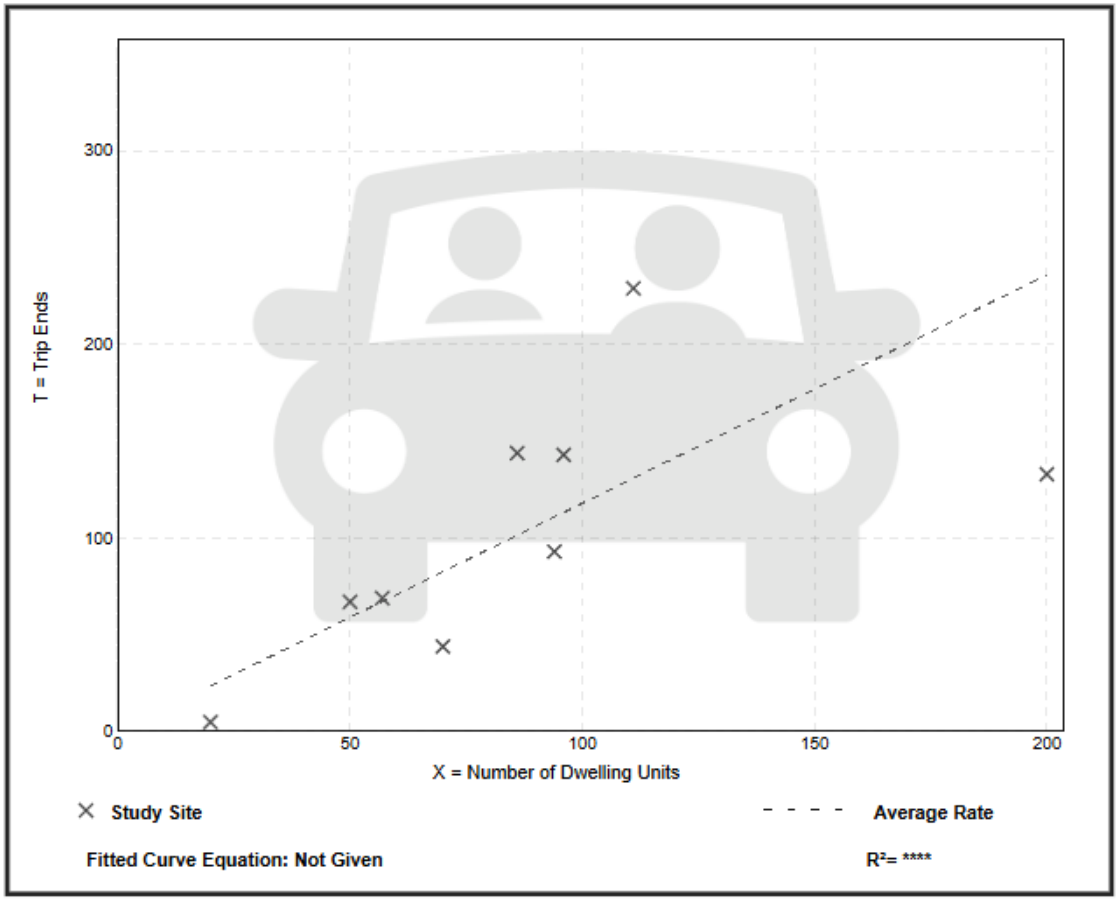
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Friday,**
PM Peak Hour of Generator

Setting/Location: **Rural**
Number of Studies: 9
Avg. Num. of Dwelling Units: 87
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.18	0.25 - 2.06	0.55

Data Plot and Equation



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Recreational Homes
(260)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday**

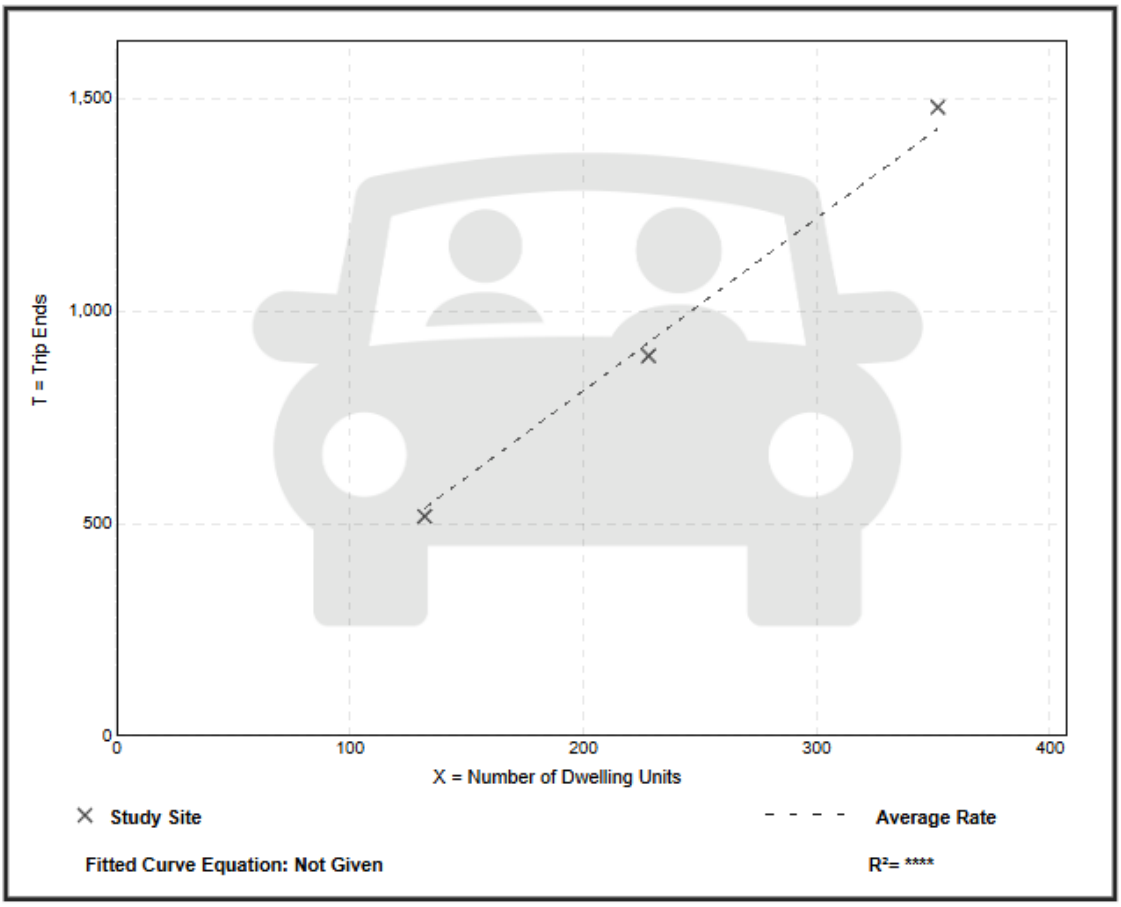
Setting/Location: **Rural**
Number of Studies: 3
Avg. Num. of Dwelling Units: 237
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.06	3.92 - 4.20	0.17

Data Plot and Equation

Caution – Small Sample Size



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Recreational Homes
(260)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

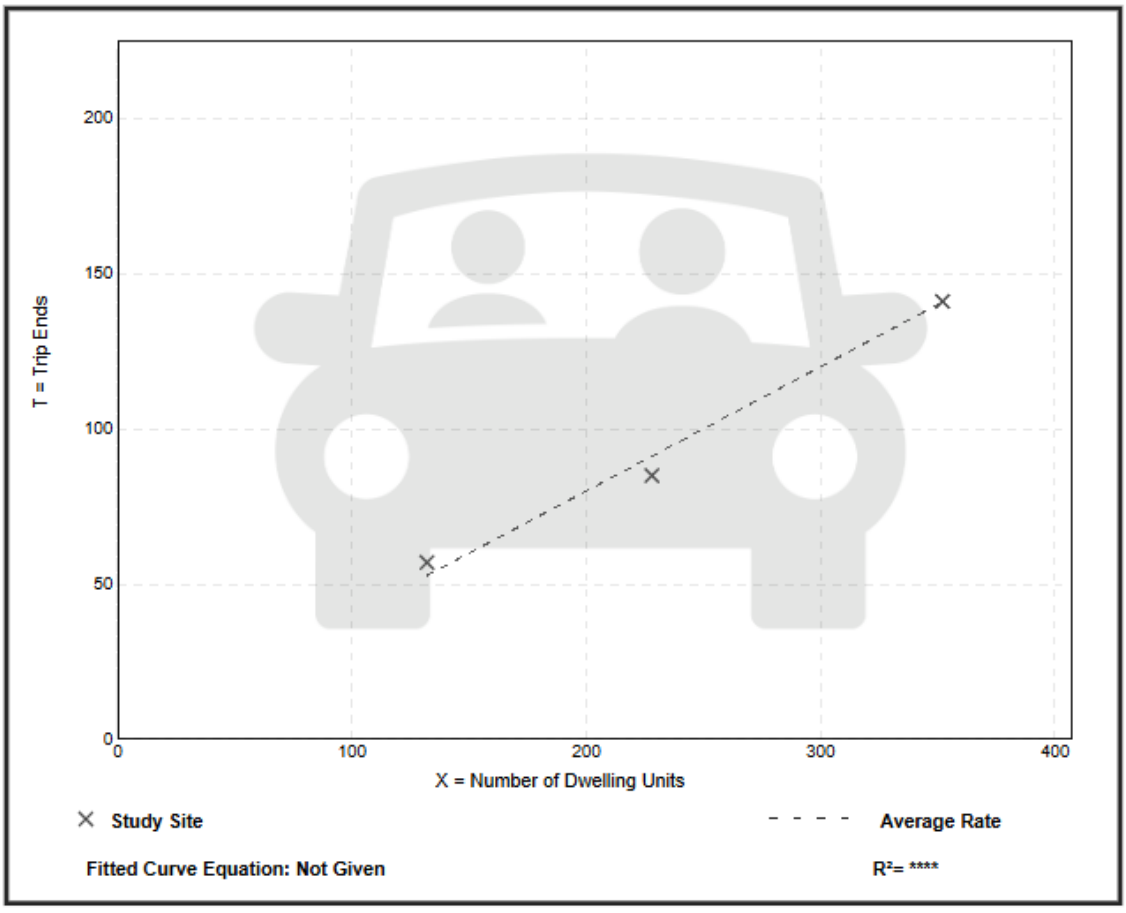
Setting/Location: **Rural**
Number of Studies: 3
Avg. Num. of Dwelling Units: 237
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.37 - 0.43	0.03

Data Plot and Equation

Caution – Small Sample Size



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Recreational Homes
(260)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Sunday**

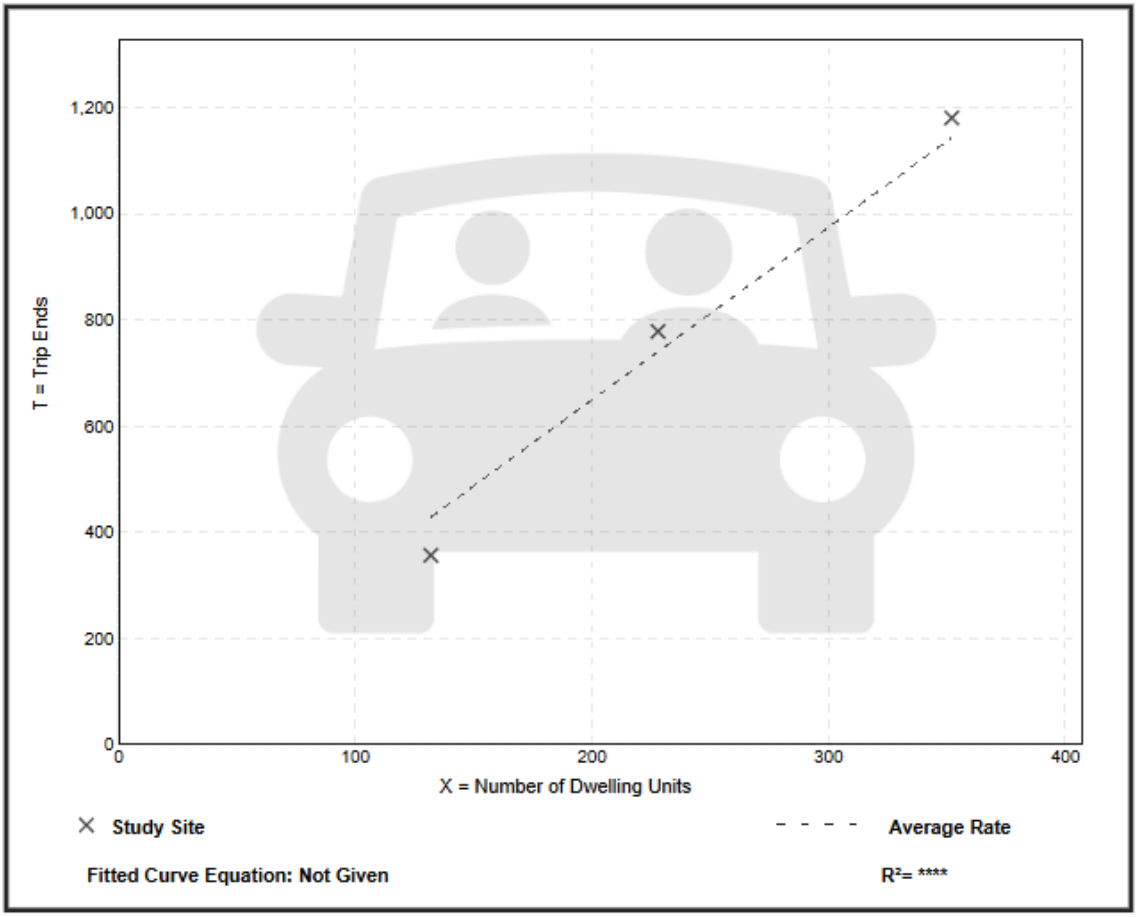
Setting/Location: **Rural**
Number of Studies: 3
Avg. Num. of Dwelling Units: 237
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.25	2.70 - 3.42	0.32

Data Plot and Equation

Caution – Small Sample Size



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Recreational Homes
(260)

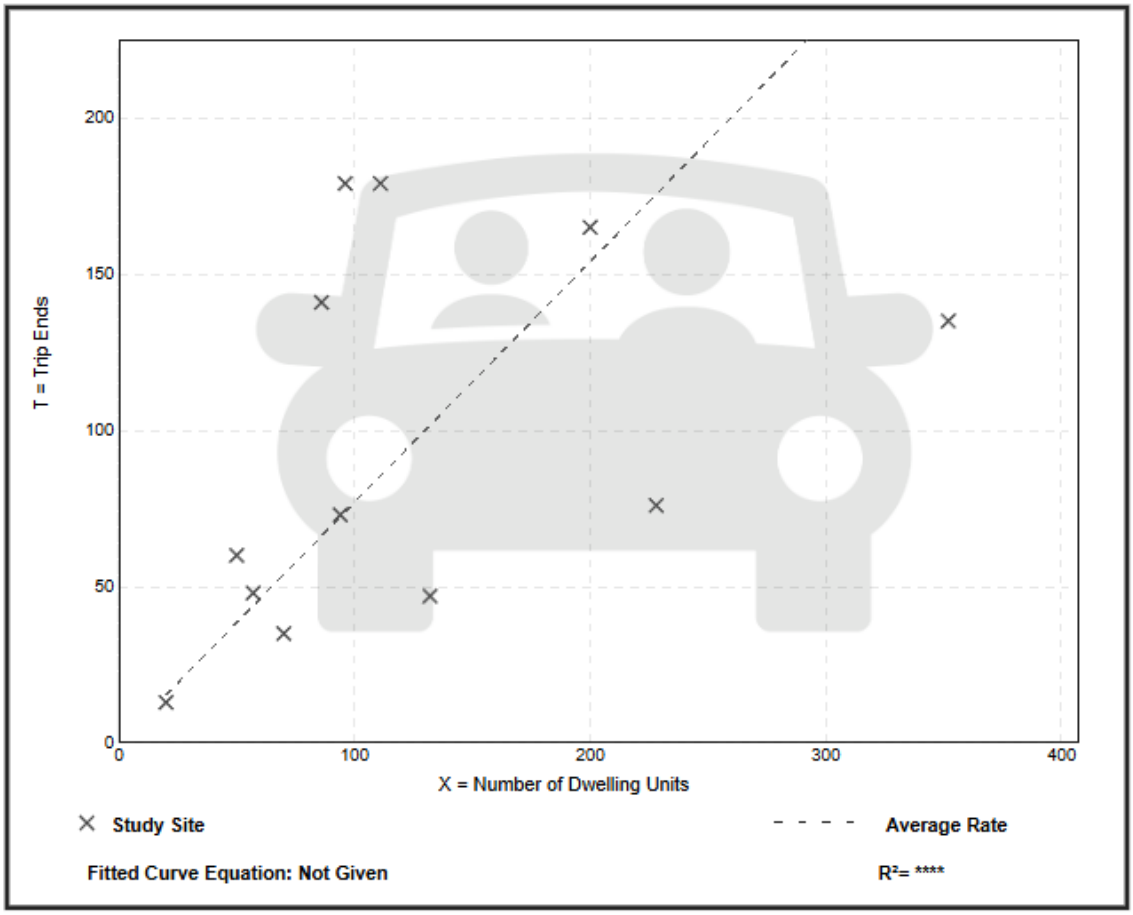
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Sunday, Peak Hour of Generator**

Setting/Location: **Rural**
Number of Studies: 12
Avg. Num. of Dwelling Units: 125
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 1.86	0.54

Data Plot and Equation



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Single-Family Detached Housing
(210)

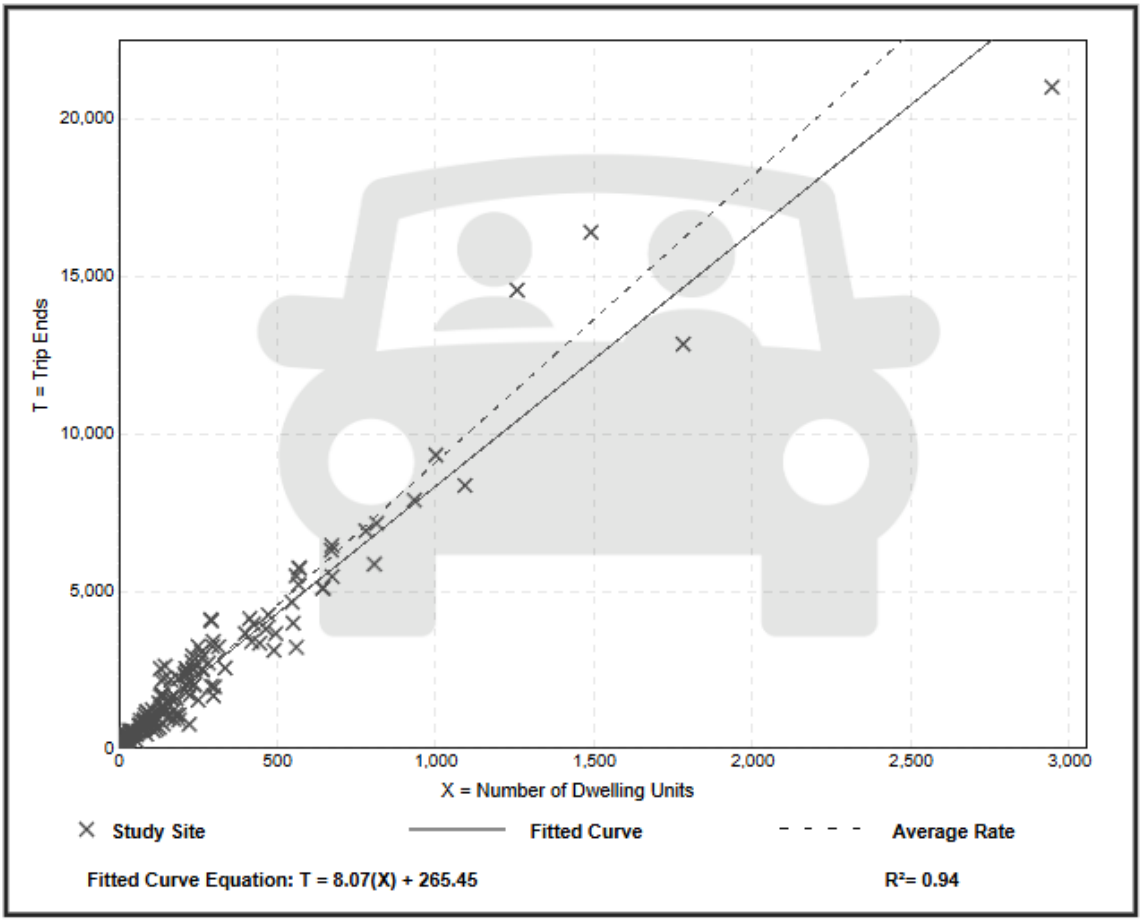
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



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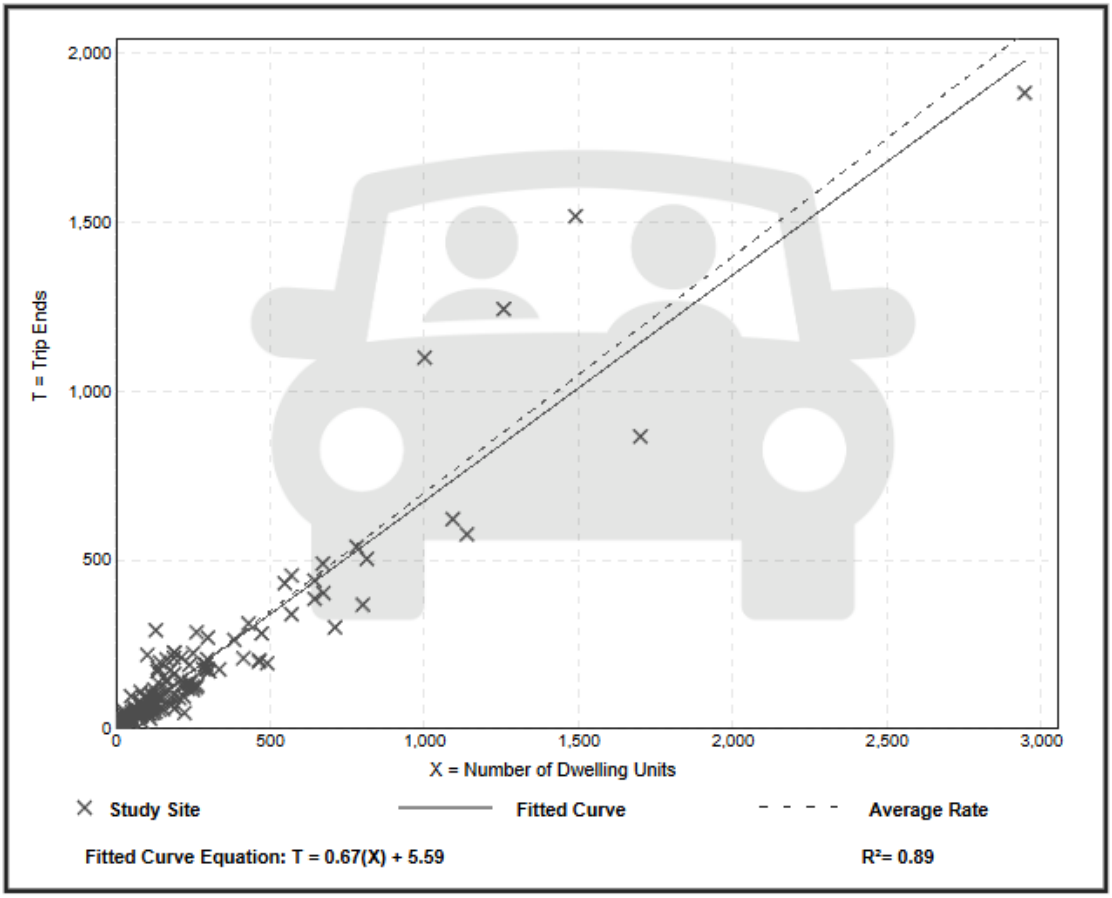
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



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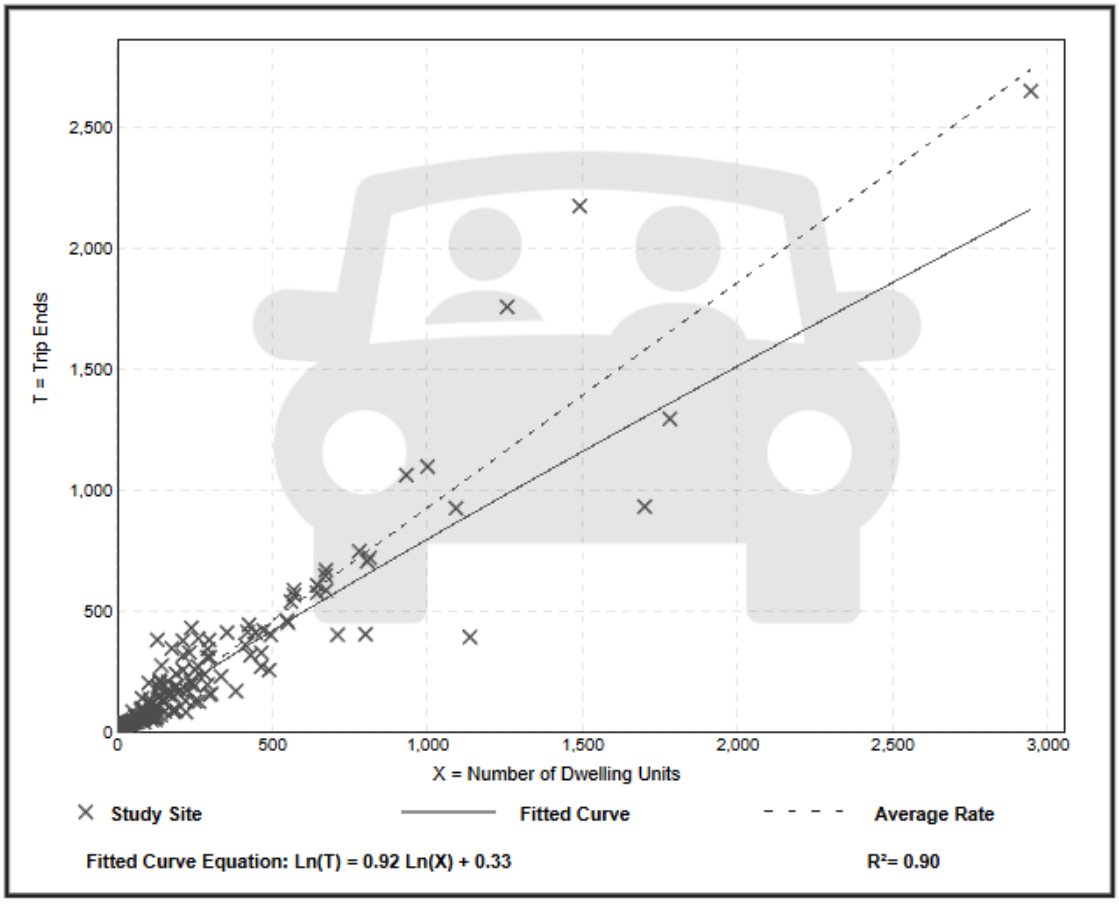
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 166
Avg. Num. of Dwelling Units: 266
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



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Single-Family Detached Housing
(210)

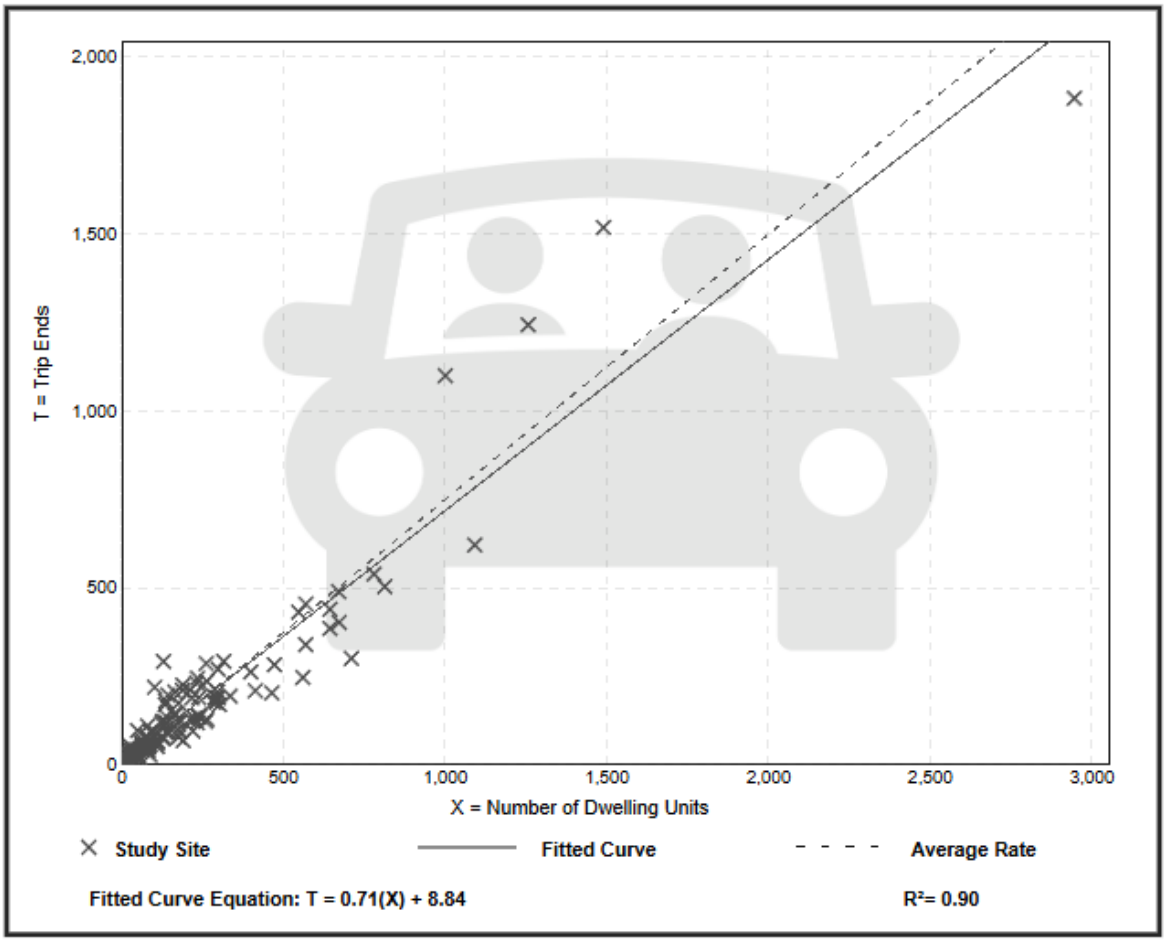
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 132
Avg. Num. of Dwelling Units: 232
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.32 - 2.27	0.26

Data Plot and Equation



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Single-Family Detached Housing
(210)

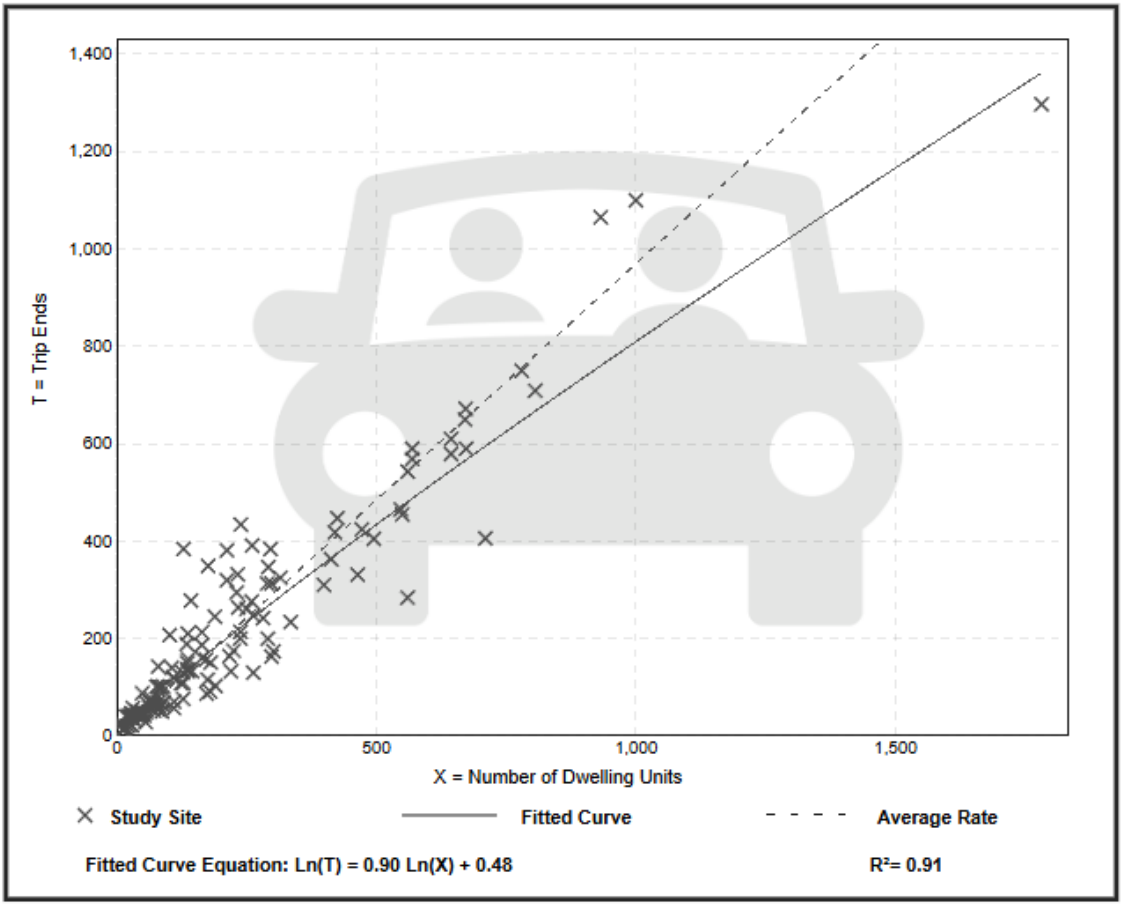
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 138
Avg. Num. of Dwelling Units: 214
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.97	0.49 - 2.98	0.32

Data Plot and Equation



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Single-Family Detached Housing
(210)

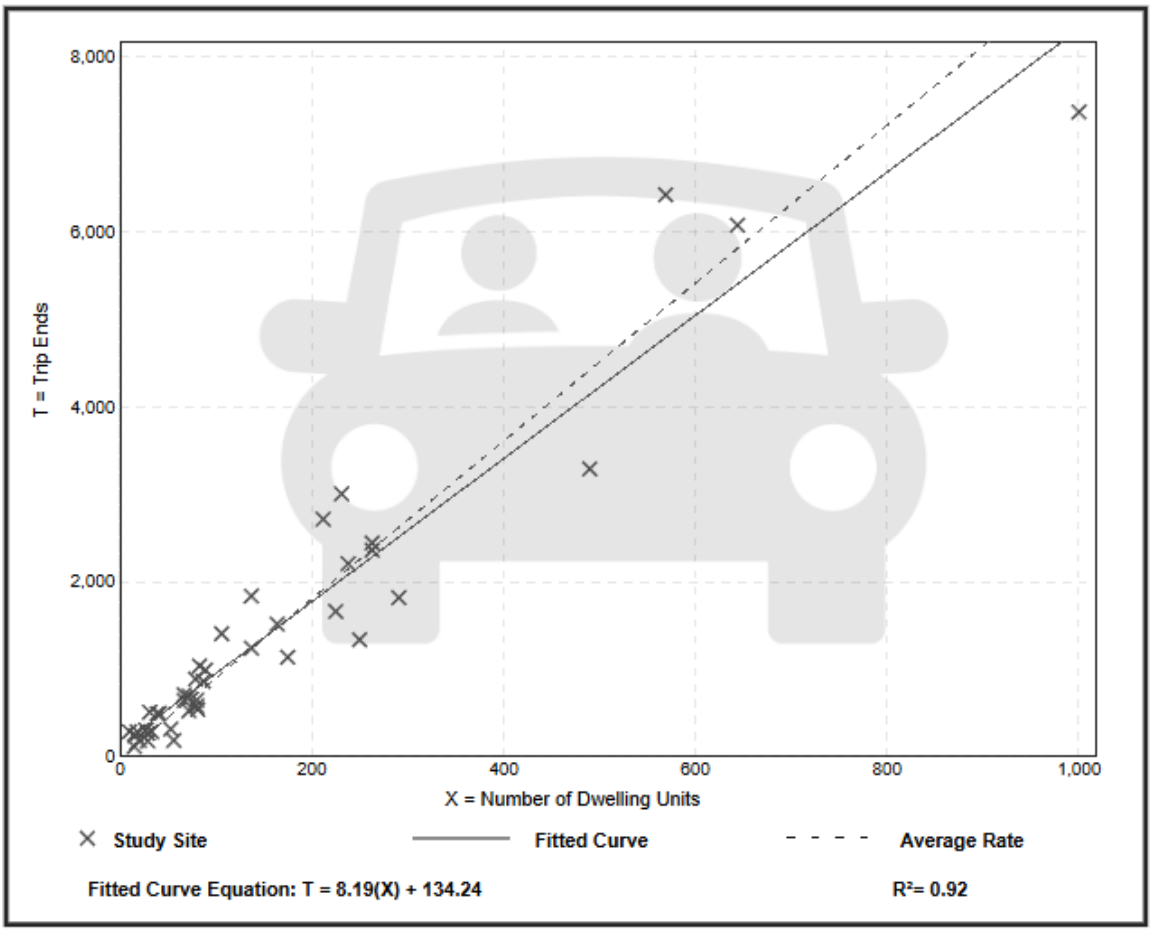
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 42
Avg. Num. of Dwelling Units: 159
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.03	3.36 - 28.90	2.51

Data Plot and Equation



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Single-Family Detached Housing
(210)

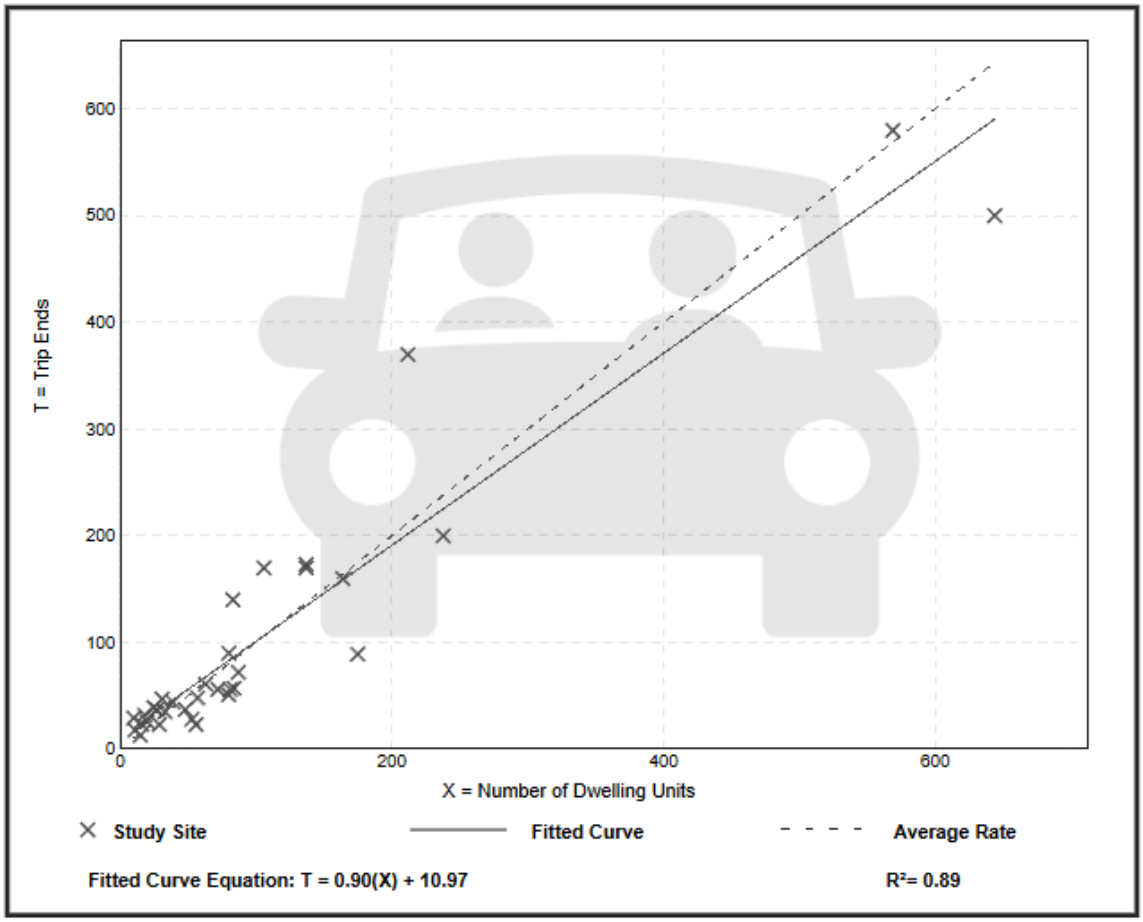
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 33
Avg. Num. of Dwelling Units: 106
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.41 - 2.90	0.36

Data Plot and Equation



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Single-Family Detached Housing
(210)

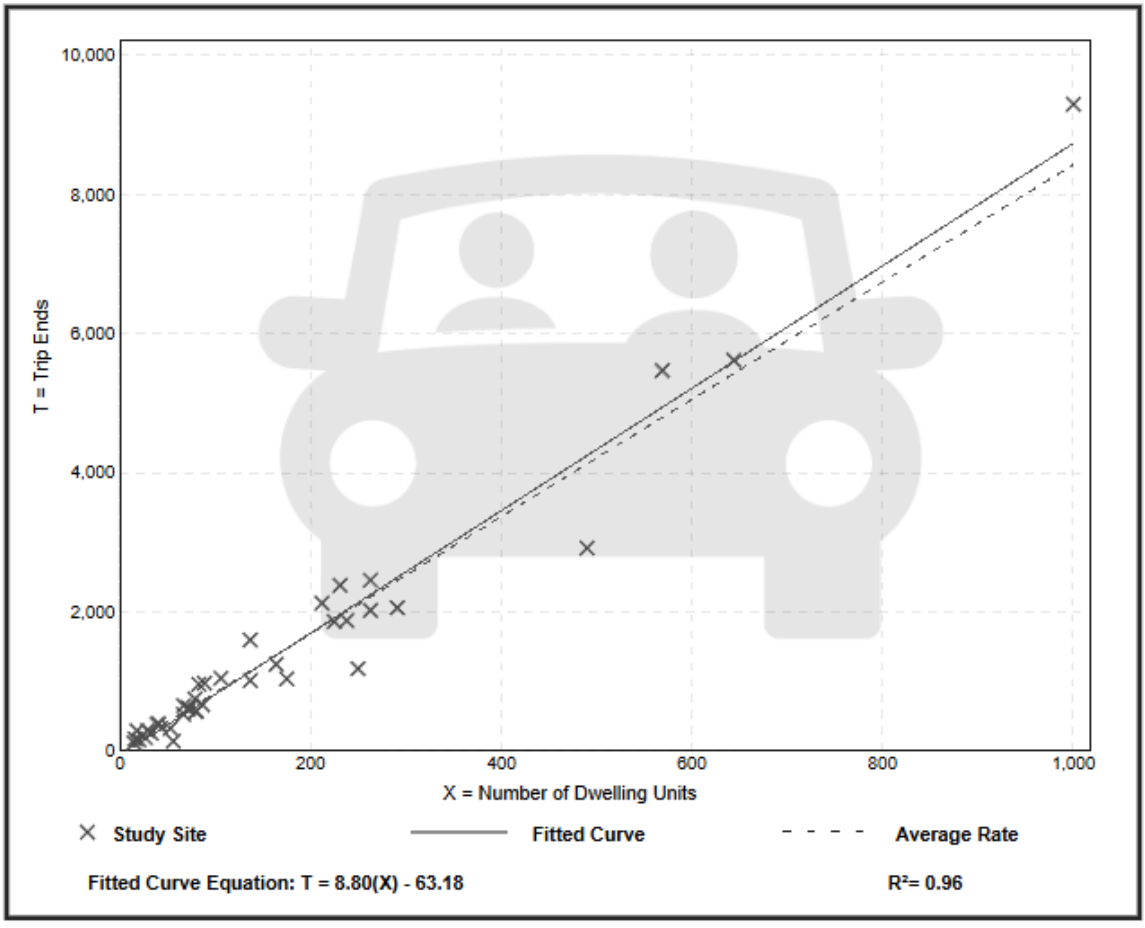
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Sunday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 38
Avg. Num. of Dwelling Units: 172
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
8.43	2.61 - 16.44	1.73

Data Plot and Equation



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Single-Family Detached Housing
(210)

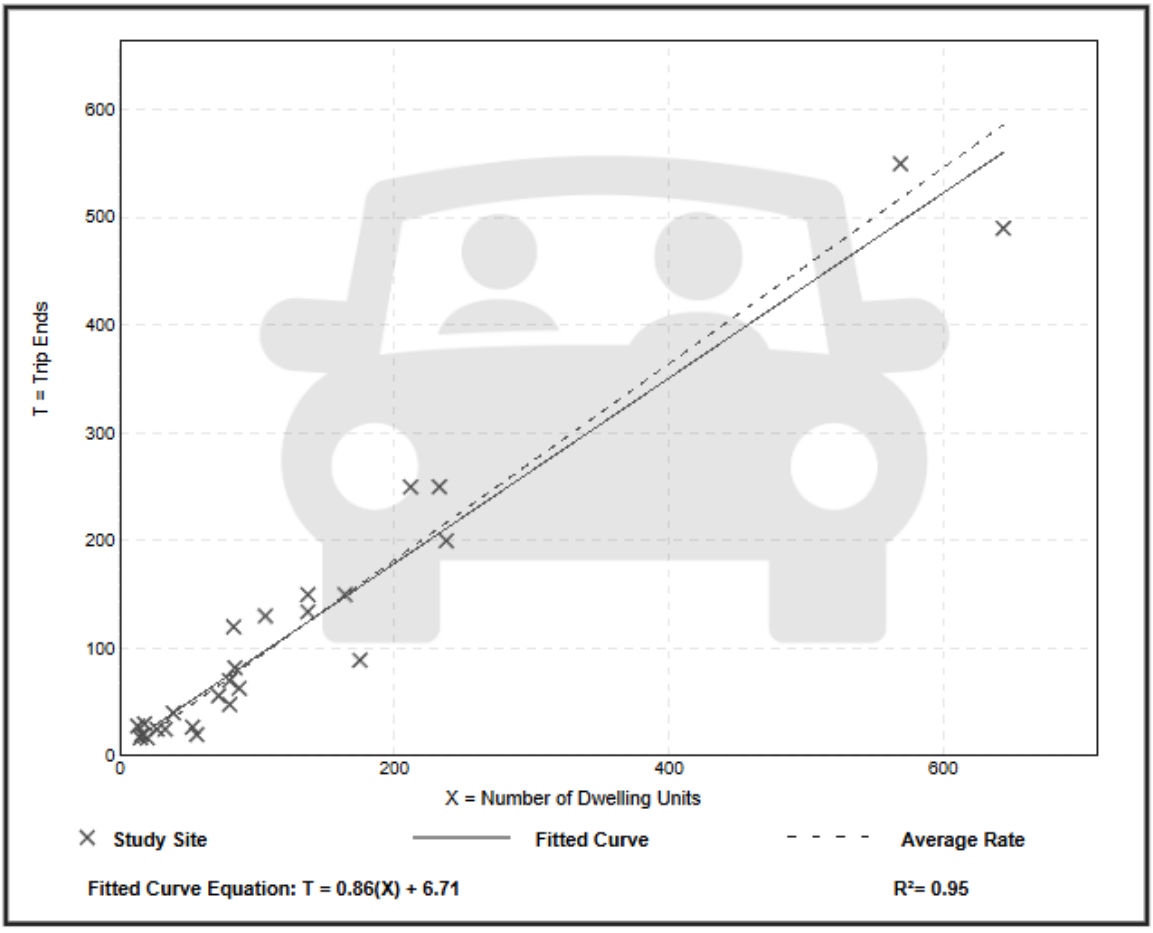
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Sunday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 26
Avg. Num. of Dwelling Units: 130
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.91	0.36 - 2.15	0.23

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Hidden Haven Estates

49-lot Single-Family Residential Project

Analysis Completed February 18, 2026

Public Water & Sewer Impact Analysis

Prepared by Ardurra., for The City of Flagstaff Water Services

Mayor

Becky Daggett

Council

Austin Aslan
Khara House
Lori Matthews
Jim McCarthy
Miranda Sweet
Deborah Harris

City Manager

Greg Clifton

Water Services Director

Lee Williams

City Engineer

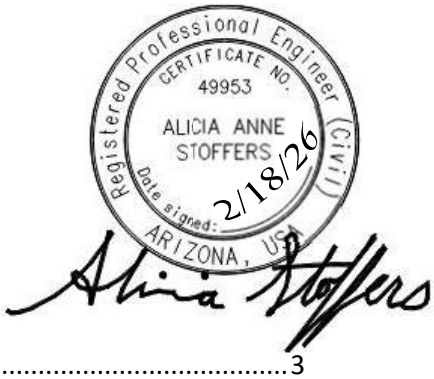
Paul A. Mood, P.E.

Public Works Director

Scott Overton

Registered Professional Engineer (Civil)
CERTIFICATE NO.
49953
ALICIA ANNE
STOFFERS
Date signed: 2/18/26
ARIZONA, USA

Table of Contents
Public Water and Sewer Impact Analysis
Hidden Haven Estates



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I. INTRODUCTION

The Hidden Haven Estates Project (Hidden Haven) is located at the south end of East Sioux Drive in Flagstaff, AZ on Coconino County Parcels: 105-05-002B (1 ac), 105-05-002C (8.12 ac), 105-05-002D (1.23 ac), and 105-05-001A (2.66 ac). This site is currently developed as the Arizona Mountain Inn Cabins. The project is located in Section 33, Township 21 North, Range 7 East (See Figure 1 – Vicinity Map).

According to the WSIA request letter, dated 1/5/2026, the Property Owner is proposing a 49-lot single family residential subdivision. These parcels will be required to be rezoned from rural residential (RR) to single family residential (R1). The WSIA Exhibit, dated 1/5/2026, (Exhibit 1) by CD&E was provided to the City and has been used as the basis for this preliminary analysis.

The criteria used herein to estimate the project's utility impacts are from the Arizona Administrative Code (AAC) Title 18 Chapter 9, effective December 2023 and the City of Flagstaff Engineering Design Standards, Chapter 13-09, effective October 2017. This Water and Sewer Impact Analysis (WSIA) is considered valid for two years from its completion date, which is February 18, 2026.

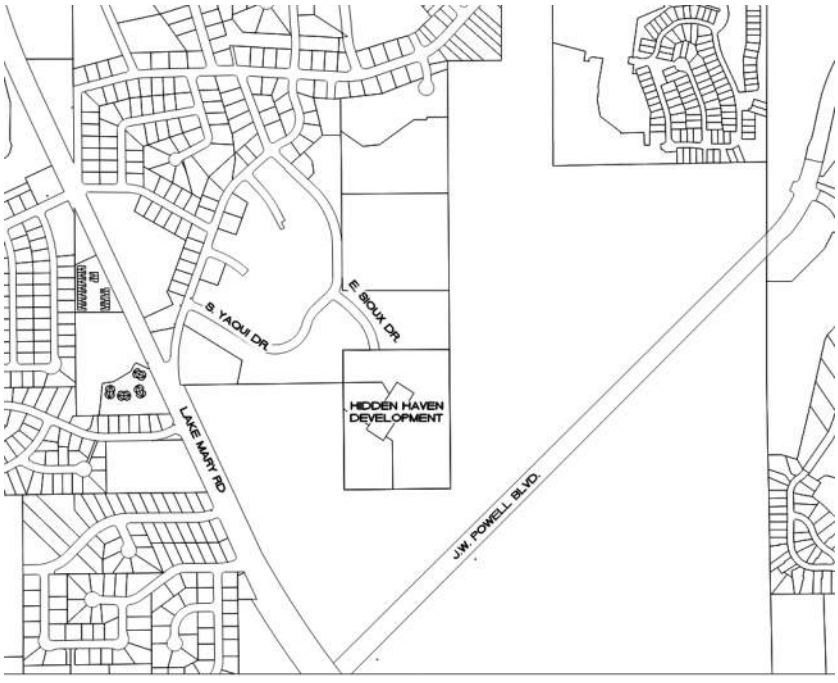


Figure 1 – Vicinity Map

II. ANALYSIS SUMMARY

On-site modifications:

Water: The project site is at the south end of East Sioux Drive and adjacent to South Yaqui Drive. The existing 6-inch water infrastructure onsite will not support this development, so all systems will have to be designed and built. A new 8-inch PVC dead-end water main is proposed to extend from the existing 8-inch asbestos cement (AC) waterline within the right-of-way of East Sioux Drive at the north end of Parcel 105-05-002C to provide service to the site and any required onsite hydrants. Additionally, a new 8-inch PVC water main is proposed within East Sioux Drive to provide dual water mains to meet the redundancy requirements in the Flagstaff Fire Code.

Per the Flagstaff International Fire Code amendments (5-02-001-0005), the following code applies and will be required by the onsite waterline extensions.

Amend Section 507.2, Type of water supply, by adding:
Water supply for a major system component as described by the American Water Works Association must provide a continuous and uninterrupted supply of fire protection water through redundancy. Fire mains in excess of 1,000 feet in length or which have more than 3 hydrants affixed shall be looped to a second source of water. All fire mains hereafter constructed shall be a minimum of 8-inch diameter but in all cases shall be of sufficient size to adequately supply the required fire flow.

Sewer: The project site is at the south end of East Sioux Drive and adjacent to South Yaqui Drive. There is no sewer infrastructure onsite to support this development, so all systems will have to be designed and built. A new 8-inch PVC sewer main is proposed to extend from the existing 8-inch vitrified clay (VC) sewer within the right-of-way of East Sioux Drive at the north end of Parcel 105-05-002C to provide service to the site.

Off-site modifications:

Water: The existing adjacent water system can provide adequate water supply and maintain system pressures **there will be no offsite modifications required by the developer.**

Sewer: The existing adjacent sewer system is adequate for the additional loading placed on the system by the proposed development and **there will be no offsite modifications required by the developer.**

In order to provide adequate downstream capacity, offsite sewer improvements will be necessary on the Rio de Flag trunk line near the Wildcat Treatment Plant. Per COF Engineering Standards section 13-05-002-0002 C.2., these may not be required of the developer on the sewer trunk line. The City will fund the design of this upgrade and will fund, for prioritized completion, the actual construction of the upsized sewer trunk line. These offsite improvements must be completed prior to connecting to the existing system.

III. WATER SYSTEM ANALYSIS

A. EXISTING WATER SYSTEM

There is an existing 8-inch asbestos cement (AC) waterline within the right-of-way of East Sioux Drive at the north end of Parcel 105-05-002C. There is also an existing 6-inch waterline within the subject property. These water mains fall within the City of Flagstaff Pressure Zone B.

B. PROPOSED WATERLINE EXTENSIONS

The WSIA Exhibit (Exhibit 1) provided by CD&E included a utility layout. A new 8-inch PVC dead-end water main is proposed to extend from the existing 8-inch asbestos cement (AC) waterline within the right-of-way of East Sioux Drive at the north end of Parcel 105-05-002C to provide service to the site and any required onsite hydrants. Additionally, a parallel new 8-inch PVC water main is proposed within East Sioux Drive to provide dual water mains to meet the redundancy requirements in the Flagstaff Fire Code.

The watermain is shown within Public Right of Way. If any appurtenances extend beyond the ROW, a public utility easement shall be dedicated per Flagstaff standards.

C. WATER SYSTEM DEMANDS

The following quantifies the anticipated water demands for the project. The following Demand Criteria is from the City of Flagstaff Code 13-09-003-0004.2

Water System Demand

Single-Family Residential

Population Density SFR	3.5 Person/unit
Dwelling Units	49 units
Population	172 residents
Average Single-Family flow	120 gpcd
Peak Single-Family Flow	300 gpcd

Average Daily Flow	20,580 gpd or 14.29 gpm
Peak Daily Flow	51,450 gpd or 35.73 gpm

Minimum Required Fire Flow = 1,000 gpm

D. WATER SYSTEM ANALYSIS RESULTS

Bentley WaterGEMS software was used for simulations of peak daily and fire flow. The surrounding water system for this project is shown on the GIS Water Map, Exhibit 2. The analysis area for the surrounding water system is shown on Exhibits 4 and 5. This area includes Zone B within the vicinity of Lake Mary Road between Interstate 40 and JW Powell Blvd.

Results of the water demand computer analysis are in Appendix A and the Junction Map is Exhibit 4. The peak daily flows in the project vicinity range in pressures from 45.7 psi (J-9869, 20” DIP waterline within the ROW of J.W. Powell Boulevard) to 105.2 psi (J-7813, 12” PVC waterline within the ROW of South Lone Tree Road). Results are included in Appendix A. The nodes are consistent given the elevations of the junction nodes within the analyzed boundary.

The new peak daily demand load (35.73 gpm) for the project is added at junction J-13583, which is an existing node at the connection point for the project. The peak daily flow condition yields a pressure on the project site of 84.2 psi (junction J-13583). This project meets the minimum pressure requirements stated in the City of Flagstaff Engineering Standards and does not negatively impact the Flagstaff water system.

A pressure-reducing valve is required by the City of Flagstaff (COF) Engineering Design Standards (EDS) if the pressure is above 80 psi. If high pressures occur on-site the developer will be required to install pressure-reducing valves after the meter.

Based on the computer simulation of fire flow, residual pressures in the project vicinity are projected to remain above 20 psi (COF EDS 13-09) or higher during fire flow scenarios of 1,500 for commercial properties, and 1,000 gpm for the surrounding single family residential areas. Results are included in Appendix B with hydrant locations on Exhibit 5.

It is the developer's responsibility to design, acquire adequate ROW for, and construct all on-site and connecting water infrastructure per all applicable City, State, and Federal rules and regulations.

IV. SEWER SYSTEM ANALYSIS

A. EXISTING SEWER SYSTEM

The project site is at the south end of East Sioux Drive and adjacent to South Yaqui Drive. There is an existing 8-inch vitrified clay (VC) sewer within the Right-Of-Way of East Sioux Drive at the north end of Parcel 105-05-002C. The sewer line information is based on the City of Flagstaff GIS (Geographic Information System) data shown on Exhibit 3.

B. PROPOSED SEWER SYSTEM EXTENSIONS

The WSIA Exhibit (Exhibit 1) provided by CD&E included a utility layout. It is anticipated that sewer service will be provided by a new 8-inch PVC sewer main connecting to the existing sewer manhole MH 6-996 on the existing 8-inch VC sewer main within the right-of-way of East Sioux Drive at the north end of Parcel 105-05-002C.

The sewer is shown within Public Right of Way. If any appurtenances extend beyond the ROW, a public utility easement shall be dedicated per Flagstaff standards.

The proposed on-site sewer system was not analyzed as a part of this report and shall be addressed by the A/E as part of their design for their project. The A/E's engineering analysis and design shall be consistent with the requirements called out in the City of Flagstaff Engineering Standards.

C. SEWER SYSTEM FLOWRATES

The following criteria were utilized in determining the anticipated wastewater generation for this project. The following Demand Criteria is from the City of Flagstaff Code 13-09-002-0002.

The peaking factor is determined based on existing upstream population and calculated per Figure 13-09-002-01 in the Flagstaff Design Standards. The Population sewer flow rate from the development is 172. A peaking factor of 3.6 is used in this analysis.

Sewer System Design Flows

Single Family Residential

Population Density SFR	3.5 Person/unit
Dwelling Units	49 units
Population	172 residents
Average Flow	75 gpcd
Peak Factor	3.6
Average Daily Flow	12,863 gpd
Peak Daily Flow	46,305 gpd

D. SEWER SYSTEM ANALYSIS RESULTS

In the SewerGEMS model prepared for this evaluation, the sewer design flows were applied to manhole 6-996 on the existing 8-inch in East Sioux Drive. The upstream onsite system is not included in this analysis. These total design flows from the Hidden Haven project will yield an average day flow increase of 46,305 gallons per day (0.046305 MGD approximately). The downstream limit of the sewer system analysis is R-034 where the lateral line ties into the Rio De Flag Trunk line.

The capacity of this portion of the existing collection system downstream of this project is adequate to convey the proposed peak dry weather flow rates and maintain the City's required d/D pipe capacity ratio (expressed as a percentage) at less than 70%. The highest D/d in the dry weather analysis area is 42.6% in the 8-inch sewer in South Yaqui Drive between East Sioux Drive and Oakwood Village Apartments. See Appendix C and Exhibit 6 for results.

The capacity of this portion of the existing collection system downstream of this project is adequate to convey the proposed peak wet weather flow rates and maintain the d/D pipe capacity ratio (expressed as a percentage) at less than 100% (flowing full) as required by AAC R18-9-E301. The wet weather flow rates are modeled per the 2015 Flagstaff Master Plan. The simulated Inflow and Infiltration (I&I) is based on a 10 year-24hr storm. The highest D/d in the wet weather analysis is 55.2% in the 30" sewer in the Rio de Flag from manhole 6-236 to manhole R-034. See Appendix D and Exhibit 7 for results.

E. FLAGSTAFF DOWNSTREAM SEWER CAPACITY

Downstream of the study area, there exists a limiting condition relative to pipe size and capacity. The Flagstaff trunk line in the Rio De Flag is at capacity. The additional wastewater flow of (46,305 gpd peak flow) created by the Hidden Haven project cannot be accommodated within the current wastewater collection system. As currently projected, this project will put certain segments of pipes in the wastewater collection system over the maximum capacity of the peak dry weather flow identified in the City's Engineering Standards (70% d/D) and over the maximum capacity for the wet weather peak flows identified by ADEQ (pipe flowing full).

Resolving this issue is an urgent priority for the City of Flagstaff. The City of Flagstaff is actively working to fund and construct the necessary improvements to the sewer trunk line to create additional capacity. While the funding and timeline for construction of the City's improvements is still undetermined, the City is committed to completing the improvements prior to the Hidden Haven project coming online. As such, the Hidden Haven project's connection to the sewer system is contingent on the successful completion of the trunk line improvement and, therefore the City's sewer trunk line improvements must be completed before Hidden Haven receives any certificate of occupancy on the project.

Another limiting condition is relative to the wastewater treatment plant capacity. According to the City of Flagstaff's Biosolids Master Plan developed by Carollo in 2019, the City's wastewater treatment capacity for both treatment plants combined is 6.3 MGD average daily flow based on current conditions and configurations. Average daily flows for both plants measured 5.404 MGD for the calendar year 2021. The remaining treatment capacity of both plants combined has been previously committed. The City is creating additional wastewater treatment capacity currently scheduled for completion by the end of 2025. The additional wastewater demand created by the Hidden Haven project can be accommodated within the current wastewater treatment capacity projections. Therefore, the two-year reservation of capacity through the WSIA is not contingent upon the successful construction of improvements by 2025.

V. CONCLUSIONS & REQUIREMENTS

Sewer and water service to all adjacent homes and businesses must be maintained during construction and tapping for this project.

The findings of this analysis indicate that the completion of the project will comply with public water and sewer infrastructure requirements as outlined in the current City of Flagstaff Engineering Standards as long as all on-site infrastructure is designed and constructed per the Engineering Standards and as stipulated herein. All new service connections to the City water and sewer infrastructure are required to pay capacity fees for the new connection to the public water and sewer system. Deviations from the intent shown on the developer's provided preliminary drawings, and/or further development beyond what was shown on the preliminary drawings will require additional review and must gain full IDS (Inter-Division Staff) Approval. It should be noted that the City of Flagstaff Engineering Standards (Chapter 13 of the City of Flagstaff Code) is the only document used for this analysis.

This WSIA does not guarantee conformance to any other codes, standards, or specifications similar to, but not limited to, IBC, IFC, IRC, etc.

The location(s) of any required fire hydrants related to this project is (are) left to the discretion of the City of Flagstaff Fire Department per City of Flagstaff Engineering Standards and current Fire Codes. Approval by the City Engineer shall also be obtained.

Water and Sewer computer analyses were done with Bentley Systems WaterGEMS and SewerGEMS software. The existing City of Flagstaff master water and sewer models were modified to incorporate the estimated infrastructure and flows that will be required by this development.

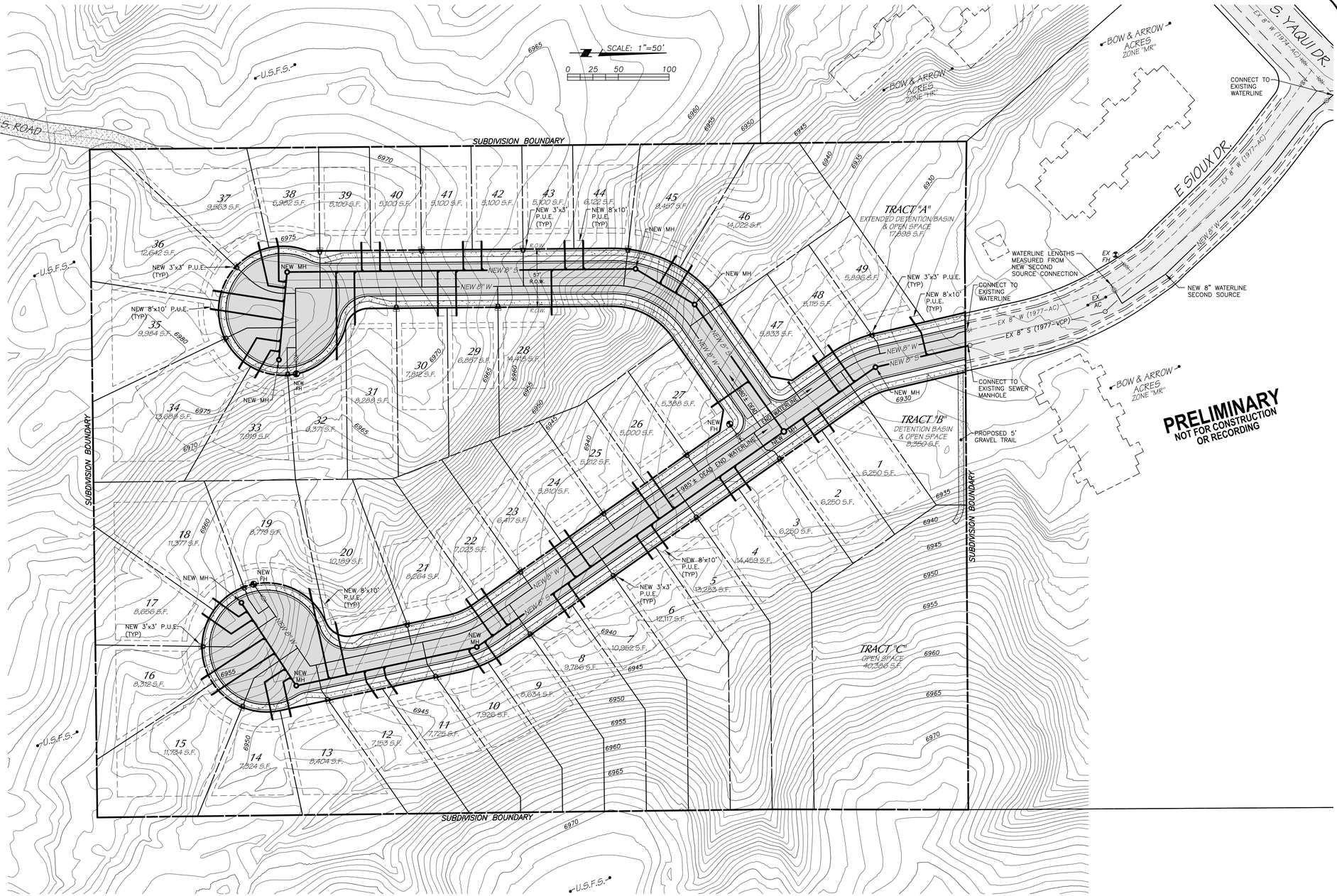
All existing utility information is based on the City of Flagstaff GIS data and other information contained within the WaterGEMS & SewerGEMS master models or provided by the City of Flagstaff engineering staff. The developer's A/E should confirm the City water system supply and wastewater collection system pipe sizes, materials, and locations as part of their design for connection to the COF water and sewer systems.

Changes to the development plan can impact the results of this Water and Sewer Impact Analysis. Those changes include modification of the development size, area of commercial space, number or type of residential units, population, etc. If such changes are made, then the developer must apply for an updated analysis and provide the proposed changes to the City of Flagstaff for review and consideration.

This WSIA is considered valid for two years from its completion date, 2/18/2026, which is the date of the engineer's seal on the cover sheet and table of contents of this WSIA. All water and sewer utility lines and treatment plant capacity reservations as a result of this study will expire at that time. This WSIA will function as place holder for the developer. The capacity assurances discussed within this report will be provided by the City for 2 years at which time the developer will need to have applied for a building permit or will be removed from the list of assured capacity. If this project is removed from the capacity assurance list, the developer will need to re-apply for capacity assurance by getting a new WSIA.



Exhibit Maps



PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

PUBLIC WATER & SEWER MAINS

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC AND LOCATED WITHIN A 57' PUBLIC RIGHT OF WAY.

WATER & SEWER SERVICES

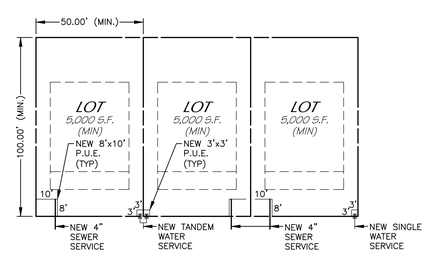
ALL NEW SEWER SERVICES SHALL BE 4" MINIMUM AND ALL NEW WATER SERVICES SHALL BE 3/4" MINIMUM. WATER METERS SHALL BE SIZED TO ACCOMMODATE THE REQUIRED FIRE SPRINKLER SYSTEMS.

BACKFLOW PREVENTION

BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH CITY CODE SECTION 7-03-001-0015

FIRE PREVENTION

THIS PROJECT CONTAINS MORE THAN 30 UNITS AND DOES NOT HAVE SECONDARY ACCESS, THEREFORE ALL UNITS IN THIS SUBDIVISION ARE REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM



TYPICAL WATER & SEWER SERVICE DETAIL
N.T.S.

ARIZONA 811 — MON - FRI 8am - 5pm — KNOW WHAT IS BELOW CALL BEFORE YOU DIG

SHEET NO. 1 OF 1

COF PROJECT # N/A

Mogollon Inc
ENGINEERING & SURVEYING
618 E. Route 66
Flagstaff, Arizona 86001
Phone: 928-345-2653

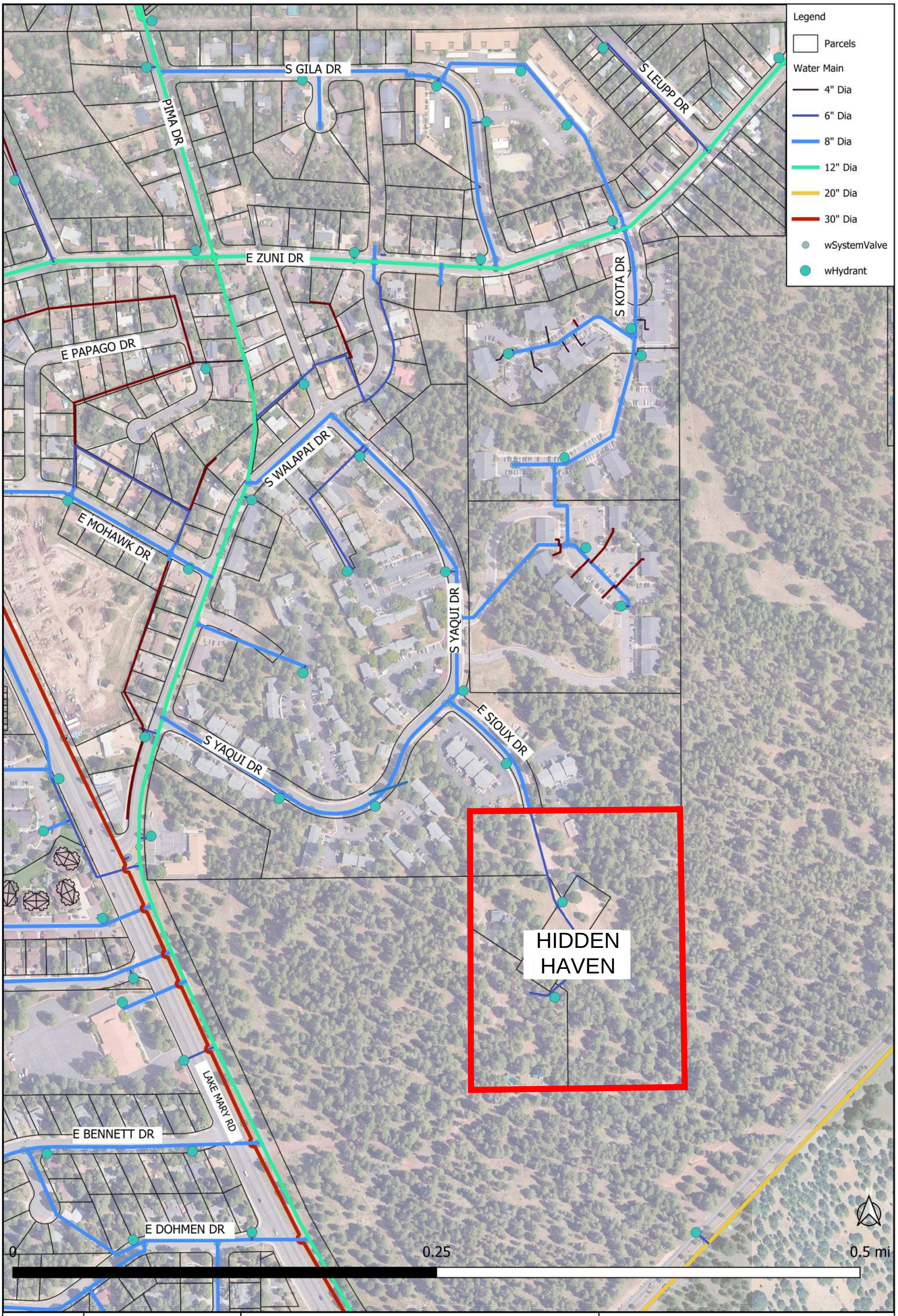
PARTNERSHIP WITH CD&E ENGINEERING + MANAGEMENT

HIDDEN HAVEN ESTATES
WSA EXHIBIT

1/5/26
MES# 25-069

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 1/5/26 | PROJECT NO. 25-069 | REVISIONS:
DESIGNED BY: MM | FN: SHEET-01.DWG | VERT SCALE: N/A
DRAWN BY: MM | HOR SCALE: 1"=50'
CHECKED BY: RM/MM



PROJ # 224168

ARDURRA

ARDURRA

GROUP INC.

1801 W ROUTE 66, SUITE 117
FLAGSTAFF, AZ 86001
PHONE: (928) 774-4636 WWW.ARDURRA.COM

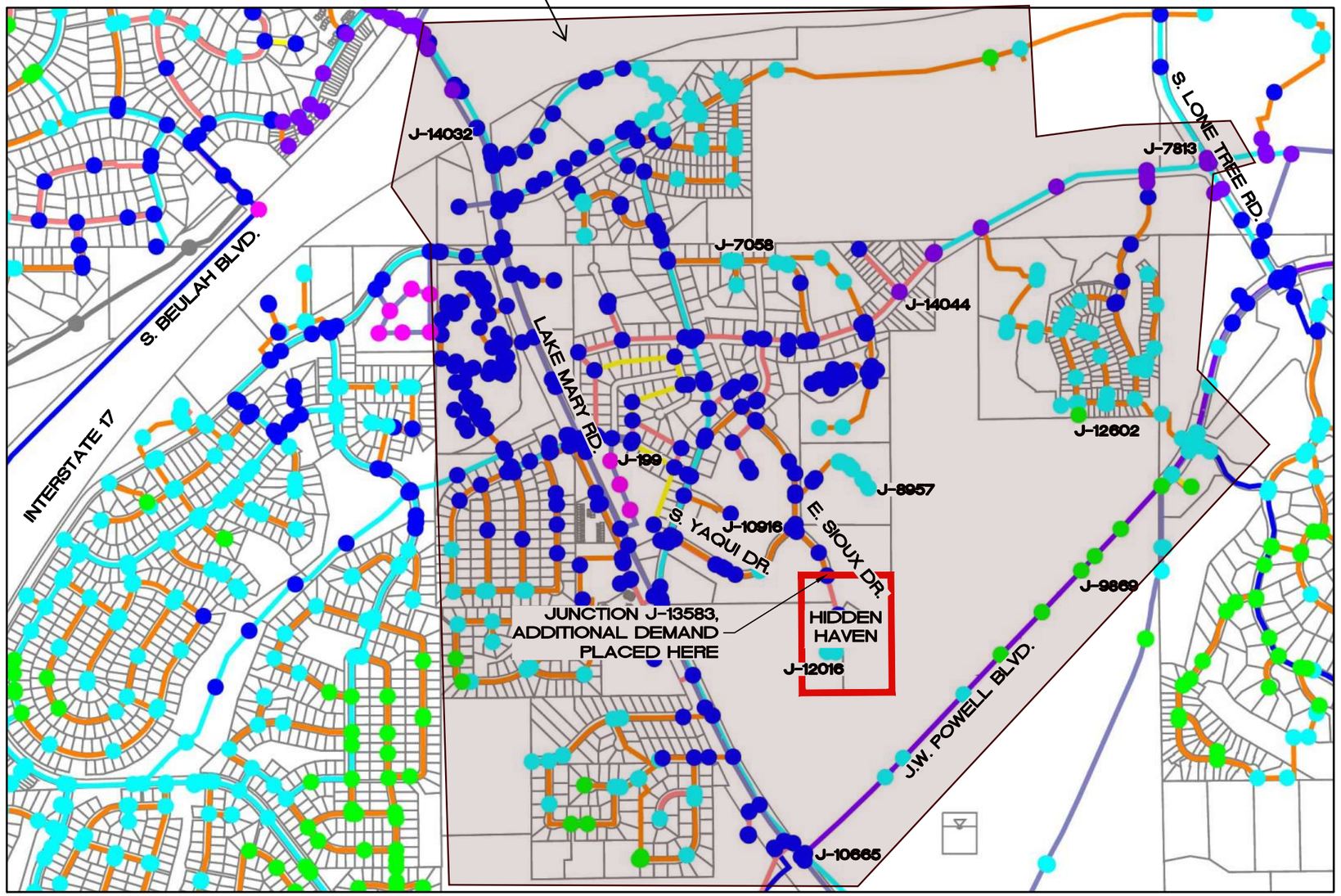
EXHIBIT 2

HIDDEN HAVEN SUBDIVISION

FLAGSTAFF WATER GIS MAP



PROJ # 224168	ARDURRA	**ARDURRA GROUP INC.** 1801 W ROUTE 66, SUITE 117 FLAGSTAFF, AZ 86001 PHONE: (928) 774-4636 WWW.ARDURRA.COM	**EXHIBIT 3** **HIDDEN HAVEN SUBDIVISION** **FLAGSTAFF SEWER GIS MAP**



Junction: Pressure (psi)

	<=	20.0
	<=	40.0
	<=	60.0
	<=	80.0
	<=	100.0
	<=	120.0
		Other

Pipe: Diameter (in)

	<=	5.0
	<=	6.0
	<=	8.0
	<=	10.0
	<=	12.0
	<=	16.0
	<=	18.0
	<=	24.0

NOTE: THIS MAP IDENTIFIES ALL JUNCTIONS WITHIN ZONE B. ONLY ZONE B IS ANALYZED.

NOT TO SCALE

ARDURRA
www.ardurra.com

HIDDEN HAVEN

STATIC PRESSURES - PEAK FLOW

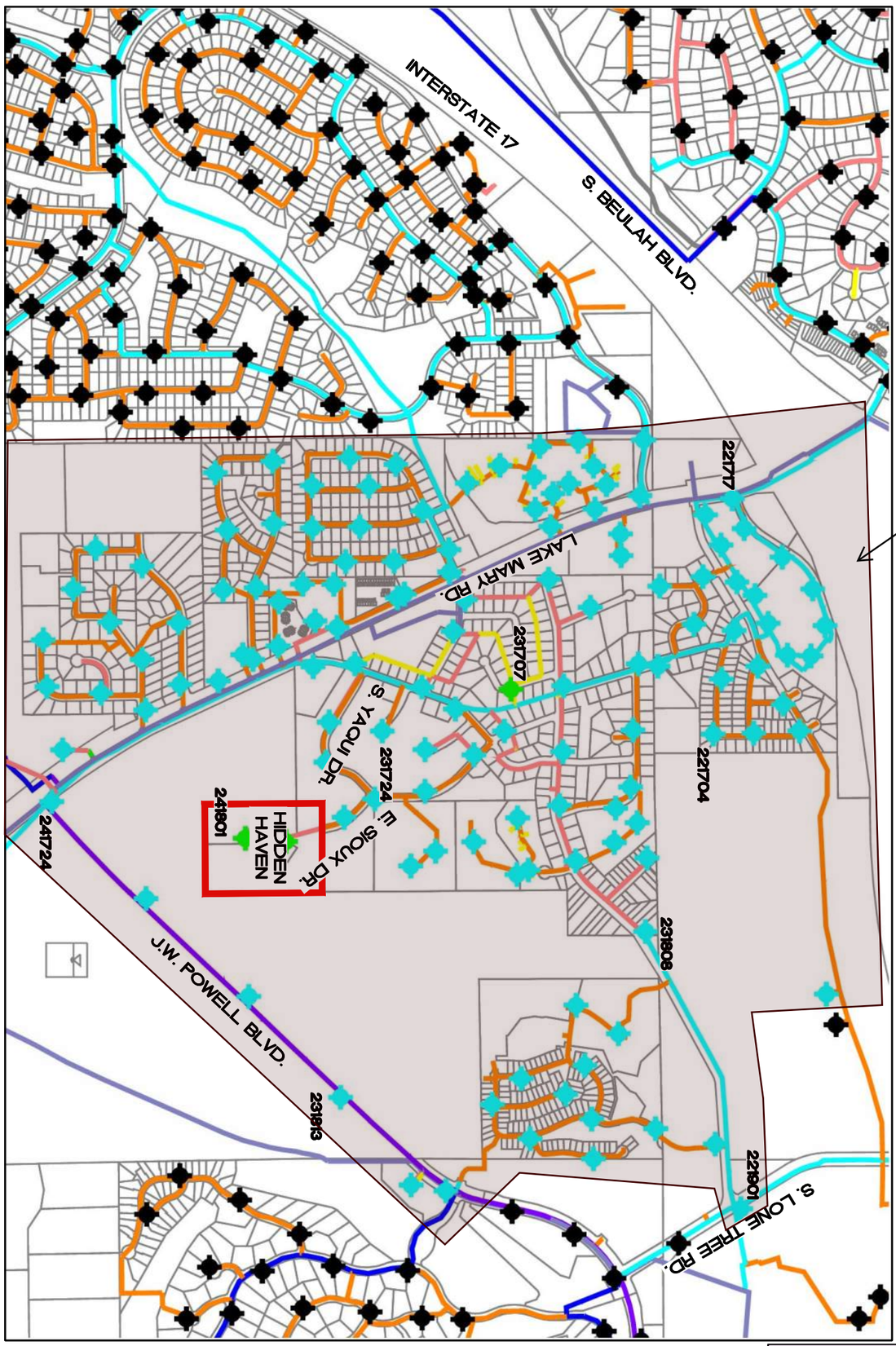
FLAGSTAFF

DRAWN BY:	KMF
DATE:	2/10/2026
SCALE:	NTS
JOB NO:	224168

WSIA ON CALL

EXHIBIT 4

DATE: Feb 10, 2026 FILE: Y:\FLG\FLG-FS04\Project DOCS\224000 up\224168 COF WSIA On Call\03-Prod\03-DWGS\Hidden Haven Report Exhibits.dwg



Hydrant: Fire Flow (Available) (gpm)
- Other
- <= 3,500.00
- <= 1,500.00
- <= 1,000.00
- <= 500.00

Pipe: Diameter (in)
- <= 24.0
- <= 18.0
- <= 16.0
- <= 12.0
- <= 10.0
- <= 8.0
- <= 6.0
- <= 5.0

NOTE: THIS MAP IDENTIFIES ALL HYDRANTS WITHIN ZONE B. ONLY ZONE B IS ANALYZED.

NOT TO SCALE

EXHIBIT		
5	DRAWN BY:	KMF
	DATE:	2/10/2026
	SCALE:	NTS
	JOB NO:	224168

HIDDEN HAVEN

AVAILABLE FIRE FLOW

WSIA ON CALL — FLAGSTAFF

ARDURRA
www.ardurra.com

DATE: Feb 10, 2026 FILE: Y:\FLG\FLG-FS04\Project DOCS\224000 up\224168 COF WSIA On Call\03-Prod\03-DWGS\Hidden Haven Report Exhibits.dwg

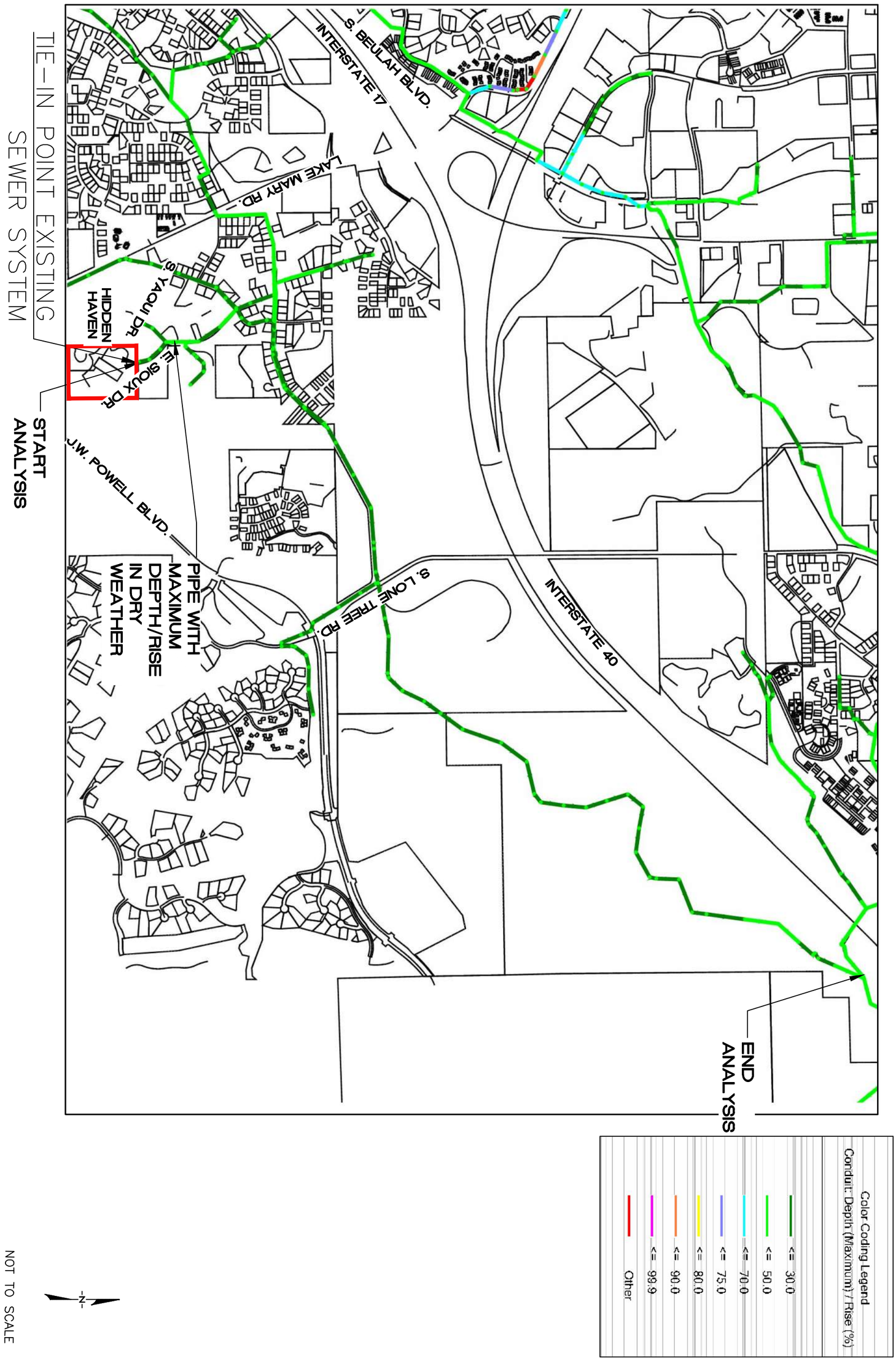


EXHIBIT	DRAWN BY:	KMF
6	DATE:	2/10/2026
	SCALE:	NTS
	JOB NO:	224168

HIDDEN HAVEN
SEWER CAPACITY DRY WEATHER
WSIA ON CALL — FLAGSTAFF

ARDURRA
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DATE: Feb 10, 2026 FILE: Y:\FLG\FLG-FS04\Project DOCS\224000 up\224168 COF WSIA On Call\03-Prod\03-DWGS\Hidden Haven Report Exhibits.dwg

ARDURRA
www.ardurra.com

HIDDEN HAVEN
SEWER CAPACITY
WET WEATHER

FLAGSTAFF

DRAWN BY:	KMF
DATE:	2/10/2026
SCALE:	NTS
JOB NO:	224168

WSIA ON CALL

EXHIBIT 7

DATE: Feb 10, 2026 FILE: Y:\FLG\FLG-FS04\Project DOCS\224000 up\224168 COF WSIA On Call\03-Prod\03-DWGS\Hidden Haven Report Exhibits.dwg



Appendix A

PROPOSED CONDITIONS

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
H2S & Tru	6,902.00	55.56	95.7
J-32	6,992.96	0.00	56.5
J-33	6,992.83	0.20	56.5
J-62	6,913.93	0.00	90.6
J-69	6,915.46	0.00	89.9
[redacted]			
J-70	6,915.71	0.00	89.8
[redacted]			
J-72	6,988.00	27.08	58.4
J-74	6,950.00	0.00	74.9
J-77	6,976.89	0.00	63.3
J-78	6,971.00	0.00	65.8
J-85	6,905.53	0.69	94.2
J-86	6,905.48	0.00	94.2
J-89	6,930.43	0.00	83.5
J-90	6,930.29	0.00	83.6
J-145	6,915.14	0.00	90.0
J-196	6,913.30	0.00	90.9
[redacted]			
J-200	6,913.68	0.00	90.8
J-201	6,913.81	0.00	90.7
J-202	6,913.74	0.00	90.7
J-203	6,913.73	0.00	90.7
J-263	6,906.97	0.00	93.6
J-265	6,882.32	0.00	104.2
J-266	6,882.31	4.89	104.2
J-361	6,906.69	0.34	93.7
J-464	6,907.94	0.00	93.1
J-465	6,907.85	0.00	93.2
J-582	6,903.63	0.00	95.0
J-583	6,903.70	1.61	95.0
J-620	6,958.07	0.00	71.5
J-621	6,958.12	0.00	71.4
J-772	6,906.48	0.00	93.8
J-773	6,906.72	0.00	93.7
J-781	6,915.44	3.59	90.0
J-841	6,915.77	0.00	89.7
J-845	6,910.15	0.00	92.3
J-867	6,908.51	0.00	92.9
J-868	6,909.39	0.00	92.5
J-895	6,918.44	0.00	88.6
J-896	6,919.16	0.00	88.3
J-901	6,923.12	0.00	86.7
J-902	6,923.30	0.00	86.6
J-919	6,909.06	0.00	92.6
J-920	6,909.47	0.00	92.5
J-983	6,909.25	0.00	92.6

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-984	6,908.77	0.97	92.8
J-1038	6,898.00	0.09	97.5
J-1039	6,898.00	0.00	97.5
J-1088	6,915.22	0.00	90.0
J-1089	6,915.64	0.15	89.8
J-1220	6,910.18	0.00	92.3
J-1221	6,910.91	0.00	91.9
J-1224	6,943.93	0.00	77.6
J-1225	6,943.74	0.00	77.7
J-1330	6,962.83	0.00	69.4
J-1331	6,962.96	0.00	69.3
J-1559	6,912.49	0.00	91.2
J-1560	6,912.79	0.00	91.1
J-1720	6,936.42	0.00	80.9
J-1721	6,936.65	0.00	80.8
J-1860	6,933.29	0.00	82.2
J-1861	6,933.98	0.00	81.9
J-1881	6,914.77	0.00	90.2
J-1882	6,914.51	0.00	90.3
J-2039	6,929.50	0.00	83.9
J-2040	6,929.85	0.00	83.8
J-2064	6,914.97	0.00	90.2
J-2091	6,907.04	1.20	93.6
J-2437	6,919.48	0.00	88.2
J-2438	6,919.43	0.00	88.2
J-2563	6,928.69	0.00	84.2
J-2564	6,928.82	0.00	84.1
J-2636	6,936.43	0.00	80.9
J-2712	6,911.58	0.00	91.7
J-2713	6,911.58	0.00	91.6
J-2876	6,932.90	0.00	82.4
J-2877	6,933.23	0.00	82.2
J-2912	6,894.00	0.04	99.2
J-2913	6,894.00	0.00	99.2
J-2914	6,895.14	0.82	98.7
J-2915	6,895.12	0.00	98.7
J-2948	6,983.66	0.00	60.3
J-3130	6,912.94	0.00	91.1
J-3227	6,942.24	0.00	78.3
J-3228	6,942.30	0.00	78.3
J-3234	6,914.00	0.00	90.6
J-3235	6,914.00	0.00	90.6
J-3427	6,912.00	0.00	91.5
J-3446	6,898.00	0.30	97.5
J-3634	6,941.39	0.00	78.7
J-3714	6,960.00	0.00	70.6
J-3715	6,960.00	0.00	70.6
J-3739	6,913.36	2.98	90.9
J-3740	6,913.19	0.00	90.9

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-3748	6,950.69	0.00	74.7
J-3755	6,973.23	0.66	64.9
J-3913	6,896.13	0.32	98.3
J-3914	6,896.28	0.00	98.2
J-3963	6,956.32	0.28	72.3
J-3964	6,957.59	0.29	71.8
J-4063	6,943.11	0.00	77.9
J-4089	6,900.21	0.16	96.5
J-4090	6,899.91	0.00	96.6
J-4145	6,923.20	0.00	86.6
J-4146	6,922.88	0.11	86.7
J-4198	6,896.00	0.00	98.3
J-4199	6,896.00	0.40	98.3
J-4240	6,930.00	0.00	83.8
J-4241	6,931.59	0.00	83.1
J-4406	6,941.86	0.00	78.5
J-4407	6,941.23	0.00	78.8
J-4468	6,907.95	0.00	93.2
J-4469	6,908.37	0.00	93.0
J-4470	6,906.00	0.00	94.0
J-4471	6,906.00	0.00	94.0
J-4509	6,898.00	0.57	97.5
J-4581	6,894.00	0.00	99.2
J-4582	6,894.00	0.45	99.2
J-4642	6,952.33	0.00	73.9
J-4643	6,951.82	0.00	74.2
J-4663	6,981.20	0.00	61.4
J-4664	6,980.49	0.00	61.7
J-4696	6,906.00	0.00	94.0
J-4728	6,906.86	0.00	93.6
J-4752	6,913.63	0.00	90.7
J-4753	6,913.80	0.00	90.7
J-4756	6,960.64	0.00	70.3
J-4757	6,960.93	0.00	70.2
J-5057	6,894.00	0.47	99.2
J-5068	6,907.47	0.00	93.3
J-5123	6,978.95	0.00	62.4
J-5124	6,978.89	0.00	62.4
J-5239	6,894.00	0.49	99.2
J-5240	6,894.00	0.00	99.2
J-5407	6,917.12	1.33	89.3
J-5408	6,917.73	0.00	89.0
J-5453	6,901.23	0.27	96.1
J-5454	6,901.35	1.44	96.0
J-5489	6,909.95	1.61	92.3
J-5507	6,898.00	0.12	97.5
J-5508	6,898.00	0.31	97.5
J-5525	6,914.38	0.00	90.4
J-5572	6,994.08	0.41	56.0

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-5582	6,906.00	0.00	94.0
J-5654	6,959.79	0.00	70.7
J-5655	6,959.85	0.00	70.6
J-5671	6,918.44	0.00	88.7
J-5672	6,919.09	0.00	88.4
J-5705	6,914.00	0.00	90.6
J-5706	6,951.57	0.00	74.2
J-5707	6,952.00	0.00	74.0
J-5825	6,967.65	0.00	67.3
J-5826	6,967.44	0.00	67.4
J-5857	6,918.99	0.00	88.4
J-5872	6,958.10	0.00	71.5
J-5893	6,955.04	0.00	72.8
J-5894	6,955.05	0.00	72.8
J-6020	6,993.40	0.14	56.2
J-6037	6,906.00	0.00	94.0
J-6059	6,953.09	0.00	73.6
J-6093	6,921.85	1.69	87.2
J-6094	6,922.57	1.60	86.9
J-6201	6,983.79	0.51	60.3
J-6202	6,983.56	0.00	60.4
J-6235	6,908.23	1.52	93.0
J-6236	6,908.58	0.08	92.9
J-6259	6,929.07	0.96	84.1
J-6303	6,880.00	0.00	105.2
J-6304	6,879.96	0.00	105.2
J-6378	6,935.34	0.13	81.3
J-6379	6,936.21	2.32	81.0
J-6404	6,983.22	0.73	60.6
J-6436	6,913.02	0.00	91.0
J-6437	6,913.11	0.00	91.0
J-6439	6,909.79	0.00	92.4
J-6454	6,950.40	0.00	74.8
J-6465	6,913.57	0.00	90.8
J-6466	6,913.45	0.00	90.9
J-6521	6,912.94	0.22	91.0
J-6522	6,913.28	0.00	90.8
J-6528	6,912.08	0.00	91.5
J-6529	6,912.35	3.25	91.4
J-6546	6,983.92	0.98	60.3
J-6605	6,916.10	7.18	89.7
J-6616	6,892.25	0.00	99.9
J-6638	6,937.62	0.86	80.3
J-6673	6,917.68	0.00	89.0
J-6861	6,931.04	0.00	83.2
J-6944	6,891.85	0.25	100.0
J-6945	6,891.41	0.00	100.2
J-7052	6,936.61	0.16	80.7
J-7053	6,937.20	1.66	80.4

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-7058	6,949.56	1.25	75.1
J-7138	6,908.34	0.00	93.1
J-7139	6,906.00	0.00	94.1
J-7157	6,944.65	0.62	77.4
J-7166	6,973.72	1.42	64.8
J-7204	6,911.59	1.28	91.5
J-7242	6,884.03	0.00	103.4
J-7389	6,912.92	0.37	91.0
J-7414	6,964.97	1.30	68.6
J-7434	7,005.10	2.69	51.2
J-7462	6,951.50	0.00	74.2
J-7496	6,922.00	1.47	87.1
J-7523	6,994.76	0.63	55.7
J-7546	6,968.60	0.00	66.9
J-7548	6,927.29	3.49	84.9
J-7602	6,925.74	0.72	85.5
J-7612	6,939.43	0.38	79.6
J-7697	6,914.00	0.82	90.6
J-7698	6,914.02	0.18	90.6
J-7740	6,949.64	0.03	75.1
J-7745	6,960.00	0.76	70.6
J-7756	6,941.99	0.00	78.4
J-7758	6,955.99	0.00	72.3
J-7813	6,880.00	0.00	105.2
J-7816	6,904.86	0.00	94.5
J-7823	6,968.12	0.15	67.1
J-7829	6,899.80	0.89	96.7
J-7861	6,921.30	0.59	87.4
J-7873	6,912.94	0.34	91.1
J-7897	6,929.82	0.87	83.8
J-7899	6,943.15	4.84	77.9
J-7910	6,885.37	0.00	102.8
J-7948	6,904.04	0.33	94.9
J-7950	6,895.64	0.31	98.5
J-7953	6,943.12	1.50	78.0
J-7977	6,927.77	0.00	84.5
J-8043	6,916.13	0.00	89.6
J-8044	6,896.79	0.39	98.0
J-8105	6,943.40	0.00	77.8
J-8116	6,967.03	0.39	67.5
J-8120	6,903.50	0.25	95.1
J-8121	6,951.98	0.88	74.2
J-8123	6,964.83	0.00	68.5
J-8160	6,908.44	0.00	92.9
J-8178	6,907.69	0.00	93.3
J-8179	6,954.70	0.96	73.0
J-8183	6,925.73	0.00	85.5
J-8193	6,922.86	1.43	86.8
J-8215	6,916.00	1.87	89.7

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-8240	6,922.39	0.00	87.0
J-8241	6,965.32	0.11	68.3
J-8247	6,941.48	1.43	78.6
J-8336	6,934.89	0.00	81.5
J-8350	6,910.79	0.00	91.9
J-8355	6,919.99	7.05	88.0
J-8357	6,969.44	0.50	66.5
J-8361	6,936.35	0.00	80.8
J-8378	6,898.98	0.87	97.0
J-8379	6,899.17	0.52	97.0
J-8401	6,959.67	0.00	70.8
J-8460	6,971.46	0.33	65.8
J-8469	6,918.34	0.00	88.7
J-8496	6,899.22	0.00	96.9
J-8497	6,899.89	0.00	96.6
J-8518	6,917.26	0.00	89.2
J-8559	6,915.23	0.00	90.1
J-8560	6,915.63	4.89	89.9
J-8600	6,911.47	0.22	91.7
J-8623	6,927.65	0.00	84.6
J-8642	6,971.37	1.10	65.8
J-8657	6,925.52	6.40	85.6
J-8672	6,915.44	0.00	90.0
J-8673	6,940.82	8.75	78.9
J-8703	6,920.66	0.00	87.7
J-8704	6,919.96	0.00	88.0
J-8742	6,921.02	0.69	87.6
J-8797	6,914.00	0.00	90.6
J-8800	6,924.82	0.00	85.8
J-8809	6,950.30	0.00	74.8
J-8844	6,916.39	1.01	89.5
J-8845	6,914.62	0.00	90.3
J-8856	6,929.18	0.00	84.0
J-8893	6,969.82	0.00	66.4
J-8899	6,925.15	0.33	85.8
J-8906	6,912.84	6.06	91.0
J-8907	6,912.82	2.06	91.0
J-8933	6,930.02	2.34	83.7
J-8938	6,899.61	0.00	96.8
J-8957	6,963.86	0.00	69.0
J-8993	6,954.99	0.50	72.8
J-9012	6,915.51	0.00	90.0
J-9042	6,919.24	0.54	88.4
J-9064	6,926.60	0.00	85.1
J-9080	6,916.71	0.00	89.4
J-9081	6,917.11	0.00	89.3
J-9085	6,919.14	0.00	88.3
J-9097	6,906.98	0.45	93.6
J-9263	7,015.28	0.00	46.7

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-9275	6,917.09	0.00	89.2
J-9286	6,912.89	2.37	91.0
J-9300	6,907.10	1.26	93.5
J-9305	6,913.17	0.79	91.0
J-9321	6,930.03	0.00	83.7
J-9322	6,921.17	0.00	87.5
J-9325	6,916.00	0.02	89.7
J-9333	6,942.64	1.68	78.2
J-9345	6,925.32	1.17	85.7
J-9353	6,909.16	26.06	92.6
J-9362	6,944.31	0.37	77.5
J-9372	6,946.11	1.95	76.7
J-9383	6,967.05	0.75	67.5
J-9394	6,923.57	0.00	86.5
J-9458	6,920.85	1.45	87.7
J-9527	6,937.84	0.73	80.3
J-9532	6,918.48	0.24	88.7
J-9592	6,928.92	0.00	84.1
J-9611	6,964.19	2.46	68.8
J-9646	6,914.00	0.00	90.6
J-9673	6,936.36	0.00	80.9
J-9729	6,956.28	0.72	72.3
J-9813	6,899.18	0.10	97.0
J-9814	6,930.23	0.00	83.5
J-9821	6,918.91	0.00	88.5
J-9840	6,914.00	0.00	90.6
J-9847	6,918.97	0.00	88.5
J-9869	7,017.75	0.00	45.7
J-9872	6,915.42	0.00	90.0
J-9873	6,914.99	0.00	90.2
J-9940	6,904.00	0.52	94.9
J-9942	6,954.57	0.88	73.1
J-9963	6,915.93	0.00	89.8
J-9976	6,914.46	0.00	90.4
J-9992	6,913.87	0.00	90.6
J-9998	6,924.99	1.49	85.9
J-10014	6,903.27	0.00	95.2
J-10015	6,902.19	0.00	95.7
J-10047	6,955.05	1.39	72.8
J-10082	6,901.55	1.14	95.9
J-10145	6,926.06	5.83	85.3
J-10146	6,936.08	2.42	81.0
J-10157	6,930.68	0.00	83.3
J-10158	6,929.00	0.00	84.0
J-10163	6,918.00	0.00	88.9
J-10183	6,965.70	0.96	68.2
J-10187	6,916.41	0.12	89.5
J-10221	6,951.33	0.09	74.4
J-10249	6,914.89	0.00	90.2



FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-10250	6,912.93	0.00	91.1
J-10295	6,909.00	0.00	92.7
J-10350	6,927.55	0.00	84.7
J-10351	6,928.14	3.81	84.5
J-10352	6,914.93	0.00	90.1
J-10381	6,906.00	0.00	94.0
J-10386	6,909.87	0.00	92.3
J-10451	6,935.57	0.00	81.3
J-10452	6,935.36	0.00	81.4
J-10477	6,969.13	1.32	66.7
J-10489	6,912.35	0.00	91.2
J-10496	6,918.25	0.00	88.8
J-10497	6,918.73	0.00	88.6
J-10500	6,929.30	0.00	84.0
J-10501	6,930.60	0.00	83.4
J-10531	6,917.22	0.49	89.2
J-10569	6,922.77	0.29	86.8
J-10636	6,909.09	1.06	92.7
J-10654	6,910.08	0.00	92.3
J-10665	6,934.89	0.00	81.6
J-10727	6,913.27	0.00	90.9
J-10797	6,906.94	0.09	93.6
J-10814	6,915.93	0.00	89.8
J-10838	6,969.37	0.84	66.7
J-10909	6,900.01	0.00	96.6
J-10910	6,898.73	0.00	97.2
J-10916	6,916.82	0.00	89.3
J-10938	6,912.00	0.00	91.5
J-10947	6,917.27	0.00	89.1
J-10950	6,924.79	0.00	85.9
J-10959	6,901.39	0.41	96.0
J-10970	6,913.85	0.00	90.7
J-10978	6,918.00	0.00	88.9
J-10994	6,941.81	1.09	78.6
J-11083	6,921.55	0.52	87.2
J-11121	6,975.94	0.63	63.8
J-11123	6,915.44	1.81	90.0
J-11144	6,899.31	0.00	96.9
J-11185	6,905.97	0.00	94.0
J-11199	6,985.58	0.00	59.6
J-11258	6,927.05	0.00	85.0
J-11259	6,928.31	0.00	84.4
J-11315	6,915.42	0.00	90.0
J-11368	6,921.42	0.00	87.4
J-11369	6,920.50	0.00	87.8
J-11406	6,909.22	0.00	92.6
J-11475	6,963.45	0.00	69.2
J-11504	6,934.97	10.96	81.4
J-11509	6,915.20	3.46	90.1

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-11526	6,926.97	2.04	85.0
J-11540	6,896.00	0.48	98.3
J-11554	6,904.92	0.00	94.4
J-11566	6,965.82	0.00	68.1
J-11646	6,949.87	0.00	74.9
J-11708	6,944.97	0.00	77.1
J-11709	6,948.61	0.00	75.5
J-11774	6,932.41	0.43	82.6
J-11791	6,907.94	0.00	93.2
J-11802	6,951.85	0.52	74.1
J-11803	6,915.34	0.00	90.0
J-11816	6,965.84	0.00	68.0
J-11842	6,944.73	1.77	77.3
J-11895	6,908.51	0.00	92.9
J-11914	6,936.36	0.00	80.9
J-11915	6,938.41	0.17	80.0
J-11927	6,963.74	0.93	69.0
J-11930	6,932.01	12.25	82.8
J-11991	6,960.05	0.56	70.6
J-11998	6,952.86	1.18	73.7
J-11999	6,953.34	0.73	73.5
J-12009	6,881.20	0.00	104.6
J-12010	6,889.23	0.00	101.2
J-12016	6,971.57	1.94	65.6
J-12019	6,987.01	0.59	59.0
J-12040	6,966.07	0.00	68.0
J-12042	6,974.76	1.20	64.3
J-12110	6,969.40	0.58	66.5
J-12111	6,968.34	0.00	67.0
J-12129	6,894.60	0.00	99.0
J-12130	6,900.44	0.00	96.4
J-12233	6,915.07	16.39	90.1
J-12296	6,926.87	0.08	84.9
J-12335	6,966.37	88.84	67.8
J-12367	6,916.17	0.00	89.7
J-12383	6,946.79	0.00	76.3
J-12417	6,953.20	0.56	73.6
J-12440	6,914.77	0.04	90.2
J-12450	6,936.68	6.45	80.7
J-12493	6,965.83	0.00	68.1
J-12496	6,914.91	0.00	90.2
J-12497	6,922.51	0.00	86.9
J-12514	6,965.93	0.00	68.0
J-12517	6,965.31	0.38	68.3
J-12572	6,930.00	0.00	83.8
J-12602	6,988.00	0.00	58.5
J-12603	6,906.70	0.00	93.7
J-12614	6,931.24	0.14	83.1
J-12644	6,928.48	0.00	84.4

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-12657	6,914.00	0.00	90.6
J-12685	6,909.47	0.16	92.6
J-12751	6,914.26	5.23	90.4
J-12753	6,955.63	0.38	72.5
J-12797	6,914.68	0.00	90.3
J-12805	6,958.71	1.20	71.2
J-12811	6,914.00	0.00	90.6
J-12812	6,914.78	0.00	90.3
J-12846	6,987.34	0.00	58.8
J-12869	6,903.65	0.48	95.0
J-12882	6,916.99	0.00	89.3
J-12887	6,926.93	0.45	85.0
J-12909	6,913.60	0.00	90.8
J-12932	6,953.44	0.22	73.5
J-12965	6,938.38	0.00	80.0
J-13021	6,976.56	0.00	63.4
J-13049	6,996.60	0.54	54.9
J-13057	6,926.49	0.00	85.2
J-13069	6,922.27	1.31	87.0
J-13101	6,920.03	0.00	88.0
J-13102	6,955.78	0.30	72.5
J-13125	6,930.95	0.60	83.2
J-13159	6,942.59	0.25	78.1
J-13167	6,905.34	0.34	94.3
J-13233	6,915.39	0.82	90.0
J-13234	6,919.27	0.29	88.3
J-13298	6,898.63	0.00	97.2
J-13341	6,926.58	1.20	85.2
J-13366	6,969.69	1.59	66.5
J-13367	6,975.12	0.53	64.1
J-13373	6,904.00	1.44	94.9
J-13380	6,907.29	1.12	93.5
J-13511	6,987.46	0.05	58.7
J-13533	6,945.31	0.00	77.0
J-13561	6,911.46	0.00	91.7
J-13566	6,945.55	0.25	76.9
J-13578	6,905.68	1.36	94.2
J-13581	6,922.52	0.00	86.9
J-13583	6,928.63	38.38	84.2
J-13587	6,973.13	0.38	64.9
J-13664	6,960.04	0.00	70.7
J-13681	6,916.81	0.48	89.4
J-13685	6,907.14	0.00	93.6
J-13729	6,903.67	1.49	95.0
J-13766	6,920.55	0.00	87.8
J-13767	6,903.05	1.30	95.3
J-13790	6,992.83	1.34	56.5
J-13833	6,960.78	0.20	70.2
J-13850	6,946.85	0.00	76.4



FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Pressure (psi)
J-13921	6,902.62	1.11	95.5
J-13955	7,005.91	0.00	50.8
J-14031	6,890.31	0.00	100.8
J-14032	6,893.05	0.00	99.7
J-14044	6,892.00	1.42	100.0
J-14057	6,923.71	1.96	86.4
J-14060	6,916.57	0.36	89.5
J-14065	6,932.00	0.00	82.9
J-14076	6,889.43	0.00	101.1
J-14083	6,973.32	0.00	64.9
J-14095	7,004.89	0.00	51.2
J-14177	6,886.07	23.44	102.5
J-14215	6,918.00	0.00	88.9



Appendix B

PROPOSED CONDITION
Additional loading due to Hidden Haven added

FlexTable: Hydrant Table

Label	Elevation (ft)	Fire Flow (Available) (gpm)	Pressure (Calculated Residual) (psi)	Zone
221721	6,934.67	2,300.28	61.5	B
231721	6,904.96	2,295.16	38.3	B
221901	6,879.34	2,319.74	92.2	B
231710	6,919.52	2,290.21	75.2	B
241711	6,973.04	2,302.87	32.9	B
231746	6,917.70	2,294.59	67.8	B
221722	6,943.27	2,293.47	45.3	B
241720	6,984.40	2,302.10	20.5	B
221702	6,942.83	2,295.72	57.2	B
231745	6,925.35	2,286.97	64.2	B
231711	6,913.03	2,292.68	64.3	B
231729	6,901.79	2,302.58	77.4	B
231751	6,917.40	2,293.19	65.2	B
231803	6,955.16	2,300.15	41.7	B
231808	6,892.00	2,309.23	78.4	B
231715	6,908.15	2,302.75	74.5	B
221723	6,918.78	2,300.82	67.1	B
231707	6,908.98	1,495.35	20.0	B
241804	6,963.54	2,302.71	50.7	B
231817	6,970.15	2,313.58	44.0	B
231744	6,914.97	2,284.37	67.7	B
231712	6,915.55	2,294.64	55.5	B
231742	6,922.17	2,293.73	57.5	B
231726	6,935.67	2,294.36	46.5	B
231754	6,923.76	2,288.88	56.8	B
231708	6,927.36	2,302.60	56.7	B
221709	6,913.29	2,293.98	74.6	B
231719	6,906.00	2,295.58	70.6	B
231749	6,924.78	2,286.18	62.6	B
231722	6,910.17	1,673.03	20.0	B
231736	6,921.72	2,284.99	62.8	B
231902	6,986.60	2,309.10	23.1	B
241721	6,983.77	2,296.70	22.5	B
221707	6,960.22	2,306.01	47.4	B
231704	6,900.21	2,293.75	59.3	B
231755	6,931.54	2,285.73	55.8	B
221717	6,901.20	2,291.70	80.5	B
221713	6,929.45	2,291.24	65.7	B
231813	7,014.29	2,307.47	33.7	B
241713	6,973.58	2,302.73	26.5	B
241706	6,922.37	2,302.33	65.2	B
231703	6,924.12	2,294.47	65.3	B
231701	6,943.00	2,302.71	46.0	B
231706	6,901.13	2,294.12	65.6	B
231805	6,895.62	2,297.23	66.4	B
221715	6,905.63	2,292.57	77.9	B
231824	6,913.60	2,071.22	21.3	B
231815	6,936.01	2,309.14	56.8	B

Minimum Available Fire Flow in Project Vicinity

FlexTable: Hydrant Table

Label	Elevation (ft)	Fire Flow (Available) (gpm)	Pressure (Calculated Residual) (psi)	Zone
231804	6,938.54	2,298.54	44.6	B
231727	6,912.90	1,788.83	20.0	B
231753	6,915.27	2,293.45	60.5	B
221805	6,885.80	2,313.83	85.5	B
221711	6,942.62	2,293.43	62.4	B
231730	6,949.58	2,304.95	49.1	B
231705	6,913.01	2,301.22	54.6	B
241703	6,919.89	2,295.44	53.6	B
231823	6,962.62	2,313.63	43.3	B
221720	6,933.87	2,296.04	65.9	B
221704	6,964.04	2,300.03	44.3	B
241718	6,936.11	2,293.76	56.6	B
241717	6,920.45	2,297.34	61.0	B
241805	6,985.00	2,310.75	42.0	B
231747	6,912.00	2,294.30	71.9	B
231702	6,930.68	2,294.51	53.6	B
231806	6,894.00	2,298.71	65.7	B
231820	6,966.65	2,310.70	42.8	B
231716	6,919.58	2,301.72	61.5	B
231816	6,967.83	2,248.80	20.0	B
231720	6,914.00	2,287.86	77.5	B
231718	6,916.00	2,296.15	52.4	B
221719	6,913.93	2,297.39	74.7	B
231743	6,932.11	2,297.50	50.1	B
231713	6,925.49	2,302.02	60.3	B
231737	6,946.62	2,293.96	49.1	B
231818	6,984.74	2,309.25	37.0	B
231809	6,960.13	2,097.95	20.0	B
241704	6,917.24	2,293.93	66.4	B
231733	6,912.00	2,287.44	75.4	B
231717	6,916.00	2,291.40	56.8	B
231812	6,912.11	2,186.09	29.6	B
221712	6,943.99	2,291.79	61.2	B
241722	6,972.59	2,295.30	33.7	B
231739	6,956.45	2,286.91	49.1	B
221710	6,923.27	2,297.61	71.1	B
241724	6,934.16	2,301.66	64.1	B
231732	6,914.00	2,292.24	56.4	B
241709	6,924.50	2,295.79	63.7	B
231901	6,969.96	2,311.04	53.4	B
231735	6,919.82	2,284.26	72.0	B
231731	6,911.36	2,294.47	71.3	B
231748	6,916.00	2,291.29	70.2	B
241715	6,943.87	2,294.71	51.3	B
241723	6,954.17	2,301.28	42.6	B
231810	6,963.18	1,860.15	20.0	B
221706	6,955.55	2,298.36	47.9	B
231801	6,913.74	1,657.88	20.0	B

FlexTable: Hydrant Table

Label	Elevation (ft)	Fire Flow (Available) (gpm)	Pressure (Calculated Residual) (psi)	Zone
221708	6,912.57	2,300.71	71.6	B
221714	6,909.26	2,293.03	74.8	B
241714	6,955.17	2,294.25	37.5	B
221716	6,909.17	2,296.80	76.9	B
231819	6,968.15	2,241.13	20.0	B
231814	6,910.32	2,311.11	68.8	B
231811	6,942.40	1,824.78	20.0	B
231821	6,951.47	2,309.84	51.8	B
241707	6,964.91	2,302.81	33.0	B
241801	6,967.11	1,040.22	21.0	B
241708	6,944.97	2,299.25	46.2	B
241710	6,940.35	2,294.64	53.4	B
241702	6,922.59	2,295.75	64.6	B
241705	6,916.00	2,295.62	69.7	B
231741	6,942.86	2,286.31	56.2	B
231750	6,928.28	2,285.76	59.2	B
231802	6,949.26	2,307.24	42.7	B
241716	6,995.97	2,279.37	20.0	B
231709	6,913.18	2,294.51	79.0	B
231738	6,930.40	2,285.39	59.5	B
231728	6,896.86	2,300.29	61.8	B
231825	6,906.18	2,243.48	31.3	B
231740	6,926.88	2,285.42	64.0	B
231714	6,952.13	2,302.39	46.7	B
231752	6,912.03	2,286.10	57.3	B
231822	6,952.00	2,308.89	47.4	B
231723	6,903.99	2,295.24	75.3	B
231725	6,899.79	2,295.79	61.7	B
241719	6,955.12	2,301.82	37.5	B
221705	6,938.35	2,300.01	60.8	B
241802	6,936.21	1,369.61	33.7	B
231724	6,916.50	2,298.56	55.4	B
231734	6,913.61	2,290.59	77.2	B
221703	6,925.83	2,293.34	70.0	B
221718	6,910.00	2,291.76	72.9	B
231807	6,924.43	2,293.65	37.9	B
241701	6,936.21	2,301.27	28.2	B
221701	6,964.80	2,299.36	46.6	B
241712	7,006.01	2,036.41	20.0	B
H-13	6,984.00	2,305.76	33.5	B





Appendix C

Flagstaff ADWF

DRY PEAK SEWER FLOW ANALYSIS

Current Time: 0.50 hours

Start Node	Stop Node	Diameter (in)	Length (User Defined) (ft)	Length (Scaled) (ft)	Manning's n	Invert (Start) (ft)	Invert (Stop) (ft)	Slope (Calculated) (ft/ft)	Flow (Maximum) (gpd)	Depth (Maximum) / Rise (%)	Capacity (Full Flow) (gpd)
6-996	6-997	8.0	137.2	137.2	0.013	6,910.98	6,910.44	0.00394	54,979	23.7	490,025
6-997	6-998	8.0	186.4	186.4	0.013	6,910.44	6,909.44	0.00537	74,718	23.5	572,091
6-998	6-060	8.0	115.2	115.2	0.013	6,909.44	6,908.55	0.00773	74,712	22.3	686,442
6-060	6-143	8.0	245.0	245.0	0.013	6,908.55	6,906.65	0.00776	74,675	42.6	687,792
6-143	6-059	8.0	160.8	160.8	0.013	6,906.65	6,906.58	0.00044	123,494	41.7	162,962
6-059	6-058	8.0	325.6	325.6	0.013	6,906.58	6,896.86	0.02985	123,485	25.8	1,349,347
6-058	6-057	8.0	299.4	299.4	0.013	6,896.86	6,895.16	0.00568	124,035	33.2	588,456
6-057	6-056	10.0	192.9	192.9	0.013	6,895.16	6,894.54	0.00321	131,944	26.7	802,877
6-056	6-039	10.0	347.6	347.6	0.013	6,894.54	6,892.98	0.00449	133,210	29.8	948,566
6-039	6-038	10.0	350.4	350.4	0.013	6,892.98	6,891.29	0.00482	248,859	34.2	983,350
6-038	6-037	10.0	232.0	232.0	0.013	6,891.29	6,890.09	0.00517	248,825	33.0	1,018,321
6-037	6-036	10.0	193.3	193.3	0.013	6,890.09	6,888.87	0.00631	248,803	37.7	1,124,956
6-036	6-033	10.0	408.4	408.4	0.013	6,888.87	6,887.78	0.00267	248,754	37.8	731,505
6-033	6-031	10.0	378.6	378.6	0.013	6,887.78	6,885.44	0.00618	248,668	33.7	1,113,173
6-031	6-028	10.0	327.5	327.5	0.013	6,885.44	6,883.44	0.00611	248,601	26.0	1,106,548
6-028	6-217	10.0	33.3	33.3	0.011	6,883.44	6,881.49	0.05850	248,597	32.7	4,047,561
6-217	6-216	21.0	41.6	41.6	0.011	6,881.49	6,881.22	0.00648	1,078,030	24.7	9,744,650
6-216	6-215	21.0	206.5	206.5	0.011	6,881.22	6,880.49	0.00354	1,078,436	26.6	7,196,382
6-215	6-214	21.0	461.3	461.3	0.011	6,880.49	6,879.00	0.00323	1,078,425	25.6	6,878,349
6-214	6-213	21.0	468.0	468.0	0.011	6,879.00	6,876.76	0.00479	1,078,363	24.8	8,372,765
6-213	6-212	21.0	434.1	434.1	0.011	6,876.76	6,874.69	0.00477	1,104,327	22.4	8,356,861
6-212	6-706	21.0	77.5	77.5	0.011	6,874.69	6,873.77	0.01188	1,104,316	24.0	13,189,031
6-706	6-211	21.0	291.4	291.4	0.011	6,873.77	6,872.93	0.00288	1,127,449	26.4	6,498,015
6-211	6-901	21.0	141.1	141.1	0.011	6,872.93	6,872.22	0.00503	1,127,439	26.2	8,585,842
6-901	6-210	21.0	226.1	226.1	0.011	6,872.22	6,871.09	0.00500	1,385,182	24.0	8,554,865
6-210	6-266	24.0	225.1	225.1	0.011	6,871.09	6,867.94	0.01400	1,385,178	17.7	20,441,835
6-266	6-265	24.0	228.2	228.2	0.011	6,867.94	6,864.89	0.01337	1,385,173	19.2	19,975,865
6-265	6-264	24.0	463.6	463.6	0.013	6,864.89	6,859.99	0.01057	1,385,154	21.0	15,030,238
6-264	6-263	24.0	57.7	57.7	0.013	6,859.99	6,859.49	0.00866	1,385,136	19.8	13,608,064
6-263	6-262	24.0	236.8	236.8	0.011	6,859.49	6,856.49	0.01267	1,385,133	19.9	19,446,570
6-262	6-261	24.0	304.7	304.7	0.011	6,856.49	6,854.69	0.00591	1,385,118	23.5	13,279,547
6-261	6-260	24.0	253.4	253.4	0.013	6,854.69	6,853.46	0.00485	1,403,607	24.2	10,186,928
6-260	6-259	24.0	338.8	338.8	0.011	6,853.46	6,851.79	0.00493	1,403,602	22.1	12,131,290
6-259	6-258	24.0	512.4	512.4	0.011	6,851.79	6,847.49	0.00839	1,504,434	20.4	15,828,541
6-258	6-257	24.0	398.2	398.2	0.011	6,847.49	6,842.09	0.01356	1,702,638	19.7	20,122,370
6-257	6-256	24.0	412.3	412.3	0.011	6,842.09	6,836.49	0.01358	1,702,622	20.5	20,137,955
6-256	6-255	24.0	132.5	132.5	0.013	6,836.49	6,834.49	0.01509	1,702,617	19.4	17,960,354
6-255	6-254	24.0	289.6	289.6	0.011	6,834.49	6,828.19	0.02175	1,702,614	22.3	25,485,343
6-254	6-253	24.0	282.0	282.0	0.013	6,828.19	6,826.59	0.00567	1,713,980	25.3	11,012,342
6-253	6-252	24.0	272.0	272.0	0.011	6,826.59	6,824.76	0.00673	1,713,968	23.5	14,172,024
6-252	6-251	24.0	277.3	277.3	0.011	6,824.76	6,822.91	0.00667	1,713,956	24.4	14,112,614
6-251	6-250	24.0	244.4	244.4	0.013	6,822.91	6,821.19	0.00704	1,713,953	25.2	12,266,209
6-250	6-249	24.0	272.4	272.4	0.011	6,821.19	6,819.79	0.00514	1,713,940	25.3	12,387,244
6-249	6-248	24.0	304.1	304.1	0.011	6,819.79	6,818.19	0.00526	1,713,937	23.3	12,532,853
6-248	6-247	24.0	358.1	358.1	0.011	6,818.19	6,814.49	0.01033	1,713,924	22.7	17,562,674
6-247	6-246	24.0	84.4	84.4	0.011	6,814.49	6,813.99	0.00592	1,713,914	23.3	13,297,543
6-246	6-245	24.0	283.6	283.6	0.011	6,813.99	6,811.69	0.00811	1,713,908	22.8	15,560,882
6-245	6-244	24.0	443.9	443.9	0.011	6,811.69	6,808.39	0.00743	1,713,900	22.4	14,897,428
6-244	6-243	24.0	178.0	182.4	0.011	6,808.39	6,806.29	0.01180	1,923,475	21.9	18,769,110
6-243	6-242	24.0	483.8	483.8	0.011	6,806.29	6,801.09	0.01075	1,923,464	27.2	17,912,861
6-242	6-241	24.0	422.5	422.5	0.011	6,801.09	6,799.99	0.00260	1,978,954	34.5	8,816,840
6-241	6-240	24.0	341.7	341.7	0.013	6,799.99	6,799.18	0.00237	2,023,543	36.0	7,118,777
6-240	6-239	24.0	241.4	241.4	0.013	6,799.18	6,798.59	0.00244	2,023,528	28.4	7,228,035

HIDDEN HAVEN ADDITIONAL LOADING ADDED AT MH 6-996

MAXIMUM D/d OBSERVED IN MODEL

Flagstaff ADWF

Current Time: 0.50 hours

Start Node	Stop Node	Diameter (in)	Length (User Defined) (ft)	Length (Scaled) (ft)	Manning's n	Invert (Start) (ft)	Invert (Stop) (ft)	Slope (Calculated) (ft/ft)	Flow (Maximum) (gpd)	Depth (Maximum) / Rise (%)	Capacity (Full Flow) (gpd)
6-239	6-238	24.0	34.0	34.0	0.013	6,798.59	6,797.94	0.01912	2,023,536	21.4	20,218,091
6-238	6-237	24.0	79.0	79.0	0.013	6,797.94	6,796.44	0.01898	2,023,534	27.0	20,140,798
6-237	6-236	24.0	226.8	226.8	0.013	6,796.44	6,795.63	0.00357	2,023,531	29.7	8,736,948
6-236	R-034	24.0	398.5	398.5	0.013	6,795.63	6,792.54	0.00775	2,023,514	33.8	12,874,609



Appendix D

Flagstaff ADWF

WET PEAK SEWER FLOW ANALYSIS

Current Time: 0.08 hours

Start Node	Stop Node	Diameter (in)	Length (User Defined) (ft)	Length (Scaled) (ft)	Manning's n	Invert (Start) (ft)	Invert (Stop) (ft)	Slope (Calculated) (ft/ft)	Flow (Maximum) (gpd)	Depth (Maximum) / Rise (%)	Capacity (Full Flow) (gpd)
6-996	6-997	8.0	137.2	137.2	0.013	6,910.98	6,910.44	0.00394	54,978	23.7	490,025
6-997	6-998	8.0	186.4	186.4	0.013	6,910.44	6,909.44	0.00537	74,716	23.5	572,091
6-998	6-060	8.0	115.2	115.2	0.013	6,909.44	6,908.55	0.00773	74,710	22.4	686,442
6-060	6-143	8.0	245.0	245.0	0.013	6,908.55	6,906.65	0.00776	80,399	43.7	687,792
6-143	6-059	8.0	160.8	160.8	0.013	6,906.65	6,906.58	0.00044	130,463	42.8	162,962
6-059	6-058	8.0	325.6	325.6	0.013	6,906.58	6,896.86	0.02985	133,532	27.2	1,349,347
6-058	6-057	8.0	299.4	299.4	0.013	6,896.86	6,895.16	0.00568	140,037	38.4	588,456
6-057	6-056	10.0	192.9	192.9	0.013	6,895.16	6,894.54	0.00321	200,141	33.1	802,877
6-056	6-039	10.0	347.6	347.6	0.013	6,894.54	6,892.98	0.00449	203,671	39.2	948,566
6-039	6-038	10.0	350.4	350.4	0.013	6,892.98	6,891.29	0.00482	438,190	46.7	983,350
6-038	6-037	10.0	232.0	232.0	0.013	6,891.29	6,890.09	0.00517	443,791	45.2	1,018,321
6-037	6-036	10.0	193.3	193.3	0.013	6,890.09	6,888.87	0.00631	447,481	53.0	1,124,956
6-036	6-033	10.0	408.4	408.4	0.013	6,888.87	6,887.78	0.00267	460,637	54.4	731,505
6-033	6-031	10.0	378.6	378.6	0.013	6,887.78	6,885.44	0.00618	491,608	49.1	1,113,173
6-031	6-028	10.0	327.5	327.5	0.013	6,885.44	6,883.44	0.00611	502,153	37.7	1,106,548
6-028	6-217	10.0	33.3	33.3	0.011	6,883.44	6,881.49	0.05850	506,929	52.3	4,047,561
6-217	6-216	21.0	41.6	41.6	0.011	6,881.49	6,881.22	0.00648	2,746,515	40.9	9,744,650
6-216	6-215	21.0	206.5	206.5	0.011	6,881.22	6,880.49	0.00354	2,747,285	43.6	7,196,382
6-215	6-214	21.0	461.3	461.3	0.011	6,880.49	6,879.00	0.00323	2,748,998	41.8	6,878,349
6-214	6-213	21.0	468.0	468.0	0.011	6,879.00	6,876.76	0.00479	2,751,166	40.1	8,372,765
6-213	6-212	21.0	434.1	434.1	0.011	6,876.76	6,874.69	0.00477	2,780,732	36.1	8,356,861
6-212	6-706	21.0	77.5	77.5	0.011	6,874.69	6,873.77	0.01188	2,785,105	38.8	13,189,031
6-706	6-211	21.0	291.4	291.4	0.011	6,873.77	6,872.93	0.00288	2,859,570	43.3	6,498,015
6-211	6-901	21.0	141.1	141.1	0.011	6,872.93	6,872.22	0.00503	2,862,696	43.4	8,585,842
6-901	6-210	21.0	226.1	226.1	0.011	6,872.22	6,871.09	0.00500	3,770,047	40.0	8,554,865
6-210	6-266	24.0	225.1	225.1	0.011	6,871.09	6,867.94	0.01400	3,772,104	29.3	20,441,835
6-266	6-265	24.0	228.2	228.2	0.011	6,867.94	6,864.89	0.01337	3,773,974	31.8	19,975,865
6-265	6-264	24.0	463.6	463.6	0.013	6,864.89	6,859.99	0.01057	3,774,846	35.1	15,030,238
6-264	6-263	24.0	57.7	57.7	0.013	6,859.99	6,859.49	0.00866	3,778,208	32.9	13,608,064
6-263	6-262	24.0	236.8	236.8	0.011	6,859.49	6,856.49	0.01267	3,778,527	33.2	19,446,570
6-262	6-261	24.0	304.7	304.7	0.011	6,856.49	6,854.69	0.00591	3,779,868	39.4	13,279,547
6-261	6-260	24.0	253.4	253.4	0.013	6,854.69	6,853.46	0.00485	3,794,400	40.5	10,186,928
6-260	6-259	24.0	338.8	338.8	0.011	6,853.46	6,851.79	0.00493	3,796,614	36.5	12,131,290
6-259	6-258	24.0	512.4	512.4	0.011	6,851.79	6,847.49	0.00839	3,900,061	32.5	15,828,541
6-258	6-257	24.0	398.2	398.2	0.011	6,847.49	6,842.09	0.01356	4,102,540	30.6	20,122,370
6-257	6-256	24.0	412.3	412.3	0.011	6,842.09	6,836.49	0.01358	4,104,811	31.9	20,137,955
6-256	6-255	24.0	132.5	132.5	0.013	6,836.49	6,834.49	0.01509	4,107,944	30.1	17,960,354
6-255	6-254	24.0	289.6	289.6	0.011	6,834.49	6,828.19	0.02175	4,108,827	34.9	25,485,343
6-254	6-253	24.0	282.0	282.0	0.013	6,828.19	6,826.59	0.00567	4,122,165	39.8	11,012,342
6-253	6-252	24.0	272.0	272.0	0.011	6,826.59	6,824.76	0.00673	4,123,847	37.0	14,172,024
6-252	6-251	24.0	277.3	277.3	0.011	6,824.76	6,822.91	0.00667	4,125,449	38.5	14,112,614
6-251	6-250	24.0	244.4	244.4	0.013	6,822.91	6,821.19	0.00704	4,127,537	39.9	12,266,209
6-250	6-249	24.0	272.4	272.4	0.011	6,821.19	6,819.79	0.00514	4,129,043	39.9	12,387,244
6-249	6-248	24.0	304.1	304.1	0.011	6,819.79	6,818.19	0.00526	4,131,265	36.5	12,532,853
6-248	6-247	24.0	358.1	358.1	0.011	6,818.19	6,814.49	0.01033	4,132,887	35.6	17,562,674
6-247	6-246	24.0	84.4	84.4	0.011	6,814.49	6,813.99	0.00592	4,134,869	36.7	13,297,543
6-246	6-245	24.0	283.6	283.6	0.011	6,813.99	6,811.69	0.00811	4,135,187	35.8	15,560,882
6-245	6-244	24.0	443.9	443.9	0.011	6,811.69	6,808.39	0.00743	4,136,972	34.6	14,897,428
6-244	6-243	24.0	178.0	182.4	0.011	6,808.39	6,806.29	0.01180	4,349,093	33.1	18,769,110
6-243	6-242	24.0	483.8	483.8	0.011	6,806.29	6,801.09	0.01075	4,349,715	41.8	17,912,861
6-242	6-241	24.0	422.5	422.5	0.011	6,801.09	6,799.99	0.00260	4,405,196	53.8	8,816,840
6-241	6-240	24.0	341.7	341.7	0.013	6,799.99	6,799.18	0.00237	4,450,481	55.1	7,118,777
6-240	6-239	24.0	241.4	241.4	0.013	6,799.18	6,798.59	0.00244	4,452,097	42.2	7,228,035

HIDDEN HAVEN ADDITIONAL LOADING ADDED AT MH 6-996

Flagstaff ADWF

Current Time: 0.08 hours

Start Node	Stop Node	Diameter (in)	Length (User Defined) (ft)	Length (Scaled) (ft)	Manning's n	Invert (Start) (ft)	Invert (Stop) (ft)	Slope (Calculated) (ft/ft)	Flow (Maximum) (gpd)	Depth (Maximum) / Rise (%)	Capacity (Full Flow) (gpd)
6-239	6-238	24.0	34.0	34.0	0.013	6,798.59	6,797.94	0.01912	4,453,979	31.9	20,218,091
6-238	6-237	24.0	79.0	79.0	0.013	6,797.94	6,796.44	0.01898	4,454,039	40.7	20,140,798
6-237	6-236	24.0	226.8	226.8	0.013	6,796.44	6,795.63	0.00357	4,454,393	45.0	8,736,948
6-236	R-034	24.0	398.5	398.5	0.013	6,795.63	6,792.54	0.00775	4,454,872	55.2	12,874,609

MAXIMUM D/d OBSERVED IN MODEL

Hidden Haven

Concept Zoning Map Amendment

PZ-25-00087-02 | 4200 S Lake Mary Rd

City Council

October 20, 2026

Dustin Stiffler | Planner

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

Hidden Haven CZMA

Property

4200 S Lake Mary Rd

APNs 105-05-001A, 105-05-002B, 105-05-002C, 105-05-002D

Proposed Use

Residential Subdivision

Request

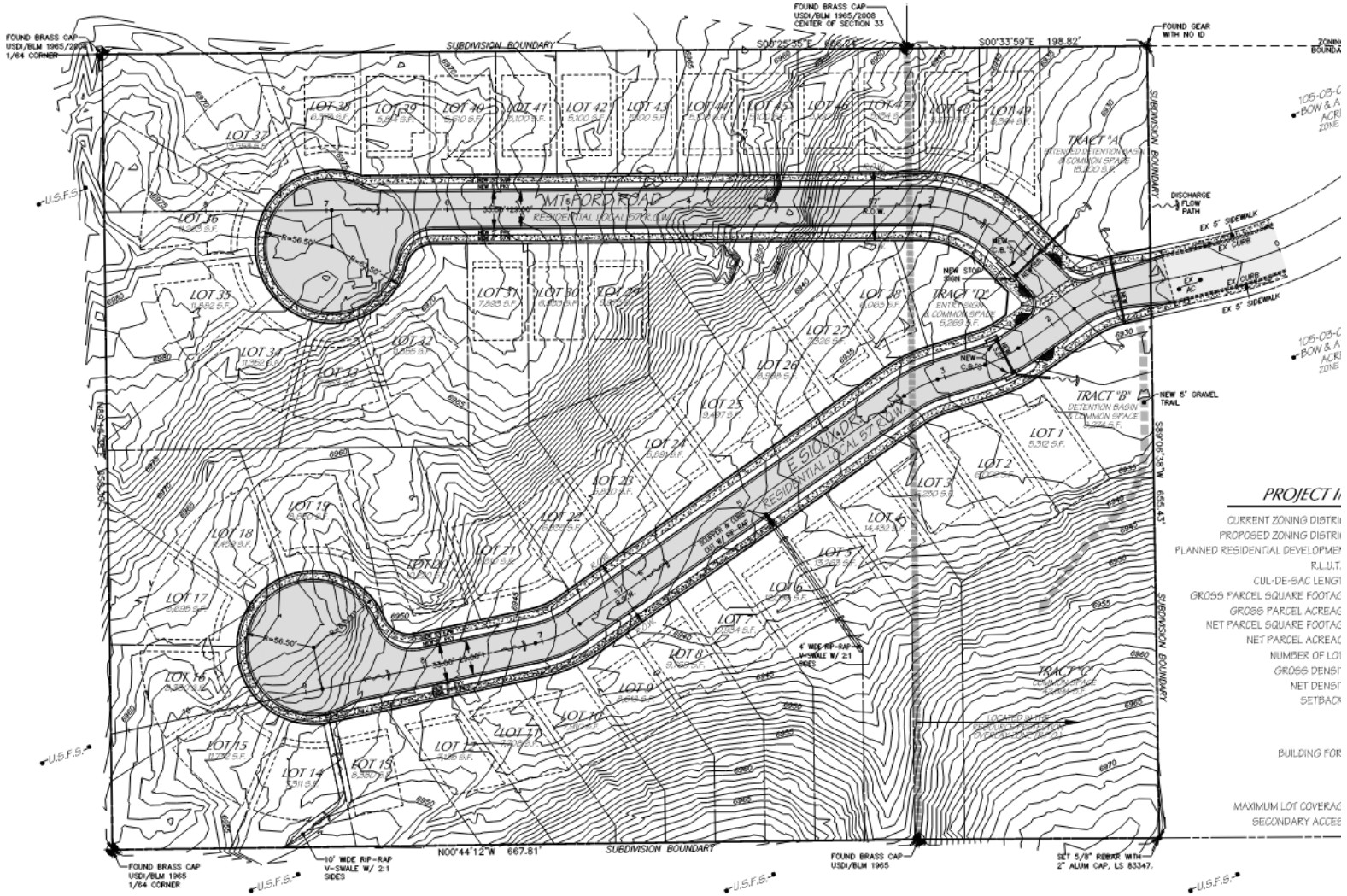
The applicant is requesting to rezone 13.01 acres from the Rural Residential (RR) zone with partial Resource Protection Overlay (RPO) to Single-Family Residential (R1) with RPO across entire subject site.



Hidden Haven CZMA

Project Information

- The applicant is requesting a rezone to allow for redevelopment of the site as a residential subdivision.
- Site is currently used for travel accommodations as a cabin resort.



Hidden Haven CZMA

Property Context Map

North

Medium-density residential and high-density residential development.

East

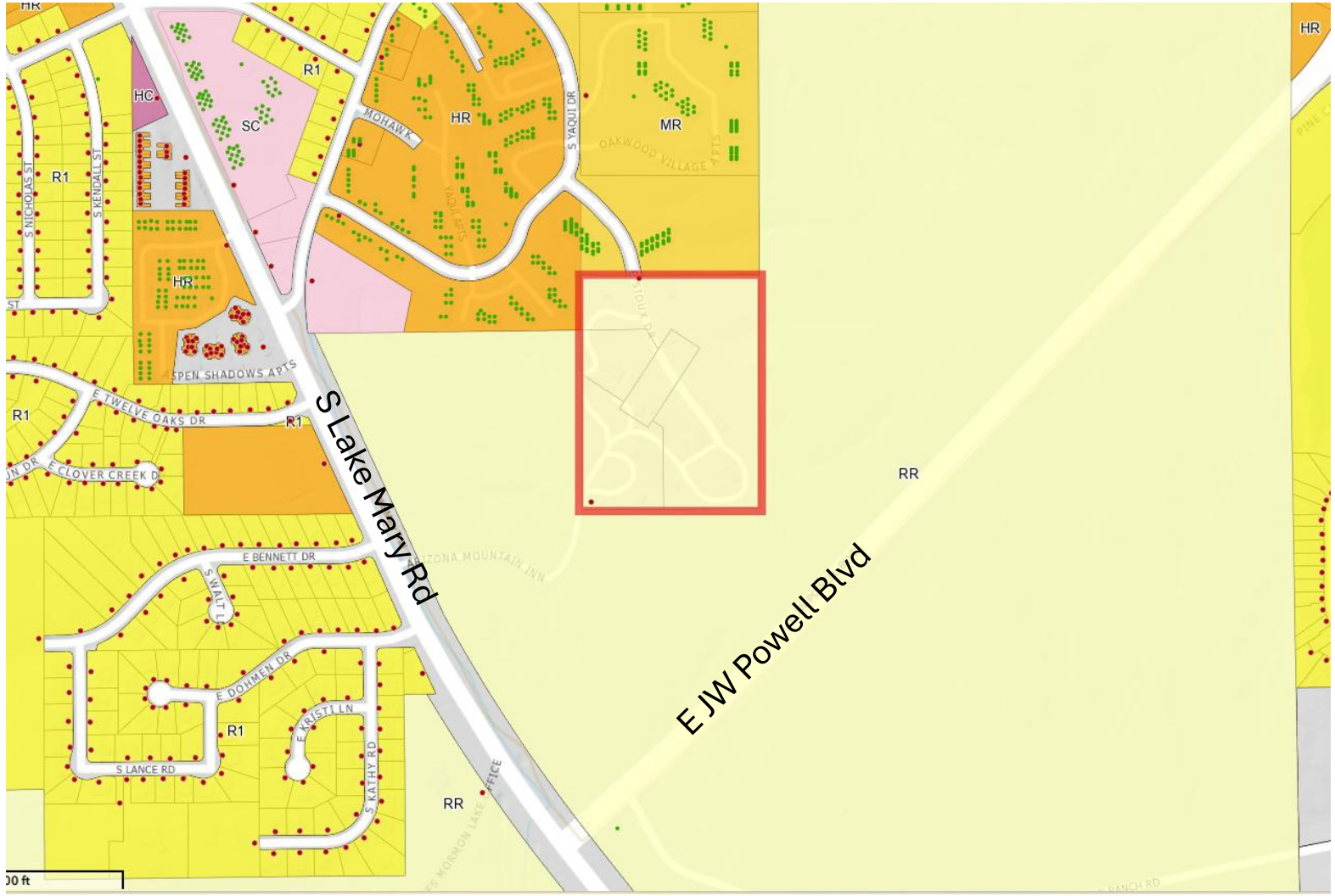
Rural residential undeveloped land owned by USFS.

South

Rural residential undeveloped land owned by USFS.

West

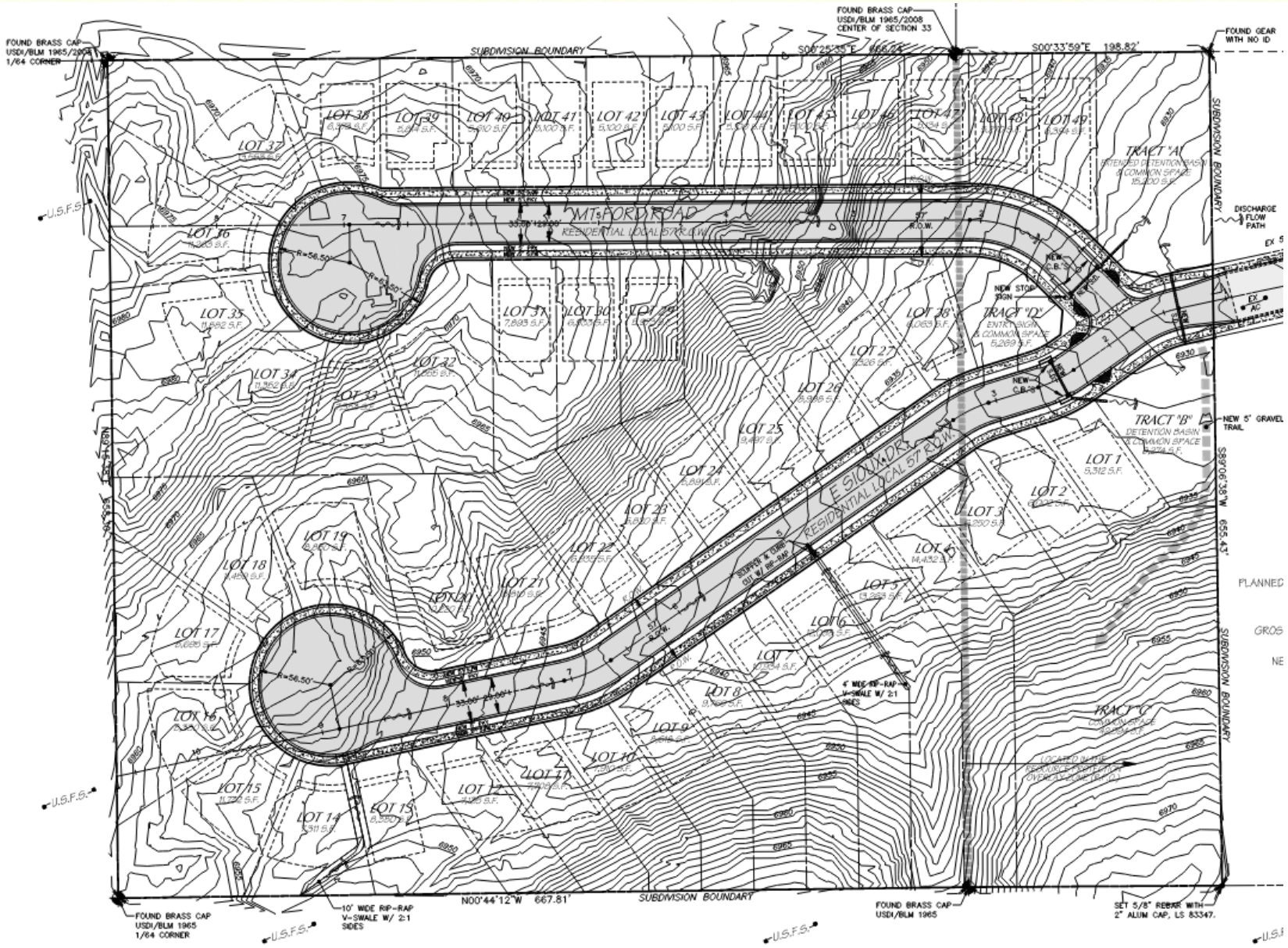
Rural residential undeveloped land owned by USFS.



Hidden Haven CZMA

Concept Exhibit

from concept zoning plan



Hidden Haven CZMA

Impact Analyses

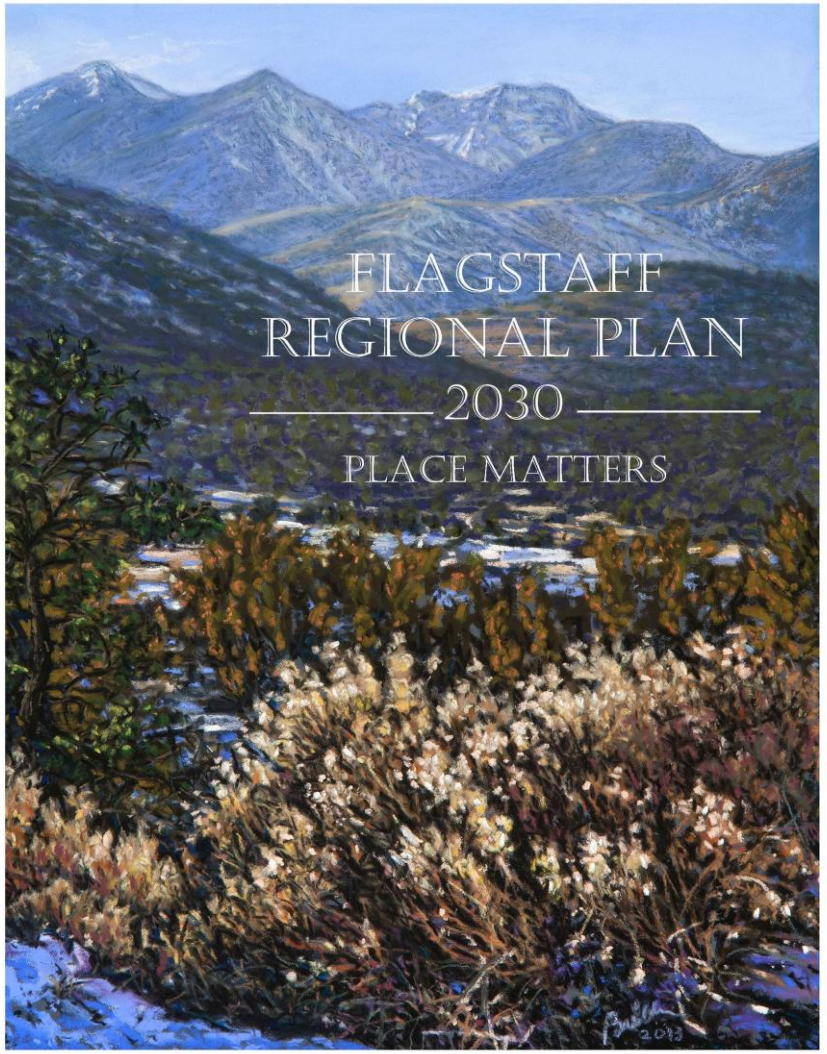
There are three impact analyses that can be triggered by Code:

- Traffic Impact Analysis (TIA)
- Water and Sewer Impact Analysis (WSIA)
- Stormwater Analysis

Hidden Haven CZMA

Finding #1

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10.20 of the City Code prior to considering the proposed amendment.



Hidden Haven CZMA

Finding #1

Support from the goals and policies of the Regional Plan 2030 can be found in:

- Environmental Planning and Conservation (E&C)
- Open Space (OS)
- Community Character (CC)
- Growth Areas and Land Uses (LU)
- Neighborhoods, Housing, & Urban Conservation (NH)
- Recreation (Rec)
- Transportation (T)
- Water Resources (WR)
- Cost of Development (CD)

Hidden Haven CZMA

Finding #2

The proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff, and will add to the public good as described in the General Plan.

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with all codes and requirements.

Hidden Haven CZMA

Finding #3

The site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Hidden Haven CZMA

Adequacy of Site

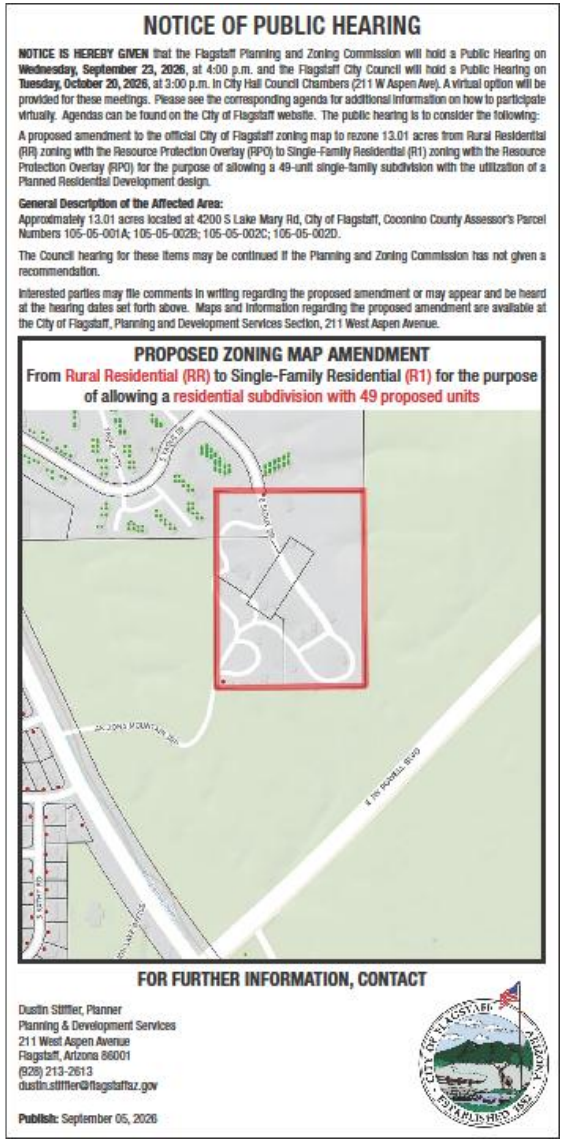
Staff believes that the proposed application meets this finding. The Inter Division Staff (IDS) reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements .

The preliminary plat for the proposed subdivision has also been approved by Inter-Division Staff.

Hidden Haven CZMA

Citizen Participation Plan

- State law requires the that all property owners and HOAs within 300 feet of the subject site, and other interested parties, to be notified of the Neighborhood Meetings and Public Hearing.
- Applicant held one virtual meeting on July 1, 2026, which one person from the public attended. The second neighborhood meeting was waived.
- Public hearing on September 23, 2026, with Planning and Zoning Commission.
- To date, staff has not received any comments on this application.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on **Wednesday, September 23, 2026**, at 4:00 p.m. and the Flagstaff City Council will hold a Public Hearing on **Tuesday, October 20, 2026**, at 3:00 p.m. in City Hall Council Chambers (211 W Aspen Ave). A virtual option will be provided for these meetings. Please see the corresponding agenda for additional information on how to participate virtually. Agendas can be found on the City of Flagstaff website. The public hearing is to consider the following:

A proposed amendment to the official City of Flagstaff zoning map to rezone 13.01 acres from Rural Residential (RR) zoning with the Resource Protection Overlay (RPO) to Single-Family Residential (R1) zoning with the Resource Protection Overlay (RPO) for the purpose of allowing a 49-unit single-family subdivision with the utilization of a Planned Residential Development design.

General Description of the Affected Area:
Approximately 13.01 acres located at 4200 S Lake Mary Rd, City of Flagstaff, Coconino County Assessor's Parcel Numbers 105-05-001A; 105-05-002B; 105-05-002C; 105-05-002D.

The Council hearing for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Interested parties may file comments in writing regarding the proposed amendment or may appear and be heard at the hearing dates set forth above. Maps and information regarding the proposed amendment are available at the City of Flagstaff, Planning and Development Services Section, 211 West Aspen Avenue.

PROPOSED ZONING MAP AMENDMENT
From Rural Residential (RR) to Single-Family Residential (R1) for the purpose of allowing a residential subdivision with 49 proposed units

FOR FURTHER INFORMATION, CONTACT

Dustin Stiffler, Planner
Planning & Development Services
211 West Aspen Avenue
Flagstaff, Arizona 86001
(928) 213-2613
dustin.stiffler@flagstaffaz.gov

Publish: September 05, 2026

Planning and Zoning Commission Recommendation of Approval

Planning & Zoning Commission forward the request to the City Council with a recommendation for approval (vote of 5-0), subject to the following conditions:

1. The water and sewer main shall be extended from their existing termination in Sioux Drive, to loop throughout the proposed subdivision.
2. C of O cannot be issued until the Wild Cat Interceptor Project is completed.



Questions or Comments?

Hidden Haven CZMA

Types of Zoning Map Amendments

Direct to Ordinance with a Site Plan

- Requires applicant to submit fully developed site plans with all supporting information required for a site plan review.
- Once a zoning map amendment is approved by Council, the project can proceed directly to construction plan review.

Concept Zoning Plan

- Process allows a concept plan and applicant to pursue site plan approval after the rezoning. This means staff has not reviewed building heights, landscape plans, outdoor lighting plans, signage or architectural design standards.

Hidden Haven CZMA

Impact Analyses

- A Traffic Impact Analysis
  - Sealed and approved with conditions on March 11, 2026.
- Water and Sewer Impact Analysis
  - Approved with Conditions on August 31, 2026, with the condition that C of O can not be issued until the Wildcat interceptor project is completed.
- Drainage Impact Analysis
  - All new runoff will be mitigated on-site.
  - Report indicates that the development of the Hidden Haven Estates subdivision is feasible.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Allison Hughes, Support Services Section Director

Co-Submitter: Casey Gonzales

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE:

Consideration and Adoption of Resolution No. 2026-50: A resolution of the Flagstaff City Council authorizing approval of Intergovernmental Agreements with Blue Ridge Fire District, Forest Lakes Fire District, Highlands Fire District, Pinewood Fire Department, and Summit Fire District, respectively, for dispatch services

STAFF RECOMMENDED ACTION:

1. Read Resolution No. 2026-50 by title only
2. City Clerk reads Resolution No. 2026-50 by title only (if approved above)
3. Adopt Resolution No. 2026-50

Executive Summary:

The City of Flagstaff, through the Flagstaff Regional 9-1-1 Communications Center, provides emergency dispatch services for multiple public safety agencies throughout northern Arizona. This Intergovernmental Agreement renews the City's partnership with Blue Ridge Fire District, Forest Lakes Fire District, Highlands Fire District, Pinewood Fire Department, and Summit Fire District for an additional five-year term, ensuring the continued delivery of emergency call taking, fire and EMS dispatching, and interoperable communications support.

The agreement maintains a long-standing regional partnership that enhances emergency response coordination, improves responder and public safety, and provides reliable, cost-effective dispatch services. Costs are recovered through a cost allocation methodology based on actual calls for service.

Financial Impact:

The agreement provides continued cost recovery for dispatch services provided by the Flagstaff Regional 9-1-1 Communications Center. Participating agencies are billed quarterly based on their proportionate share of the Communications Center's operating costs using an established cost-per-call methodology.

The renewal is expected to generate approximately $150,000.00 annually in revenue, which offsets the operational costs of providing regional emergency communications services.

Policy Impact:

None.

Previous Council Decision or Community Discussion:

The City Council has previously approved Intergovernmental Agreements for regional dispatch services with Blue Ridge Fire District, Forest Lakes Fires District, Highlands Fire District, Pinewood Fire Department, and Summit Fire District. This action renews the existing partnerships and continues the established service model.

Options and Alternatives to Recommended Action:

1. Approve the renewal of the Intergovernmental Agreements and continue providing regional emergency dispatch services.
2. Decline to renew the agreements, requiring the partner agency to secure an alternative dispatch provider.

Background and History:
The Flagstaff Regional 9-1-1 Communications Center serves as the Primary Public Safety Answering Point (PSAP) for much of Coconino County and provides emergency communications services for multiple law enforcement, fire, and emergency medical agencies throughout the region.

Through this partnership, Communications Center personnel answer emergency and non-emergency calls, dispatch fire and EMS resources, coordinate multi-agency incidents, and maintain direct interoperable radio communications with responding personnel.

The partnership has provided reliable regional dispatch services for many years and continues to support coordinated emergency response across jurisdictional boundaries while reducing duplication of services and improving operational efficiencies.

Connection to PBB Priorities and Objectives:
High Performing Governance

- Deliver exceptional internal and external customer service.
- Promote transparency, collaboration, and regional partnerships.
- Ensure the efficient and effective delivery of public safety services.

Team Flagstaff Strategic Plan

- Provide exceptional public services.
- Strengthen regional partnerships that improve service delivery and operational efficiency.

Connection to Regional Plan:
This agreement supports Council goals by:

- Providing sustainable, reliable, and efficient public safety infrastructure and services.
- Strengthening regional emergency preparedness and interagency coordination.
- Improving emergency communications and response capabilities for residents and visitors throughout the region.

Connection to Carbon Neutrality Plan:
n/a

Connection to 10-Year Housing Plan:
n/a

Attachments: Res. 2026-50
Exhibit A - Blue Ridge IGA-Draft
Exhibit B - Forest Lakes IGA-Draft
Exhibit C - Highlands IGA-Draft
Exhibit D Pinewood IGA
Exhibit E - Summit IGA-Draft

RESOLUTION NO. 2026-50

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING INTERGOVERNMENTAL AGREEMENTS BETWEEN BLUE RIDGE FIRE DISTRICT, FOREST LAKES FIRE DISTRICT, HIGHLANDS FIRE DISTRICT, PINEWOOD FIRE DEPARTMENT, AND SUMMIT FIRE DISTRICT AND THE CITY OF FLAGSTAFF FOR REGIONAL EMERGENCY DISPATCH SERVICES

RECITALS:

WHEREAS, the Blue Ridge Fire District, Forest Lakes Fire District, Highlands Fire District, Pinewood Fire Department, and Summit Fire District, and City of Flagstaff desire to enter into an intergovernmental agreement for regional dispatch services;

WHEREAS, the Blue Ridge Fire District, Forest Lakes Fire District, Highlands Fire District, Pinewood Fire Department, and Summit Fire District are empowered by Arizona Revised Statutes § 48-261 and the City is empowered by Arizona Revised Statutes §§ 11-952 to enter into the Intergovernmental Agreement for Dispatch Services;

WHEREAS, The City Council has considered the proposed Intergovernmental Agreements attached hereto and finds that it is in the best interests of the City to enter into the agreements.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

The Flagstaff City Council hereby authorizes the Mayor to execute the Intergovernmental Agreements between Blue Ridge Fire District, Forest Lakes Fire District, Highlands Fire District, Pinewood Fire Department, and Summit Fire District, and the City of Flagstaff, Arizona, attached hereto as Exhibits A, B, C, D, and E respectively.

SECTION 2. Effective Date.

This resolution shall be immediately effective upon adoption.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 6th day of October 2026.

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Exhibits:
A – Blue Ridge Fire District IGA
B – Forest Lakes Fire District IGA
C – Highlands Fire District IGA
D – Pinewood Fire Department IGA
E – Summit Fire District IGA

INTERGOVERNMENTAL AGREEMENT
FOR DISPATCH SERVICES

between

City of Flagstaff
and
Blue Ridge Fire District

This intergovernmental agreement for dispatch services ("Agreement") is made and entered into as of the date of last signature below between the City of Flagstaff ("City"), an Arizona municipal corporation, with offices at 211 W. Aspen Avenue, Flagstaff, Arizona, on behalf of the Flagstaff Police Department ("FPD") and the Blue Ridge Fire District (the "District"), a political subdivision of the State of Arizona, created pursuant to A.R.S. § 48-261, with offices at 5023 Enchanted Ln, Happy Jack, AZ 86024

RECITALS

A. The City, through the FPD, operates, manages and maintains a dispatching facility which includes an automated computer-aided dispatching system, telephones, recording equipment and dispatch personnel for the operation of a dispatch center located at the Law Enforcement Administrative Facility. The FPD is the primary Public Safety Answering Point (PSAP) for all 9-1-1 calls within its area of responsibility. The FPD provides emergency dispatching for police and fire agencies within the City of Flagstaff and contracts to provide dispatch services to other agencies and organizations.

B. The District, desires that the City, through the FPD, provide emergency dispatching for all calls for service occurring within the response area of the Blue Ridge Fire District. The City agrees to provide such services to the District, in accordance with the terms of this Agreement.

C. The City of Flagstaff receives funding from the Arizona Department of Administration ("ADOA") to support the operation and maintenance of the regional 911 emergency communications system; and ADOA has notified the City that available funding support has been reduced and will cover only sixty-five percent (65%) of eligible system costs; and the reduction in ADOA funding will result in increased financial responsibility for the City and participating dispatch partner agencies to ensure the continued operation and sustainability of the 911 system.

NOW, THEREFORE, pursuant to Arizona Revised Statutes Section 11-952, authorizing agreements for services among two or more public agencies, and in consideration of the mutual covenants contained in this Agreement, the parties agree as follows:

1. **Term**

This Agreement shall become effective on July 1, 2026, at 0001 hours, and, subject to early

termination or renewal as provided below in Section 4, shall continue until June 30, 2031, at 2359 hours. This contract may be renewed for up to two five-year terms by written mutual consent

2. Scope of City Services

The City, through the FPD, agrees to provide emergency dispatching services to the District, twenty-four (24) hours a day, seven (7) days a week as follows:

2.1 The FPD will provide automated dispatching utilizing computer-aided dispatching. The capabilities the FPD will make available to the District include: location of events utilizing cross streets, addresses and varied map coordinates as may be available, maintenance of status time, including time received, time dispatched, time first unit on scene, time last unit cleared scene, and other fire service benchmark times as available.

2.2 If requested by the District, the FPD will provide summary listings to the District of call data by month, quarter or year as generated by the CAD system. In addition, FPD will provide an incident summary to the District at the end of each call by fax or email.

2.3 The FPD will record all District radio transmissions from the primary dispatch channel as received at the dispatch center, and all telephone transmissions on emergency lines present in the FPD dispatch center. The FPD will maintain all recordings for a period not to exceed three hundred sixty-five (365) calendar days, after which such records shall be destroyed. When requested in writing, the FPD will provide recordings of incidents to the District in a timely manner on standard compact disc.

2.4 The City maintains two redundant on-line servers for the CAD operation and will regularly backup these servers. Every effort will be made to maintain a 100% up- time and will schedule required downtime maintenance with users whenever possible. The City cannot be responsible for unexpected downtime and maintains a manual backup for such eventuality.

2.5 All supervision, hiring and discipline of communications personnel will remain the sole responsibility and under the authority of the FPD.

3. Obligations

3.1 The District, agrees to supply and maintain all equipment required to provide voice radio dispatching up to a demarcation point established as the connection to the FPD dispatch center console interface patch panel. Additionally, the District, agrees to pay for the installation and cost of any radio equipment or telecommunications circuits beyond the demarcation point, which are added to the FPD dispatch console equipment in order to provide basic dispatch service. The FPD agrees to maintain all equipment beyond the demarcation point following installation and any warranty period expiration.

3.2 The District agrees to work within any existing procedures used by the FPD for dispatching. However, procedures for specific requirements of fire dispatching for the

District, if agreed upon by the Communications Users Group, shall be documented in the Flagstaff Police Department Communications Manual and thereafter shall be utilized for dispatching services for the District.

3.3

The District agrees to pay the City fees for services within thirty (30) days following invoicing, invoicing shall be conducted one year in arrears. Invoices shall be issued at the beginning of each FY and shall reflect the per call rate multiplied by the total number of calls for service attributed to the to the District during the prior fiscal year.

Total operating costs include, but are not limited to, personnel salaries and benefits, software maintenance and subscription costs, and an allocated share of administrative and operating expenses necessary to support dispatch services.

3.3.1 A call for service shall be defined as any call where a field unit marks themselves in route regardless of the outcome of the event.

4. Termination

4.1 Either party may terminate this Agreement by providing written notice to the other no less than ninety (90) days before the anniversary date of this Agreement.

4.2 In the event of termination of this Agreement by the District, or by the City under Section 4.3, the District shall be responsible for all costs associated with the disconnecting and removal of all radio and telecommunications circuits which were installed in accordance with Section 3.1, and which are exclusive to the District.

4.3 The City shall also have the right to terminate this Agreement upon written notice to the District in the event the District fails to make any payment due the City under this Agreement within thirty (30) calendar days of the due date.

5. Liability and Indemnification

5.1 The City, the FPD and their officials, employees and agents, shall not be liable for damages to the District or third parties as a result of any failure by the FPD to perform any of the FPD's obligations set forth in Section 2 of this Agreement if such failure, in whole or in part, arises out of or results from the failure of the District to submit correct and complete data to the FPD or the failure of the District to provide or maintain equipment as set forth in Section 3.1.

5.2 The City, the FPD and their agents, officials and employees, shall not be liable to the District for failure to comply with any of the terms and conditions of this Agreement where any failure to comply is caused by an act of God, court order, government regulation or requirement, other than those imposed by the City, strike or labor difficulty, fire, flood, windstorm, breakdown or other damage to equipment, power failure or any other cause beyond the reasonable control of the City.

5.3 The District agrees to indemnify, hold harmless and defend the City, the FPD and their agents, officials and employees, from and against any and all claims, demands, costs, actions, suits, liabilities, losses and expenses, of whatever kind and nature whatsoever, that may arise out of or result from any negligent act, alleged act, action or omission of the District, their employees, agents or contractors under this Agreement, including, but not limited to, the District's failure to submit correct and complete data to the FPD or the failure of the District to provide and maintain equipment as set forth in Section 3.1. The District's obligations under this indemnity provision shall survive any termination of this Agreement.

5.4 Except as otherwise provided in this Section 5, the City covenants and agrees to indemnify, hold harmless and defend the District, and their agents, officials and employees, from and against any and all claims, demands, costs, actions, suits, liabilities, losses and expenses, of whatever kind and nature whatsoever, that may arise as a result of the City's sole negligent act or omission in performance of its duties under this agreement.

6. Dispute Resolution

6.1 If a dispute arises out of or relates to this Agreement, and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to resolve the dispute by mediation before resorting to arbitration, if required under A.R.S. § 12-1518, to litigation or to some other dispute resolution procedure. Mediation will be self-administered and conducted under the Conflict Prevention and Resolution (CPR) Mediation Procedures established by the CPR Institute for Dispute Resolution, 366 Madison Avenue, New York, NY 10017, (212) 949-6490, www.cpradr.org, with the exception of the mediator selection provisions. The parties shall select one or more mediators acceptable to each party. Each party agrees to bear its own costs in mediation.

6.2 The parties will not be obligated to mediate if an indispensable party is unwilling to join the mediation. This mediation provision is not intended to constitute a waiver of a party's right to initiate legal action if a dispute is not resolved through good faith negotiation or mediation, or if a party seeks provisional relief under the Arizona Rules of Civil Procedure.

7. Notices

Unless otherwise specified in this Agreement, any notice or other communication required or permitted to be given shall be in writing and sent to the address given below for the party to be notified, or to such other address notice of which is given:

If to City: If to Blue Ridge Fire District

Deputy City Manager
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

Contact Name
Blue Ridge Fire District
5023 Enchanted Ln
Happy Jack, AZ 86024

Copy to:

Chief of Police
Flagstaff Police Department
911 E. Sawmill Road
Flagstaff, Arizona 86001

8. General Provisions

8.1 Maintenance. Maintenance of the FPD dispatch center and all on-premise Public Safety Answering Point (PSAP) and radio equipment shall be the sole responsibility of the FPD.

8.2 Status of Employees. Employees of the respective parties shall not be considered employees or agents of the other, and the City and the District agree that they shall retain sole responsibility and authority over their respective employees.

8.3 Authorization to Contract. Each party represents and warrants that it has full power and authority to enter into this Agreement and perform its obligations under this Agreement and has taken all required acts or actions necessary to authorize the same.

8.4 Integration; Modification. Each party acknowledges and agrees that it has not relied upon any statements, representations, agreements or warranties, except as expressed in this Agreement, and that this Agreement constitutes the parties' entire agreement with respect to the matters addressed in this document. All prior or contemporaneous agreements and understandings, oral or written, with respect to such matters are superseded and merged in this Agreement. Except as to modifications to Attachment A to this Agreement as set forth in Section 3.3, this Agreement may be modified or amended only by written agreement signed by both parties and recorded by the County Recorder, and any modification or amendment will become effective on the date so specified.

8.5 Cancellation for Conflict of Interest. Pursuant to Arizona Revised Statutes Section 38-511, either the City or the District may cancel this Agreement without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of a party is, at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of the other party of the Agreement in any capacity or as a consultant to the other party of the Agreement with respect to the subject matter of this Agreement.

8.6 Waiver. No failure to enforce any condition or covenant of this Agreement will imply or constitute a waiver of the right of a party to insist upon performance of the condition or covenant, or of any other provision of this Agreement, nor will any waiver by either party

of any breach of any one or more conditions or covenants of this Agreement constitute a waiver of any succeeding or other breach under this Agreement.

8.7 Non-Discrimination. FPD warrants that it complies with any state and federal laws, rules and regulations which mandate that all persons, regardless of race, color, creed, religion, sex, genetic information, age, national origin, disability, familial status or political affiliation, shall have equal access to employment opportunities, including but not limited to the Americans with Disabilities Act. FPD shall take affirmative action to ensure that it will not participate either directly or indirectly in the discrimination prohibited by or pursuant to Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Age Discrimination Act of 1975, and the Genetic Information Nondiscrimination Act of 2008.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year written above.

City of Flagstaff

Becky Daggett, Mayor

Attest:

City Clerk

Name_____

Contact Name

Attest:

Fire Board Clerk

Attorney Approval:

This Agreement has been reviewed pursuant to A.R.S. § 11-952 by the undersigned attorneys who have determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to those parties of the Agreement represented by the undersigned attorneys.

City Attorney
Counsel for the City of Flagstaff

Legal Counsel

INTERGOVERNMENTAL AGREEMENT
FOR DISPATCH SERVICES

between

City of Flagstaff
and
Forest Lakes Fire District

This intergovernmental agreement for dispatch services ("Agreement") is made and entered into as of the date of last signature below between the City of Flagstaff ("City"), an Arizona municipal corporation, with offices at 211 W. Aspen Avenue, Flagstaff, Arizona, on behalf of the Flagstaff Police Department ("FPD") and the Forest Lakes Fire District (the "District"), a political subdivision of the State of Arizona, created pursuant to A.R.S. § 48-261, with offices at 1508 Merzville Road, Forest Lakes, AZ 85931

RECITALS

A. The City, through the FPD, operates, manages and maintains a dispatching facility which includes an automated computer-aided dispatching system, telephones, recording equipment and dispatch personnel for the operation of a dispatch center located at the Law Enforcement Administrative Facility. The FPD is the primary Public Safety Answering Point (PSAP) for all 9-1-1 calls within its area of responsibility. The FPD provides emergency dispatching for police and fire agencies within the City of Flagstaff and contracts to provide dispatch services to other agencies and organizations.

B. The District, desires that the City, through the FPD, provide emergency dispatching for all calls for service occurring within the response area of the District. The City agrees to provide such services to the District, in accordance with the terms of this Agreement.

C. The City of Flagstaff receives funding from the Arizona Department of Administration ("ADOA") to support the operation and maintenance of the regional 911 emergency communications system; and ADOA has notified the City that available funding support has been reduced and will cover only sixty-five percent (65%) of eligible system costs; and the reduction in ADOA funding will result in increased financial responsibility for the City and participating dispatch partner agencies to ensure the continued operation and sustainability of the 911 system.

NOW, THEREFORE, pursuant to Arizona Revised Statutes Section 11-952, authorizing agreements for services among two or more public agencies, and in consideration of the mutual covenants contained in this Agreement, the parties agree as follows:

1. **Term**

This Agreement shall become effective on July 1, 2026, at 0001 hours, and, subject to early termination or renewal as provided below in Section 4, shall continue until June 30, 2031, at

2359 hours. This contract may be renewed for up to two five-year terms by written mutual consent

2. Scope of City Services

The City, through the FPD, agrees to provide emergency dispatching services to the District, twenty-four (24) hours a day, seven (7) days a week as follows:

2.1 The FPD will provide automated dispatching utilizing computer-aided dispatching. The capabilities the FPD will make available to the District include: location of events utilizing cross streets, addresses and varied map coordinates as may be available, maintenance of status time, including time received, time dispatched, time first unit on scene, time last unit cleared scene, and other fire service benchmark times as available.

2.2 If requested by the District, the FPD will provide summary listings to the District of call data by month, quarter or year as generated by the CAD system. In addition, FPD will provide an incident summary to the District at the end of each call by fax or email.

2.3 The FPD will record all District radio transmissions from the primary dispatch channel as received at the dispatch center, and all telephone transmissions on emergency lines present in the FPD dispatch center. The FPD will maintain all recordings for a period not to exceed three hundred sixty-five (365) calendar days, after which such records shall be destroyed. When requested in writing, the FPD will provide recordings of incidents to the District in a timely manner on standard compact disc.

2.4 The City maintains two redundant on-line servers for the CAD operation and will regularly backup these servers. Every effort will be made to maintain a 100% up- time and will schedule required downtime maintenance with users whenever possible. The City cannot be responsible for unexpected downtime and maintains a manual backup for such eventuality.

2.5 All supervision, hiring and discipline of communications personnel will remain the sole responsibility and under the authority of the FPD.

3. Obligations

3.1 The District, agrees to supply and maintain all equipment required to provide voice radio dispatching up to a demarcation point established as the connection to the FPD dispatch center console interface patch panel. Additionally, the District, agrees to pay for the installation and cost of any radio equipment or telecommunications circuits beyond the demarcation point, which are added to the FPD dispatch console equipment in order to provide basic dispatch service. The FPD agrees to maintain all equipment beyond the demarcation point following installation and any warranty period expiration.

3.2 The District agrees to work within any existing procedures used by the FPD for dispatching. However, procedures for specific requirements of fire dispatching for the District, if agreed upon by the Communications Users Group, shall be documented in the Flagstaff Police Department Communications Manual and thereafter shall be utilized for dispatching services for the District.

3.3 The District agrees to pay the City fees for services within thirty (30) days following invoicing, invoicing shall be conducted one year in arrears. Invoices shall be issued at the beginning of each FY and shall reflect the per call rate multiplied by the total number of calls for service attributed to the to the District during the prior fiscal year.

The dispatch per-call rate shall be calculated by dividing the total annual cost to operate the communications center by the total number of calls for service handled during the applicable fiscal year.

Total operating costs include, but are not limited to, personnel salaries and benefits, software maintenance and subscription costs, and an allocated share of administrative and operating expenses necessary to support dispatch services.

3.3.1 A call for service shall be defined as any call where a field unit marks themselves in route regardless of the outcome of the event.

4. Termination

4.1 Either party may terminate this Agreement by providing written notice to the other no less than ninety (90) days before the anniversary date of this Agreement.

4.2 In the event of termination of this Agreement by the District, or by the City under Section 4.3, the District shall be responsible for all costs associated with the disconnecting and removal of all radio and telecommunications circuits which were installed in accordance with Section 3.1, and which are exclusive to the District.

4.3 The City shall also have the right to terminate this Agreement upon written notice to the District in the event the District fails to make any payment due the City under this Agreement within thirty (30) calendar days of the due date.

5. Liability and Indemnification

5.1 The City, the FPD and their officials, employees and agents, shall not be liable for damages to the District or third parties as a result of any failure by the FPD to perform any of the FPD's obligations set forth in Section 2 of this Agreement if such failure, in whole or in part, arises out of or results from the failure of the District to submit correct and complete data to the FPD or the failure of the District to provide or maintain equipment as set forth in Section 3.1.

5.2 The City, the FPD and their agents, officials and employees, shall not be liable to the District for failure to comply with any of the terms and conditions of this Agreement where any failure to comply is caused by an act of God, court order, government regulation or requirement, other than those imposed by the City, strike or labor difficulty, fire, flood, windstorm, breakdown or other damage to equipment, power failure or any other cause beyond the reasonable control of the City.

5.3 The District agrees to indemnify, hold harmless and defend the City, the FPD and their agents, officials and employees, from and against any and all claims, demands, costs, actions, suits, liabilities, losses and expenses, of whatever kind and nature whatsoever, that may arise out of or result from any negligent act, alleged act, action or omission of the District, their employees, agents or contractors under this Agreement, including, but not limited to, the District's failure to submit correct and complete data to the FPD or the failure of the District to provide and maintain equipment as set forth in Section 3.1. The District's obligations under this indemnity provision shall survive any termination of this Agreement.

5.4 Except as otherwise provided in this Section 5, the City covenants and agrees to indemnify, hold harmless and defend the District, and their agents, officials and employees, from and against any and all claims, demands, costs, actions, suits, liabilities, losses and expenses, of whatever kind and nature whatsoever, that may arise as a result of the City's sole negligent act or omission in performance of its duties under this agreement.

6. Dispute Resolution

6.1 If a dispute arises out of or relates to this Agreement, and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to resolve the dispute by mediation before resorting to arbitration, if required under A.R.S. § 12-1518, to litigation or to some other dispute resolution procedure. Mediation will be self-administered and conducted under the Conflict Prevention and Resolution (CPR) Mediation Procedures established by the CPR Institute for Dispute Resolution, 366 Madison Avenue, New York, NY 10017, (212) 949-6490, www.cpradr.org, with the exception of the mediator selection provisions. The parties shall select one or more mediators acceptable to each party. Each party agrees to bear its own costs in mediation.

6.2 The parties will not be obligated to mediate if an indispensable party is unwilling to join the mediation. This mediation provision is not intended to constitute a waiver of a party's right to initiate legal action if a dispute is not resolved through good faith negotiation or mediation, or if a party seeks provisional relief under the Arizona Rules of Civil Procedure.

7. Notices

Unless otherwise specified in this Agreement, any notice or other communication required or permitted to be given shall be in writing and sent to the address given below for the party to be notified, or to such other address notice of which is given:

If to City: If to Forest Lakes Fire District

Deputy City Manager
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

Contact Name
Forest Lakes Fire District
1508 Merzville Road

Copy to:

Chief of Police
Flagstaff Police Department
911 E. Sawmill Road
Flagstaff, Arizona 86001

8. General Provisions

8.1 Maintenance. Maintenance of the FPD dispatch center and all on-premise Public Safety Answering Point (PSAP) and radio equipment shall be the sole responsibility of the FPD.

8.2 Status of Employees. Employees of the respective parties shall not be considered employees or agents of the other, and the City and the District agree that they shall retain sole responsibility and authority over their respective employees.

8.3 Authorization to Contract. Each party represents and warrants that it has full power and authority to enter into this Agreement and perform its obligations under this Agreement and has taken all required acts or actions necessary to authorize the same.

8.4 Integration; Modification. Each party acknowledges and agrees that it has not relied upon any statements, representations, agreements or warranties, except as expressed in this Agreement, and that this Agreement constitutes the parties' entire agreement with respect to the matters addressed in this document. All prior or contemporaneous agreements and understandings, oral or written, with respect to such matters are superseded and merged in this Agreement. Except as to modifications to Attachment A to this Agreement as set forth in Section 3.3, this Agreement may be modified or amended only by written agreement signed by both parties and recorded by the County Recorder, and any modification or amendment will become effective on the date so specified.

8.5 Cancellation for Conflict of Interest. Pursuant to Arizona Revised Statutes Section 38-511, either the City or the District may cancel this Agreement without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of a party is, at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of the other party of the Agreement in any capacity or as a consultant to the other party of the Agreement with respect to the subject matter of this Agreement.

8.6 Waiver. No failure to enforce any condition or covenant of this Agreement will imply or constitute a waiver of the right of a party to insist upon performance of the condition or covenant, or of any other provision of this Agreement, nor will any waiver by either party

of any breach of any one or more conditions or covenants of this Agreement constitute a waiver of any succeeding or other breach under this Agreement.

8.7 Non-Discrimination. FPD warrants that it complies with any state and federal laws, rules and regulations which mandate that all persons, regardless of race, color, creed, religion, sex, genetic information, age, national origin, disability, familial status or political affiliation, shall have equal access to employment opportunities, including but not limited to the Americans with Disabilities Act. FPD shall take affirmative action to ensure that it will not participate either directly or indirectly in the discrimination prohibited by or pursuant to Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Age Discrimination Act of 1975, and the Genetic Information Nondiscrimination Act of 2008.

8.8 Non-appropriation. Any monetary obligation of the District under this Agreement is subject to and contingent upon the appropriation of funds by the District's governing board for the fiscal year in which payment becomes due, and nothing in this Agreement shall bind the District to expenditures in excess of funds appropriated and allotted for the purposes outlined in this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year written above.

City of Flagstaff	**Forest Lakes Fire District**
Becky Daggett, Mayor	Contact Name
Attest:	Attest:
City Clerk	Fire Board Clerk

Attorney Approval:

This Agreement has been reviewed pursuant to A.R.S. § 11-952 by the undersigned attorneys who have determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to those parties of the Agreement represented by the undersigned attorneys.

City Attorney	Legal Counsel

Counsel for the City of Flagstaff

INTERGOVERNMENTAL AGREEMENT
FOR DISPATCH SERVICES

between

City of Flagstaff
and
Highlands Fire District

This intergovernmental agreement for dispatch services ("Agreement") is made and entered into as of the date of last signature below between the City of Flagstaff ("City"), an Arizona municipal corporation, with offices at 211 W. Aspen Avenue, Flagstaff, Arizona, on behalf of the Flagstaff Police Department ("FPD") and the Highlands Fire District (the "District"), a political subdivision of the State of Arizona, created pursuant to A.R.S. § 48-261, with offices at 3350 Old Munds Highway, Flagstaff AZ 86005.

RECITALS

A. The City, through the FPD, operates, manages and maintains a dispatching facility which includes an automated computer-aided dispatching system, telephones, recording equipment and dispatch personnel for the operation of a dispatch center located at the Law Enforcement Administrative Facility. The FPD is the primary Public Safety Answering Point (PSAP) for all 9-1-1 calls within its area of responsibility. The FPD provides emergency dispatching for police and fire agencies within the City of Flagstaff and contracts to provide dispatch services to other agencies and organizations.

B. The District, desires that the City, through the FPD, provide emergency dispatching for all calls for service occurring within the response area of the District. The City agrees to provide such services to the District, in accordance with the terms of this Agreement.

C. The City of Flagstaff receives funding from the Arizona Department of Administration ("ADOA") to support the operation and maintenance of the regional 911 emergency communications system; and ADOA has notified the City that available funding support has been reduced and will cover only sixty-five percent (65%) of eligible system costs; and the reduction in ADOA funding will result in increased financial responsibility for the City and participating dispatch partner agencies to ensure the continued operation and sustainability of the 911 system.

NOW, THEREFORE, pursuant to Arizona Revised Statutes Section 11-952, authorizing agreements for services among two or more public agencies, and in consideration of the mutual covenants contained in this Agreement, the parties agree as follows:

1. **Term**

This Agreement shall become effective on July 1, 2026, at 0001 hours, and, subject to early termination or renewal as provided below in Section 4, shall continue until June 30, 2031, at

2359 hours. This contract may be renewed for up to two five-year terms by written mutual consent

2. Scope of City Services

The City, through the FPD, agrees to provide emergency dispatching services to the District, twenty-four (24) hours a day, seven (7) days a week as follows:

2.1 The FPD will provide automated dispatching utilizing computer-aided dispatching. The capabilities the FPD will make available to the District include: location of events utilizing cross streets, addresses and varied map coordinates as may be available, maintenance of status time, including time received, time dispatched, time first unit on scene, time last unit cleared scene, and other fire service benchmark times as available.

2.2 If requested by the District, the FPD will provide summary listings to the District of call data by month, quarter or year as generated by the CAD system. In addition, FPD will provide an incident summary to the District at the end of each call by fax or email.

2.3 The FPD will record all District radio transmissions from the primary dispatch channel as received at the dispatch center, and all telephone transmissions on emergency lines present in the FPD dispatch center. The FPD will maintain all recordings for a period not to exceed three hundred sixty-five (365) calendar days, after which such records shall be destroyed. When requested in writing, the FPD will provide recordings of incidents to the District in a timely manner on standard compact disc.

2.4 The City maintains two redundant on-line servers for the CAD operation and will regularly backup these servers. Every effort will be made to maintain a 100% up- time and will schedule required downtime maintenance with users whenever possible. The City cannot be responsible for unexpected downtime and maintains a manual backup for such eventuality.

2.5 All supervision, hiring and discipline of communications personnel will remain the sole responsibility and under the authority of the FPD.

3. Obligations

3.1 The District, agrees to supply and maintain all equipment required to provide voice radio dispatching up to a demarcation point established as the connection to the FPD dispatch center console interface patch panel. Additionally, the District, agrees to pay for the installation and cost of any radio equipment or telecommunications circuits beyond the demarcation point, which are added to the FPD dispatch console equipment in order to provide basic dispatch service. The FPD agrees to maintain all equipment beyond the demarcation point following installation and any warranty period expiration.

3.2 The District agrees to work within any existing procedures used by the FPD for dispatching. However, procedures for specific requirements of fire dispatching for the District, if agreed upon by the Communications Users Group, shall be documented in the Flagstaff Police Department Communications Manual and thereafter shall be utilized for dispatching services for the District.

3.3 The District agrees to pay the City fees for services within thirty (30) days following invoicing, invoicing shall be conducted one year in arrears. Invoices shall be issued at the beginning of each FY and shall reflect the per call rate multiplied by the total number of calls for service attributed to the to the District during the prior fiscal year.

Total operating costs include, but are not limited to, personnel salaries and benefits, software maintenance and subscription costs, and an allocated share of administrative and operating expenses necessary to support dispatch services.

3.3.1 A call for service shall be defined as any call where a field unit marks themselves in route regardless of the outcome of the event.

4. Termination

4.1 Either party may terminate this Agreement by providing written notice to the other no less than ninety (90) days before the anniversary date of this Agreement.

4.2 In the event of termination of this Agreement by the District, or by the City under Section 4.3, the District shall be responsible for all costs associated with the disconnecting and removal of all radio and telecommunications circuits which were installed in accordance with Section 3.1, and which are exclusive to the District.

4.3 The City shall also have the right to terminate this Agreement upon written notice to the District in the event the District fails to make any payment due the City under this Agreement within thirty (30) calendar days of the due date.

5. Liability and Indemnification

5.1 The City, the FPD and their officials, employees and agents, shall not be liable for damages to the District or third parties as a result of any failure by the FPD to perform any of the FPD's obligations set forth in Section 2 of this Agreement if such failure, in whole or in part, arises out of or results from the failure of the District to submit correct and complete data to the FPD or the failure of the District to provide or maintain equipment as set forth in Section 3.1.

5.2 The City, the FPD and their agents, officials and employees, shall not be liable to the District for failure to comply with any of the terms and conditions of this Agreement where any failure to comply is caused by an act of God, court order, government regulation or requirement, other than those imposed by the City, strike or labor difficulty, fire, flood, windstorm, breakdown or other damage to equipment, power failure or any other cause beyond the reasonable control of the City.

5.3 The District agrees to indemnify, hold harmless and defend the City, the FPD and their agents, officials and employees, from and against any and all claims, demands, costs, actions, suits, liabilities, losses and expenses, of whatever kind and nature whatsoever,

that may arise out of or result from any negligent act, alleged act, action or omission of the District, their employees, agents or contractors under this Agreement, including, but not limited to, the District's failure to submit correct and complete data to the FPD or the failure of the District to provide and maintain equipment as set forth in Section 3.1. The District's obligations under this indemnity provision shall survive any termination of this Agreement.

5.4 Except as otherwise provided in this Section 5, the City covenants and agrees to indemnify, hold harmless and defend the District, and their agents, officials and employees, from and against any and all claims, demands, costs, actions, suits, liabilities, losses and expenses, of whatever kind and nature whatsoever, that may arise as a result of the City's sole negligent act or omission in performance of its duties under this agreement.

6. Dispute Resolution

6.1 If a dispute arises out of or relates to this Agreement, and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to resolve the dispute by mediation before resorting to arbitration, if required under A.R.S. § 12-1518, to litigation or to some other dispute resolution procedure. Mediation will be self-administered and conducted under the Conflict Prevention and Resolution (CPR) Mediation Procedures established by the CPR Institute for Dispute Resolution, 366 Madison Avenue, New York, NY 10017, (212) 949-6490, www.cpradr.org, with the exception of the mediator selection provisions. The parties shall select one or more mediators acceptable to each party. Each party agrees to bear its own costs in mediation.

6.2 The parties will not be obligated to mediate if an indispensable party is unwilling to join the mediation. This mediation provision is not intended to constitute a waiver of a party's right to initiate legal action if a dispute is not resolved through good faith negotiation or mediation, or if a party seeks provisional relief under the Arizona Rules of Civil Procedure.

7. Notices

Unless otherwise specified in this Agreement, any notice or other communication required or permitted to be given shall be in writing and sent to the address given below for the party to be notified, or to such other address notice of which is given:

If to City:

Deputy City Manager
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

If to Highlands Fire District

Contact Name
Highlands Fire District
3350 Old Munds Highway
Flagstaff AZ 86005

Copy to:

Chief of Police
Flagstaff Police Department
911 E. Sawmill Road
Flagstaff, Arizona 86001

8. General Provisions

8.1 Maintenance. Maintenance of the FPD dispatch center and all on-premise Public Safety Answering Point (PSAP) and radio equipment shall be the sole responsibility of the FPD.

8.2 Status of Employees. Employees of the respective parties shall not be considered employees or agents of the other, and the City and the District agree that they shall retain sole responsibility and authority over their respective employees.

8.3 Authorization to Contract. Each party represents and warrants that it has full power and authority to enter into this Agreement and perform its obligations under this Agreement and has taken all required acts or actions necessary to authorize the same.

8.4 Integration; Modification. Each party acknowledges and agrees that it has not relied upon any statements, representations, agreements or warranties, except as expressed in this Agreement, and that this Agreement constitutes the parties' entire agreement with respect to the matters addressed in this document. All prior or contemporaneous agreements and understandings, oral or written, with respect to such matters are superseded and merged in this Agreement. Except as to modifications to Attachment A to this Agreement as set forth in Section 3.3, this Agreement may be modified or amended only by written agreement signed by both parties and recorded by the County Recorder, and any modification or amendment will become effective on the date so specified.

8.5 Cancellation for Conflict of Interest. Pursuant to Arizona Revised Statutes Section 38-511, either the City or the District may cancel this Agreement without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of a party is, at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of the other party of the Agreement in any capacity or as a consultant to the other party of the Agreement with respect to the subject matter of this Agreement.

8.6 Waiver. No failure to enforce any condition or covenant of this Agreement will imply or constitute a waiver of the right of a party to insist upon performance of the condition or covenant, or of any other provision of this Agreement, nor will any waiver by either party of any breach of any one or more conditions or covenants of this Agreement constitute a waiver of any succeeding or other breach under this Agreement.

8.7 Non-Discrimination. FPD warrants that it complies with any state and federal laws, rules and regulations which mandate that all persons, regardless of race, color, creed, religion,

sex, genetic information, age, national origin, disability, familial status or political affiliation, shall have equal access to employment opportunities, including but not limited to the Americans with Disabilities Act. FPD shall take affirmative action to ensure that it will not participate either directly or indirectly in the discrimination prohibited by or pursuant to Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Age Discrimination Act of 1975, and the Genetic Information Nondiscrimination Act of 2008.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year written above.

City of Flagstaff	**Highlands Fire District**
Becky Daggett, Mayor	Contact Name
Attest:	Attest:
City Clerk	Fire Board Clerk

Attorney Approval:

This Agreement has been reviewed pursuant to A.R.S. § 11-952 by the undersigned attorneys who have determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to those parties of the Agreement represented by the undersigned attorneys.

City Attorney Counsel for the City of Flagstaff	Legal Counsel

INTERGOVERNMENTAL AGREEMENT
FOR DISPATCH SERVICES

between

City of Flagstaff
and
Pinewood Fire Department

This intergovernmental agreement for dispatch services ("Agreement") is made and entered into as of the date of last signature below between the City of Flagstaff ("City"), an Arizona municipal corporation, with offices at 211 W. Aspen Avenue, Flagstaff, Arizona, on behalf of the Flagstaff Police Department ("FPD") and the Pinewood Fire Department (the "District"), a political subdivision of the State of Arizona, created pursuant to A.R.S. § 48-261, with offices at 475 E Pinewood Blvd, Munds Park, AZ 86017.

RECITALS

A. The City, through the FPD, operates, manages and maintains a dispatching facility which includes an automated computer-aided dispatching system, telephones, recording equipment and dispatch personnel for the operation of a dispatch center located at the Law Enforcement Administrative Facility. The FPD is the primary Public Safety Answering Point (PSAP) for all 9-1-1 calls within its area of responsibility. The FPD provides emergency dispatching for police and fire agencies within the City of Flagstaff and contracts to provide dispatch services to other agencies and organizations.

B. The District, desires that the City, through the FPD, provide emergency dispatching for all calls for service occurring within the response area of the District. The City agrees to provide such services to the District, in accordance with the terms of this Agreement.

C. The City of Flagstaff receives funding from the Arizona Department of Administration ("ADOA") to support the operation and maintenance of the regional 911 emergency communications system; and ADOA has notified the City that available funding support has been reduced and will cover only sixty-five percent (65%) of eligible system costs; and the reduction in ADOA funding will result in increased financial responsibility for the City and participating dispatch partner agencies to ensure the continued operation and sustainability of the 911 system.

NOW, THEREFORE, pursuant to Arizona Revised Statutes Section 11-952, authorizing agreements for services among two or more public agencies, and in consideration of the mutual covenants contained in this Agreement, the parties agree as follows:

1. Term

This Agreement shall become effective on July 1, 2026, at 0001 hours, and, subject to early termination or renewal as provided below in Section 4, shall continue until June 30, 2031, at

2359 hours. This contract may be renewed for up to two five-year terms by written mutual consent

2. Scope of City Services

The City, through the FPD, agrees to provide emergency dispatching services to the District, twenty-four (24) hours a day, seven (7) days a week as follows:

2.1 The FPD will provide automated dispatching utilizing computer-aided dispatching. The capabilities the FPD will make available to the District include: location of events utilizing cross streets, addresses and varied map coordinates as may be available, maintenance of status time, including time received, time dispatched, time first unit on scene, time last unit cleared scene, and other fire service benchmark times as available.

2.2 If requested by the District, the FPD will provide summary listings to the District of call data by month, quarter or year as generated by the CAD system. In addition, FPD will provide an incident summary to the District at the end of each call by fax or email.

2.3 The FPD will record all District radio transmissions from the primary dispatch channel as received at the dispatch center, and all telephone transmissions on emergency lines present in the FPD dispatch center. The FPD will maintain all recordings for a period not to exceed three hundred sixty-five (365) calendar days, after which such records shall be destroyed. When requested in writing, the FPD will provide recordings of incidents to the District in a timely manner on standard compact disc.

2.4 The City maintains two redundant on-line servers for the CAD operation and will regularly backup these servers. Every effort will be made to maintain a 100% up- time and will schedule required downtime maintenance with users whenever possible. The City cannot be responsible for unexpected downtime and maintains a manual backup for such eventuality.

2.5 All supervision, hiring and discipline of communications personnel will remain the sole responsibility and under the authority of the FPD.

3. Obligations

3.1 The District, agrees to supply and maintain all equipment required to provide voice radio dispatching up to a demarcation point established as the connection to the FPD dispatch center console interface patch panel. Additionally, the District, agrees to pay for the installation and cost of any radio equipment or telecommunications circuits beyond the demarcation point, which are added to the FPD dispatch console equipment in order to provide basic dispatch service. The FPD agrees to maintain all equipment beyond the demarcation point following installation and any warranty period expiration.

3.2 The District agrees to work within any existing procedures used by the FPD for dispatching. However, procedures for specific requirements of fire dispatching for the District, if agreed upon by the Communications Users Group, shall be documented in the Flagstaff Police Department Communications Manual and thereafter shall be utilized for

dispatching services for the District.

3.3

The District agrees to pay the City fees for services within thirty (30) days following invoicing, invoicing shall be conducted one year in arrears. Invoices shall be issued at the beginning of each FY and shall reflect the per call rate multiplied by the total number of calls for service attributed to the to the District during the prior fiscal year.

Total operating costs include, but are not limited to, personnel salaries and benefits, software maintenance and subscription costs, and an allocated share of administrative and operating expenses necessary to support dispatch services.

3.3.1 A call for service shall be defined as any call where a field unit marks themselves in route regardless of the outcome of the event.

4. Termination

4.1 Either party may terminate this Agreement by providing written notice to the other no less than ninety (90) days before the anniversary date of this Agreement. Termination shall become effective thirty (30) days after notice is received.

4.2 In the event of termination of this Agreement by the District, or by the City under Section 4.3, the District shall be responsible for all costs associated with the disconnecting and removal of all radio and telecommunications circuits which were installed in accordance with Section 3.1, and which are exclusive to the District.

4.3 The City shall also have the right to terminate this Agreement upon written notice to the District in the event the District fails to make any payment due the City under this Agreement within thirty (30) calendar days of the due date. The city must provide written notice to the District of the failure to pay ten (10) calendar days before termination pursuant to this subsection.

5. Liability and Indemnification

5.1 The City, the FPD and their officials, employees and agents, shall not be liable for damages to the District or third parties as a result of any failure by the FPD to perform any of the FPD's obligations set forth in Section 2 of this Agreement if such failure, in whole or in part, arises out of or results from the failure of the District to submit correct and complete data to the FPD or the failure of the District to provide or maintain equipment as set forth in Section 3.1.

5.2 The City, the FPD and their agents, officials and employees, shall not be liable to the District for failure to comply with any of the terms and conditions of this Agreement where any failure to comply is caused by an act of God, court order, government regulation or requirement, other than those imposed by the City, strike or labor difficulty, fire, flood, windstorm, breakdown or other damage to equipment, power failure or any other cause beyond the reasonable control of the City.

5.3 The District agrees to indemnify, hold harmless and defend the City, the FPD and their agents, officials and employees, from and against any and all claims, demands, costs, actions, suits, liabilities, losses and expenses, of whatever kind and nature whatsoever, that may arise out of or result from any negligent act, alleged act, action or omission of the District, their employees, agents or contractors under this Agreement, including, but not limited to, the District's failure to submit correct and complete data to the FPD or the failure of the District to provide and maintain equipment as set forth in Section 3.1. The District's obligations under this indemnity provision shall survive any termination of this Agreement.

5.4 Except as otherwise provided in this Section 5, the City covenants and agrees to indemnify, hold harmless and defend the District, and their agents, officials and employees, from and against any and all claims, demands, costs, actions, suits, liabilities, losses and expenses, of whatever kind and nature whatsoever, that may arise as a result of the City's sole negligent act or omission in performance of its duties under this agreement. The City's obligations under this indemnity provision shall survive any termination of this Agreement.

6. Dispute Resolution

6.1 If a dispute arises out of or relates to this Agreement, and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to resolve the dispute by mediation before resorting to arbitration, if required under A.R.S. § 12-1518, to litigation or to some other dispute resolution procedure. Mediation will be self-administered and conducted under the Conflict Prevention and Resolution (CPR) Mediation Procedures established by the CPR Institute for Dispute Resolution, 366 Madison Avenue, New York, NY 10017, (212) 949-6490, www.cpradr.org, with the exception of the mediator selection provisions. The parties shall select one or more mediators acceptable to each party. Each party agrees to bear its own costs in mediation.

6.2 The parties will not be obligated to mediate if an indispensable party is unwilling to join the mediation. This mediation provision is not intended to constitute a waiver of a party's right to initiate legal action if a dispute is not resolved through good faith negotiation or mediation, or if a party seeks provisional relief under the Arizona Rules of Civil Procedure.

7. Notices

Unless otherwise specified in this Agreement, any notice or other communication required or permitted to be given shall be in writing and sent to the address given below for the party to be notified, or to such other address notice of which is given:

If to City:

Deputy City Manager
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

If to Pinewood Fire Department

Contact Name
Pinewood Fire Department
475 E Pinewood Blvd
Munds Park, AZ 86017

Copy to:

Chief of Police
Flagstaff Police Department
911 E. Sawmill Road
Flagstaff, Arizona 86001

8. General Provisions

8.1 Maintenance. Maintenance of the FPD dispatch center and all on-premise Public Safety Answering Point (PSAP) and radio equipment shall be the sole responsibility of the FPD.

8.2 Status of Employees. Employees of the respective parties shall not be considered employees or agents of the other, and the City and the District agree that they shall retain sole responsibility and authority over their respective employees.

8.3 Authorization to Contract. Each party represents and warrants that it has full power and authority to enter into this Agreement and perform its obligations under this Agreement and has taken all required acts or actions necessary to authorize the same.

8.4 Integration; Modification. Each party acknowledges and agrees that it has not relied upon any statements, representations, agreements or warranties, except as expressed in this Agreement, and that this Agreement constitutes the parties' entire agreement with respect to the matters addressed in this document. All prior or contemporaneous agreements and understandings, oral or written, with respect to such matters are superseded and merged in this Agreement. This Agreement may be modified or amended only by written agreement signed by both parties and recorded by the County Recorder, and any modification or amendment will become effective on the date so specified.

8.5 Cancellation for Conflict of Interest. Pursuant to Arizona Revised Statutes Section 38-511, either the City or the District may cancel this Agreement without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of a party is, at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of the other party of the Agreement in any capacity or as a consultant to the other party of the Agreement with respect to the subject matter of this Agreement.

8.6 Waiver. No failure to enforce any condition or covenant of this Agreement will imply or constitute a waiver of the right of a party to insist upon performance of the condition or covenant, or of any other provision of this Agreement, nor will any waiver by either party

of any breach of any one or more conditions or covenants of this Agreement constitute a waiver of any succeeding or other breach under this Agreement.

8.7 Non-Discrimination. FPD warrants that it complies with any state and federal laws, rules and regulations which mandate that all persons, regardless of race, color, creed, religion, sex, genetic information, age, national origin, disability, familial status or political affiliation, shall have equal access to employment opportunities, including but not limited to the Americans with Disabilities Act. FPD shall take affirmative action to ensure that it will not participate either directly or indirectly in the discrimination prohibited by or pursuant to Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Age Discrimination Act of 1975, and the Genetic Information Nondiscrimination Act of 2008.

8.8 Choice of Law. Any dispute under this Agreement or related to this Agreement will be decided in accordance with the laws of the State of Arizona. This provision survives termination of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year written above.

City of Flagstaff	**Pinewood Fire Department**
Becky Daggett, Mayor	Contact Name
Attest:	Attest:
City Clerk	Fire Board Clerk

Attorney Approval:

This Agreement has been reviewed pursuant to A.R.S. § 11-952 by the undersigned attorneys who have determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to those parties of the Agreement represented by the undersigned attorneys.

City Attorney Counsel for the City of Flagstaff	Legal Counsel

INTERGOVERNMENTAL AGREEMENT
FOR DISPATCH SERVICES

between

City of Flagstaff
and
Summit Fire and Medical District

This intergovernmental agreement for dispatch services ("Agreement") is made and entered into as of the date of last signature below between the City of Flagstaff ("City"), an Arizona municipal corporation, with offices at 211 W. Aspen Avenue, Flagstaff, Arizona, on behalf of the Flagstaff Police Department ("FPD") and the Summit Fire and Medical District (the "District"), a political subdivision of the State of Arizona, created pursuant to A.R.S. § 48-261, with offices at 8905 Koch Field Road, Flagstaff AZ 86004.

RECITALS

A. The City, through the FPD, operates, manages and maintains a dispatching facility which includes an automated computer-aided dispatching system, telephones, recording equipment and dispatch personnel for the operation of a dispatch center located at the Law Enforcement Administrative Facility. The FPD is the primary Public Safety Answering Point (PSAP) for all 9-1-1 calls within its area of responsibility. The FPD provides emergency dispatching for police and fire agencies within the City of Flagstaff and contracts to provide dispatch services to other agencies and organizations.

B. The District, desires that the City, through the FPD, provide emergency dispatching for all calls for service occurring within the response area of the District. The City agrees to provide such services to the District, in accordance with the terms of this Agreement.

C. The City of Flagstaff receives funding from the Arizona Department of Administration ("ADOA") to support the operation and maintenance of the regional 911 emergency communications system; and ADOA has notified the City that available funding support has been reduced and will cover only sixty-five percent (65%) of eligible system costs; and the reduction in ADOA funding will result in increased financial responsibility for the City and participating dispatch partner agencies to ensure the continued operation and sustainability of the 911 system.

NOW, THEREFORE, pursuant to Arizona Revised Statutes Section 11-952, authorizing agreements for services among two or more public agencies, and in consideration of the mutual covenants contained in this Agreement, the parties agree as follows:

1. Term

This Agreement shall become effective on July 1, 2026, at 0001 hours, and, subject to early termination or renewal as provided below in Section 4, shall continue until June 30, 2031, at 2359 hours. This contract may be renewed for up to two five-year terms by written mutual

consent.

2. Scope of City Services

The City, through the FPD, agrees to provide emergency dispatching services to the District, twenty-four (24) hours a day, seven (7) days a week as follows:

2.1 The FPD will provide automated dispatching utilizing computer-aided dispatching. The capabilities the FPD will make available to the District include: location of events utilizing cross streets, addresses and varied map coordinates as may be available, maintenance of status time, including time received, time dispatched, time first unit on scene, time last unit cleared scene, and other fire service benchmark times as available.

2.2 If requested by the District, the FPD will provide summary listings to the District of call data by month, quarter or year as generated by the CAD system. In addition, FPD will provide an incident summary to the District at the end of each call by fax or email.

2.3 The FPD will record all District radio transmissions from the primary dispatch channel as received at the dispatch center, and all telephone transmissions on emergency lines present in the FPD dispatch center. The FPD will maintain all recordings for a period not to exceed three hundred sixty-five (365) calendar days, after which such records shall be destroyed. When requested in writing, the FPD will provide recordings of incidents to the District in a timely manner on standard compact disc.

2.4 The City maintains two redundant on-line servers for the CAD operation and will regularly backup these servers. Every effort will be made to maintain a 100% up- time and will schedule required downtime maintenance with users whenever possible. The City cannot be responsible for unexpected downtime and maintains a manual backup for such eventuality.

2.5 All supervision, hiring and discipline of communications personnel will remain the sole responsibility and under the authority of the FPD.

3. Obligations

3.1 The District, agrees to supply and maintain all equipment required to provide voice radio dispatching up to a demarcation point established as the connection to the FPD dispatch center console interface patch panel. Additionally, the District, agrees to pay for the installation and cost of any radio equipment or telecommunications circuits beyond the demarcation point, which are added to the FPD dispatch console equipment in order to provide basic dispatch service. The FPD agrees to maintain all equipment beyond the demarcation point following installation and any warranty period expiration.

3.2 The District agrees to work within any existing procedures used by the FPD for dispatching. However, procedures for specific requirements of fire dispatching for the District, if agreed upon by the Communications Users Group, shall be documented in the Flagstaff Police Department Communications Manual and thereafter shall be utilized for dispatching services for the District.

3.3

The District agrees to pay the City fees for services within thirty (30) days following invoicing, invoicing shall be conducted one year in arrears. Invoices shall be issued at the beginning of each FY and shall reflect the per call rate multiplied by the total number of calls for service attributed to the to the District during the prior fiscal year.

The dispatch per-call rate shall be a maximum of $66. Total operating costs include, but are not limited to, personnel salaries and benefits, software maintenance and subscription costs, and an allocated share of administrative and operating expenses necessary to support dispatch services.

3.3.1 A call for service shall be defined as any call where a field unit marks themselves in route regardless of the outcome of the event.

4. Termination

4.1 Either party may terminate this Agreement by providing written notice to the other no less than ninety (90) days before the anniversary date of this Agreement.

4.2 In the event of termination of this Agreement by the District, or by the City under Section 4.3, the District shall be responsible for all costs associated with the disconnecting and removal of all radio and telecommunications circuits which were installed in accordance with Section 3.1, and which are exclusive to the District.

4.3 The City shall also have the right to terminate this Agreement upon written notice to the District in the event the District fails to make any payment due the City under this Agreement within thirty (30) calendar days of the due date.

5. Liability and Indemnification

5.1 The City, the FPD and their officials, employees and agents, shall not be liable for damages to the District or third parties as a result of any failure by the FPD to perform any of the FPD's obligations set forth in Section 2 of this Agreement if such failure, in whole or in part, arises out of or results from the failure of the District to submit correct and complete data to the FPD or the failure of the District to provide or maintain equipment as set forth in Section 3.1.

5.2 The City, the FPD and their agents, officials and employees, shall not be liable to the District for failure to comply with any of the terms and conditions of this Agreement where any failure to comply is caused by an act of God, court order, government regulation or requirement, other than those imposed by the City, strike or labor difficulty, fire, flood, windstorm, breakdown or other damage to equipment, power failure or any other cause beyond the reasonable control of the City.

5.3 The District agrees to indemnify, hold harmless and defend the City, the FPD and their agents, officials and employees, from and against any and all claims, demands, costs,

actions, suits, liabilities, losses and expenses, of whatever kind and nature whatsoever, that may arise out of or result from any negligent act, alleged act, action or omission of the District, their employees, agents or contractors under this Agreement, including, but not limited to, the District's failure to submit correct and complete data to the FPD or the failure of the District to provide and maintain equipment as set forth in Section 3.1. The District's obligations under this indemnity provision shall survive any termination of this Agreement.

5.4 Except as otherwise provided in this Section 5, the City covenants and agrees to indemnify, hold harmless and defend the District, and their agents, officials and employees, from and against any and all claims, demands, costs, actions, suits, liabilities, losses and expenses, of whatever kind and nature whatsoever, that may arise as a result of the City's sole negligent act or omission in performance of its duties under this agreement.

6. Dispute Resolution

6.1 If a dispute arises out of or relates to this Agreement, and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to resolve the dispute by mediation before resorting to arbitration, if required under A.R.S. § 12-1518, to litigation or to some other dispute resolution procedure. Mediation will be self-administered and conducted under the Conflict Prevention and Resolution (CPR) Mediation Procedures established by the CPR Institute for Dispute Resolution, 366 Madison Avenue, New York, NY 10017, (212) 949-6490, www.cpradr.org, with the exception of the mediator selection provisions. The parties shall select one or more mediators acceptable to each party. Each party agrees to bear its own costs in mediation.

6.2 The parties will not be obligated to mediate if an indispensable party is unwilling to join the mediation. This mediation provision is not intended to constitute a waiver of a party's right to initiate legal action if a dispute is not resolved through good faith negotiation or mediation, or if a party seeks provisional relief under the Arizona Rules of Civil Procedure.

7. Notices

Unless otherwise specified in this Agreement, any notice or other communication required or permitted to be given shall be in writing and sent to the address given below for the party to be notified, or to such other address notice of which is given:

If to City: If to Summit Fire and Medical District

Deputy City Manager
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

Contact Name
Summit Fire and Medical District
8905 Koch Field Road
Flagstaff AZ 86004

Copy to:

Chief of Police
Flagstaff Police Department
911 E. Sawmill Road
Flagstaff, Arizona 86001

8. General Provisions

8.1 Maintenance. Maintenance of the FPD dispatch center and all on-premise Public Safety Answering Point (PSAP) and radio equipment shall be the sole responsibility of the FPD.

8.2 Status of Employees. Employees of the respective parties shall not be considered employees or agents of the other, and the City and the District agree that they shall retain sole responsibility and authority over their respective employees.

8.3 Authorization to Contract. Each party represents and warrants that it has full power and authority to enter into this Agreement and perform its obligations under this Agreement and has taken all required acts or actions necessary to authorize the same.

8.4 Integration; Modification. Each party acknowledges and agrees that it has not relied upon any statements, representations, agreements or warranties, except as expressed in this Agreement, and that this Agreement constitutes the parties' entire agreement with respect to the matters addressed in this document. All prior or contemporaneous agreements and understandings, oral or written, with respect to such matters are superseded and merged in this Agreement. Except as to modifications to Attachment A to this Agreement as set forth in Section 3.3, this Agreement may be modified or amended only by written agreement signed by both parties and recorded by the County Recorder, and any modification or amendment will become effective on the date so specified.

8.5 Cancellation for Conflict of Interest. Pursuant to Arizona Revised Statutes Section 38-511, either the City or the District may cancel this Agreement without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of a party is, at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of the other party of the Agreement in any capacity or as a consultant to the other party of the Agreement with respect to the subject matter of this Agreement.

8.6 Waiver. No failure to enforce any condition or covenant of this Agreement will imply or constitute a waiver of the right of a party to insist upon performance of the condition or covenant, or of any other provision of this Agreement, nor will any waiver by either party

of any breach of any one or more conditions or covenants of this Agreement constitute a waiver of any succeeding or other breach under this Agreement.

8.7 Non-Discrimination. FPD warrants that it complies with any state and federal laws, rules and regulations which mandate that all persons, regardless of race, color, creed, religion, sex, genetic information, age, national origin, disability, familial status or political affiliation, shall have equal access to employment opportunities, including but not limited to the Americans with Disabilities Act. FPD shall take affirmative action to ensure that it will not participate either directly or indirectly in the discrimination prohibited by or pursuant to Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Age Discrimination Act of 1975, and the Genetic Information Nondiscrimination Act of 2008.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year written above.

City of Flagstaff

Becky Daggett, Mayor

Attest:

City Clerk

Summit Fire and Medical District

Contact Name

Attest:

Fire Board Clerk

Attorney Approval:

This Agreement has been reviewed pursuant to A.R.S. § 11-952 by the undersigned attorneys who have determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to those parties of the Agreement represented by the undersigned attorneys.

City Attorney
Counsel for the City of Flagstaff

Legal Counsel

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Stacy Saltzburg, City Clerk

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE

Future Agenda Item Request (F.A.I.R.): A Citizen Petition titled "Formation of Citizen Advisory Board on AI Policing"

STAFF RECOMMENDED ACTION:

Council Direction

Executive Summary:

In accordance with Art. II, Sect. 17 of the Flagstaff City Charter, any citizen may present a written petition to the City Manager, signed by a minimum of 25 citizens from the City who shall present it to the Council at its next regular meeting. The attached petition was filed with the City Clerk's Office on September 28, 2026, requesting "that City Council form no later than October 2026 a publicly named Citizen Advisory Board on AI in policing, requesting a detailed report and recommendations no later than October 2028."

Information:

None

Attachments: Petition #2026-07

2026-07

RECEIVED
SEP 28 2026
BY: Hand to Kelly

PETITION TO FLAGSTAFF CITY COUNCIL

Pursuant to Flagstaff City Charter Article II Section 17 and Flagstaff City Code Title I Chapter 12

Pursuant to the Flagstaff City Charter and the City Code, any citizen (resident) of the City may present a written petition to the City Manager, signed by a minimum of 25 citizens from the City of Flagstaff, which shall be presented to the City Council.

Title of Issue: Formation of Citizen Advisory Board on AI in Policing

Action Requested: That City Council(C)form no later than October 2026 a publicly named Citizen Advisory Board on AI in Policing, requesting a detailed report and recommendations no later than October 2028.

Printed Name of Submitter: Samuel Butler

(Submitter must also sign below and complete information)

Contact Information: (480) 203-7489 SamuelButler@gmx.com

(Phone Number and/or e-mail address)

PETITION SIGNATURES

DATE SIGNED	PRINTED NAME	RESIDENCE ADDRESS	SIGNATURE
08/20	Izaya Emmanuel	[redacted]	
8/20/26	Steve Zavodnyk		
8 20 26	Dan Batting		
8/20/26	Chelsea Green		
8/20/26	Ruth Porter Tilman		
08-20-2026	Gerard Reinhardt		
8-20-26	Sean Paisen		
8-20-26	Samuel Butler		
8/20/26	Sarah Andrews		
8/20/26	Lauren Friam		

RECEIVED BY CITY OF FLAGSTAFF		
DATE RECEIVED	BY	COUNCIL MEETING DATE

PETITION TO FLAGSTAFF CITY COUNCIL (Continued)

TITLE OF ISSUE: Formation of Citizen Advisory Board on AI in Policing **PAGE** 2 **OF** 2

DATE SIGNED	PRINTED NAME	RESIDENCE ADDRESS	SIGNATURE
8.20.26	René Redday	[redacted]	René Redday
8/20/26	Gwendlyn Queiroz		
8/20/26	Benjamin Queiroz		Benjamin Queiroz
8/20/26	Jeremy D Carr		Jeremy D Carr
8/20/26	Kevin White		Kevin White
8/20/26	~~Ava Nevin~~		
8/22/26	Jaya Jaya		Jaya Jaya
8/22/26	Sydney Abramson		Sydney A.
8/22/26	Katelin Lawrence		Katelin
8/22/26	Aisling Eller		Aisling Eller
9/17/26	Faith Paulich		Faith Paulich
9.17.26	Stephen D. Revering		S.D.
9-17-26	Scott Hoefle		Scott Hoefle
9-17-26	Isaac Shaffer		
9-17-26	PAUL HOLMGREN		Paul Holmgren
9-17-2026	HM HOLMGREN		HM Holmgren
9-19-2026	Isaac Arenivaz		
9-19-26	Johana Secakuku		
9-19-26	Isaac Martin		

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Stacy Saltzburg, City Clerk

Date: 10/14/2026

Meeting Date: 10/20/2026

TITLE

Future Agenda Item Request (F.A.I.R.): A Citizen Petition titled "Cancelation of existing and moratorium on future AI policing contracts"

STAFF RECOMMENDED ACTION:

Council Direction

Executive Summary:

In accordance with Art. II, Sect. 17 of the Flagstaff City Charter, any citizen may present a written petition to the City Manager, signed by a minimum of 25 citizens from the City who shall present it to the Council at its next regular meeting. The attached petition was filed with the City Clerk's Office on September 28, 2026, requesting "that City Council immediately terminate all existing contracts for AI-involved surveillance and policing and enact a 2-year moratorium on any further such contracts."

Information:

None

Attachments: Petition #2026-08

2026-08

RECEIVED
SEP 28 2026
BY: Hand to JKelly

PETITION TO FLAGSTAFF CITY COUNCIL

Pursuant to Flagstaff City Charter Article II Section 17 and Flagstaff City Code Title I Chapter 12

Pursuant to the Flagstaff City Charter and the City Code, any citizen (resident) of the City may present a written petition to the City Manager, signed by a minimum of 25 citizens from the City of Flagstaff, which shall be presented to the City Council.

Title of Issue: Cancelation of existing and moratorium on ^AI ^future policing contracts

Action Requested: That City Council (i) immediately terminate all existing contracts for AI-involved surveillance and policing and (ii) enact a 2-year moratorium on any further such contracts.

Printed Name of Submitter: Samuel Butler

(Submitter must also sign below and complete information)

Contact Information: (480) 203-7489 SamuelButler@gmx.com

(Phone Number and/or e-mail address)

PETITION SIGNATURES

DATE SIGNED	PRINTED NAME	RESIDENCE ADDRESS	SIGNATURE
08/20	Izaya Emmanuel	[redacted]	
8/20/26	Steve Zevodnyk		
8/20/26	Jeremy D Carr		
8 20 26	Dan Bolling		
8/20/26	Chelsea Green		
08-20-2026	gerard Reinhardt		~~Gerard Reinhardt~~
8-20-26	Sean Parsen		
8/20/26	Kevin White		Kevin White
8/20/26	René RedDay		René RedDay
8/20/26	Lauren Frigm		

RECEIVED BY CITY OF FLAGSTAFF		
DATE RECEIVED	BY	COUNCIL MEETING DATE
9/28/26	Jessica Kelly	10/20/2026

PETITION TO FLAGSTAFF CITY COUNCIL (Continued)

AI contracts
Policing
on Future AI policing contracts

TITLE OF ISSUE: Cancelation of existing and moratorium **PAGE** 2 **OF** 2

DATE SIGNED	PRINTED NAME	RESIDENCE ADDRESS	SIGNATURE
8/20/2026	Lyncia Begay	[redacted]	
~~8/20/26~~	~~Ruth Porter Tilman~~		
8/20/26	Ruth Porter Tilman		
8/20/26	Sarah Andrews		
8/20/26	Samuel Butler		
8/20/26	Gwendlyn Queiroz		
8/20/26	Benjamin Queiroz		
8/20/26	Drew Stanley		
8/20/26	Ava Keown		
8/22/26	Aisling Eller		
8/22/26	Sydney Abramson		
8/22/26	Saryn Jayne		
8/22/26	Katelin Lawrence		
9-17-26	Stephen D. Revering		
9-17-26	Scott Hoefle		
9-17-26	PAUL HOLMAEK		
9-19-26	Isaac Martin		
9-19-26	Johana Secakuku		
9-19-26	Isaac Arellaz		