

MINUTES-DRAFT City of Flagstaff

REGIONAL PLAN CITIZEN ADVISORY COMMITTEE

3:30 p.m. – 6 p.m. June 17, 2010

Northern Arizona Healthcare Educational Offices: 1000 N. Humphrey's Suite 241, Flagstaff, AZ;
in the Fort Valley shopping center, south of the hospital.



In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Bonita Sears at 928-779-7632, ext. 7294 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

Draft Regional Plan Vision Statement:

The Greater Flagstaff community embraces the region's extraordinary cultural and ecological setting on the Colorado Plateau through active stewardship of the natural and built environments. Residents and visitors encourage and advance intellectual, environmental, social and economic vitality for today's citizens and future generations.

I. CALL TO ORDER

Chair Paul Babbitt called the meeting to order at 1:35 p.m.

II. Roll Call

A. Committee Members:

<input checked="" type="checkbox"/> Paul Babbitt (Chairman)	<input checked="" type="checkbox"/> Alex Frawley	<input type="checkbox"/> Devonna McLaughlin
<input checked="" type="checkbox"/> Carol Bousquet (Vice Chairman)	<input type="checkbox"/> Jean Griego	<input checked="" type="checkbox"/> Jerome Naleski
<input type="checkbox"/> Ben Anderson	<input checked="" type="checkbox"/> Shaula Hedwall	<input checked="" type="checkbox"/> Eva Putzova
<input checked="" type="checkbox"/> Susan Bean	<input checked="" type="checkbox"/> Richard Henn	<input checked="" type="checkbox"/> William Ring
<input type="checkbox"/> Michael Chaveas	<input checked="" type="checkbox"/> Maury Herman	<input checked="" type="checkbox"/> Ken Kaemmerle
<input checked="" type="checkbox"/> Nat White	<input checked="" type="checkbox"/> Judy Louks	<input checked="" type="checkbox"/> Mike Nesbitt
		<input type="checkbox"/> Eunice Tso

B. Alternate Members:

Don Walters

III. APPROVAL of MINUTES for May 20, 2010 CAC Meetings

RECOMMENDED ACTION: Recommend changes and approve 05/20/10 [Meeting Minutes](#).

A motion to approve the minutes of the Regular Meeting of May 20, 2010 as submitted was made and seconded. Motion carried unanimously.

IV. PUBLIC COMMENT

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

<http://flagregionalplan2012.wordpress.com/>

None

V. OLD BUSINESS - (Continued, postponed, and tabled agenda items.)

A. Water Element

(est. 30 minutes)

PURPOSE: Finish reviewing two water policies: 4.2 and 4.3

RECOMMENDED ACTION: Review, discussion and agreement upon draft and edits

FACILITATORS: Sue Pratt and Brad Hill

Ryan Roberts, Utility Manager, Flagstaff Utilities Department presented:

- Background & history of proposed utility rate increase being discussed with City Council.
- City utility goals and Flagstaff Regional Plan goals:

Goal #1 is in line with the Red Gap Ranch water resource proposed development

Goal #2 is in line with Utilities' goal of sustained financial stability. They are proposing to establish a capital improvements program to replace aging infrastructure that affects reliability of the system as well as capacity for infill and redevelopment. There is approximately 25 miles of pipeline that is older than 60 years, much of it in the downtown and south side areas. Certain areas of town have restricted growth due to undersized lines.

Goal #3 also coincides with their goal of water conservation. They plan to reinstitute a water conservation program, hire a water conservation manager, encourage the use of reclaimed water through rate structure and institute a residential tiered commodity rate to discourage waste.

- Energy conservation goal to reduce the rate increase. It would cost three times more to pump underground water than to pipe water from Lake Mary.

This presentation can be obtained from the City website.

Questions and comments:

- Why hasn't future replacements been addressed before?
- Will rate increase meet the need for upgrades?
- How is the regional plan used in utilities' long-range planning?
- Have there been any thought to marginal increases?

The Committee then began discussion on Goal W.4 and policies of the Draft Water Element.

Goal W.4: To avoid leap-frog development, logically enhance and extend public water, wastewater, and reclaimed water services including their treatment, distribution, and collection systems in both urbanized and newly developed areas of the City in accordance with policies established by City Council, Public infrastructure could support infill incentive areas; private development would support extensions into newly developed areas.

Policies:

- 1. The city shall update the integrated water master plan to better plan for the necessary infrastructure sizing and location to accommodate planned growth as envisioned by the land uses in the regional plan.**

Discussion:

- Concentric growth on existing backbone – adequate sizing goal is a shared goal.
- Infill within vacant lots is not happening, because the developer is being asked to upgrade the infrastructure (water and sewer lines) for the whole street.
- Leap frog growth must face a lot of upfront cost; internal growth in existing neighborhoods requires an inadequate line to be replaced. The developer can make a choice to wait for the eventual replacement or pay the cost up front.

- Infill should be the cheapest – how can these upgrading costs be shared?
- There is a reimbursement plan to the extent of undeveloped lots so it is limited. Developers have not been taking advantage of this plan.
- Utilities plans on studying the infrastructure, and forming a build-out perspective. Consider infrastructure for all future development to make sure new lines meet the needs of future development with possible cost share.
- Sunnyside neighborhood has seen infrastructure upgrades in 10 phases; 7 have been completed.

Five finger vote: 4s & 5s

- Is there anything in the policy that relates specifically to supporting infill?
- Hierarchy of water needs issue was raised earlier; where will we get that opportunity to discuss that hierarchy?
- Concerned with cross referencing. The following policies affect water use and cite reference on same page.
- This policy should reference infill and redevelopment.
- Other polices address water, and the Water Master Plan would specify the needs for infill and redevelopment.
- The Water Master Plan needs a completed land use plan.

Suggestions:

- Refer to infill development at end of policy. (*Ref. Infill and Redevelopment*)
- Add language to this policy about priority areas. 5 hand vote.
- Add 'Infill and Redevelopment' to parking lot. 8 hand vote.

Vote to accept 4.1 as a draft - majority.

2. The City shall maintain a financially stable utility to provide reliable, high quality utility services.

- Will the Water Master Plan refer to this policy?
- Utilities kept reserve of \$17 million, but this has been used up with the recession, and it has not been re-built.
- Can utilities legally build up the reserve again with rate increases? *Yes.*
- To have a financially stable utility is how we map the land use.
- Long range planning with conservation program
- Consistency between planning – we must have a policy to uphold regulation documents.
- Suggest this policy be deleted.
- Where are the action plans after policies? (*Utility Master Plan; Parks & Rec Master Plan; Neighborhood Plans; Capital Improvement Program; etc.*)
- Keep council on track by referring to regional plan during every budget cycle.

Five finger vote: 3, 4 & 5

Accept policy as a draft – majority

3. Development requiring city level services shall be located within the city limits.

- Should be located within 'urban growth boundaries' – which is even further within the city limits.
- 'Urban Growth Boundary' is an old term – we are not sure if we are going to use this.
- City limits as a political boundary - Growth boundary may make more sense.
- If we're going to extend water beyond city limits we might as well not have urban growth boundaries.
- How does this apply to county in holding facilities? Are there any mechanisms for exceptions?

Suggestions:

- Development requirement for water, facilities should be within urban growth boundaries.
- **"Development requiring city level utility services shall be located within the Urban Growth Boundary."**

Five finger vote: 3, 4, 5's

Accept policy as rewritten. Unanimous

W.3.9 ~~The city shall~~ implement a water management program that creates a linkage between existing water needs, new growth, and a minimum 100 year water supply to support growth.

- The issue is premature; we need to see the completed water study.
- 'Shall' is a little strong; would encourage 'should' instead. Do not refer to SB 1575 at all; allow the city to adopt this policy without the SB 1575 requirements.
- Don't know enough to use 'shall' - should this be mandatory?
- What if this policy is adopted – could it ever put a moratorium on building? We need to seriously consider this possibility.

Five finger vote: 3, 4s & 5s

Accept policy as drafted taking out the "The city shall": unanimous.

B. Environment & Conservation Element (est. 90 minutes)

PURPOSE: Presentation and discussion of 'Environment' element with information thus far

FACILITATORS: Mark Ogonowski, John Aber, Bob Caravona

HANDOUTS: [DRAFT Environment Element Introduction](#)

No discussion

C. Summer CAC meeting schedule (est. 10 minutes)

PURPOSE: Review meeting schedule and CAC member's vacation schedule for summer; will discuss option of one meeting per month or two to cover necessary material.

FACILITATORS: Kimberly Sharp

No discussion

VI. NEW BUSINESS

A. Announcements

(est. 10 minutes)

1. **CAC Calendar Update:** note updated 2010-2012 Schedule and Detailed Schedule on the regional plan website.
2. **Next regular CAC Meeting:** July 1, 2010 - 3:30 p.m. to 5 p.m. at N.AZ Healthcare facilities

Ms. Sharp asked the members if they will be available on July 1 or if this date should be changed.

Agenda Items:

1. ENVIRONMENT – review Goals and Policies; revised element section
2. ELEMENT – Open Space & Recreation (Introduce)

VII. ADJOURNMENT

Chair Paul Babbitt adjourned the Meeting at 5:55 p.m.