

October 5, 2009

Flagstaff City Council
Regional Plan Citizen Advisory Committee
Attn: Chairman Paul Babbitt
211 W. Aspen
Flagstaff, AZ 86001

RE: Circulation and Zoning Policies/Strategies

- References:** (1) Land Use and Growth Management Element
(2) Natural and Cultural Resources and the Environment Element

In response to your suggestion at the Regional Plan Citizen Advisory Committee Meeting on September 17, 2009, we, the consolidated board of directors of the five home owners associations of the Ponderosa Trails neighborhoods, submit to you adjusted policies and strategies for consideration. Please note additions/changes in red font.

Land Use and Growth Management Element

Policy	Strategy	Responsible Party	Timeframe/ Years
Policy IE1.1—Expand Basic Employment Within the Flagstaff Area The Regional Plan supports the expansion of basic employment within the Flagstaff area that meets various income levels by providing locations for new companies and allowing companies on existing sites, where appropriate, to expand or diversify their operations.	Strategy IE1.1(a)—Supply an Adequate Amount of Land for Basic Employment Zone or rezone adequate amounts of land for industrial and manufacturing uses to provide ample supply of sites for basic employment firms.	City	0-3
	Strategy IE1.1(b)—Institute Development Standards for Development in the Business Park Zoning District. To allow for the type of permitted and preferred industrial development and to assure competitive marketing of Airpark land with other communities, develop criteria and standards for adoption and use by the City in the Pulliam Airport area. Concentrate commercial and industrial development to areas currently zoned for this purpose in close proximity to the airport (along J.	City	0-1

	W. Powell). Preserve existing wetlands and forest north and east of airport along Pulliam as open Greenspace and wildlife buffer.		
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Policy	Strategy	Responsible Party	Timeframe/ Years
<p>Policy IE1.2—Protect Existing Industrial Land and Existing Employment Areas</p> <p>With the majority of new jobs being created by existing business and industry, existing industrial and employment areas shall be protected against the encroachment of other land uses which may be detrimental to their continued success, the potential for future industrial development, or future necessary industrial relocations.</p>	<p>Strategy IE1.2(a)—Revise Zoning to Protect Existing, Planned Industrial and Employment Centers and Sites Identified on Regional Plan</p> <p>Protect industrial and employment sites from intrusion of non-industrial uses (e.g., eliminate incompatible uses, restrict pyramid zoning that allows residential and commercial uses in industrial areas, other than as part of a mixed-use, master-planned development). Revise zoning regulations to ensure that industries seeking to expand are not unduly restrained by non-conforming use and other zoning restrictions. Concentrate new commercial and industrial development in areas around Flagstaff that are already designated as such. Limit designation of new commercial and industrial areas until existing areas are fully utilized.</p>	City	0-3

Policy	Strategy	Responsible Party	Timeframe/ Years
<p>Policy IE1.4—Designate Appropriate Location for Employment Uses</p> <p>Employment uses requiring the movement of goods and materials shall locate in areas convenient to rail, air, or highway facilities within or near employment districts to minimize the necessity for intra-city movement of goods.</p>	<p>Strategy IE1.4(a)—Consider Appropriate Locational Sites</p> <p>Target and rezone new locations with ready access to a variety of transportation facilities (highways, rail, air, etc). Protect pre-existing sensitive environmental areas (i.e., wetlands and animal migration path north and east of the Pulliam Airport). Utilize existing commercial and</p>	City & County	0-3

	industrial areas.	
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Natural and Cultural Resources and the Environment Element

Note, there are policies relating to air quality, water use, dark skies, etc. but there is no mention of preserving existing wetland areas for the wildlife. There are two wetland areas located north of the Pulliam Airport on the west side of Pulliam Street.

Policy	Strategy	Responsible Party	Timeframe/ Years
<p>New Policy—Protect Existing Wetland and Migration Areas</p> <p>Wetland areas within Flagstaff shall be protected for wildlife use.</p>	<p>New Strategy—Preserve existing wetland areas</p> <p>Designate forest and wetland areas north and east of the Pulliam Airport as protected Greenspace. Balance unusually high traffic conditions (i.e., airplane traffic, I17, J. W. Powell) by allowing sensitive wetland and forest area to remain an environmental carbon sink, thus preserving the area for sensitive species of plants and animals to thrive.</p> <p>New Strategy—Preserve Greenbelt channel with Flagstaff Urban Trails System</p> <p>Preserve existing recreational area and FUTS trail system located north and east of the Pulliam Airport.</p>		

These existing policies and strategies seem to us as very pro-business. We understand the importance of economic development for the area, but we stress the importance of maintaining a balance so as not to lose the beauty and pro-environmental nature for which Flagstaff is known. There are existing developments and zoned-commercial/industrial areas within the Flagstaff city limits (i.e. Sawmill, Presidio, existing area around airport) that are less than ten percent occupied. We want to reiterate the importance of focusing on finishing these areas and redeveloping old areas before looking to develop new.

As representatives of the five home owners associations containing over 3,000 residents within the Ponderosa Trails neighborhoods, we appreciate your consideration in this matter.