

McMillan Mesa Natural Area Major Plan Amendment

Project Narrative

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107-01-001F, 107-01-001G, 101-37-001E,
101-37-002H, 101-37-002J, 109-02-001R

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Executive Summary

On November 8, 2016, voters passed Proposition 413 - Initiative for Greater Buffalo Park, which restricted the use of approximately 300 acres of City-owned property on McMillan Mesa to public open space and passive recreation, except for 10 acres reserved for a future Veterans' Home and 34 acres, more or less, lying North and West of East Forest Avenue, and South and West of North Gemini Drive, comprising Committed Facilities on City of Flagstaff land including but not limited to the U.S. Geological Survey and Northern Arizona Center for Entrepreneurship and Technology facilities.

The purpose of the McMillan Mesa Natural Area Major Regional Plan Amendment is to make the Regional Plan's Future Growth Illustration and related maps consistent with Proposition 413. This protected open space will be called the McMillan Mesa Natural Area.

The site being considered as part of this Regional Plan amendment is made up of the McMillan Mesa Natural Area, adjacent City open space, and the future site of a Veterans' Home. This amendment will also correct two mapping errors that affect the plan amendment area.

On the Regional Plan's Future Growth Illustration, the proposed major plan amendment would reduce the "Area in white"¹ by 232 acres, decrease the Suburban area type by 59 acres, and increase the city-wide areas of Parks/Open Space by 318 acres. The reduction in Employment/Special District area types which are designated for research, office, business park, industrial and employment generating uses, is approximately 23 acres.

On the Regional Plan's Road Network Illustration, this amendment will remove a "Future Access" route that would have connected Gemini and Route 66 via a new alignment of Ponderosa Parkway.

Contact

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¹ An "Area in white" is an area on the Future Growth Illustration that was designated to retain its existing entitlements and therefore not assigned an aspirational area-place type, such as "Suburban Neighborhood."

Site Description and Need

The site being considered as part of this Regional Plan amendment is made up of the McMillan Mesa Natural Area, adjacent City open space and parks, and the future site of a Veterans' Home. The need for this amendment was established by a voter-led initiative and City Council actions that have re-envisioned the future land uses of McMillan Mesa.

This amendment will also correct two mapping errors that affect the plan amendment area.

McMillan Mesa Natural Area (City-managed open space)

The 300-acre McMillan Mesa Natural Area is primarily surrounded by private parcels, designated City-park land (McPherson Park and Buffalo Park), and other State- and City-owned properties (See Vicinity Map). The expansive open space preserves "neighborhoods" opportunities, as described in the Flagstaff Open Space and Greenways Plan, and serves as a buffer of natural for natural communities for adjacent neighborhoods.

McMillan Mesa Natural Area consists of portions of 5 parcels within sections 10, 11, 14, and 15:

- **107-01-001B:** 152-acre parcel southeast of Gemini Drive and the "cinder pit" parcel
- **101-28-007C:** 19-acre parcel immediately north of the "Horseshoe Neighborhood"
- **110-08-001G:** the southwest portion of this parcel bound by USGS facility, Switzer Canyon Trail, Forest Avenue, and North Turquoise Drive
- **109-02-001S:** 107 acres, southern portion of this parcel bounded by Forest Avenue, Coconino High School, the Izabel Recreation Center and Gemini Drive.
- **107-01-001F:** 2 acres, located southeast of Gemini drive.

Adjacent City open space

Along with the parcels within the Natural Area, this application includes adding a designation of Parks/Open Space on the Future Growth Illustration for:

- **101-37-001E and 101-37-002H:** 6 acres of City-owned property, south of Cedar Avenue and east of Pine Cliff Drive, which are set aside for FUTS access.
- **101-37-002J and 107-01-001G:** City-owned parcels less than 0.09 acres in size, adjacent to 107-01-001F, which were not included in Proposition 413. However, the parcel is too small to be used for other purposes, unless combined with an adjacent parcel.

State-owned Veterans' Home

The final parcel considered in this amendment is the piece of land that has been transferred to the State of Arizona for the purposes of constructing a Veterans' Home on **109-02-001R** (10 acres east of Gemini Drive). This parcel was specifically excluded from the McMillan Mesa Natural Area under Section 2 of Proposition 413. The plan amendment proposes designating this parcel as a Special District like the USGS campus.

Future Growth Illustration mapping errors

This amendment will also address a mapping error on the Future Growth Illustration. There are approximately 5 locations within the City limits that have overlapping, identical "Future" and "Existing" area types. For instance, an area with an existing Suburban Area type overlaps a future Suburban area type. This error is not easily visible at the FMPO or City-wide scale on the Future Growth Illustrations (Maps 21 and 22). However, it has been confusing when viewed on the Regional Plan interactive map. This error overlaps the southwestern portion of the McMillan Mesa Natural Area. Staff is taking the opportunity to remove this error throughout the City limits as part of this amendment. The amendment will remove the "Future" or striped color in favor of the "Existing" or solid color on the map. There is no expected impact to any Regional Plan goals and policies or to any facilities or resources because of this correction.

The second mapping error being corrected is removing the gap between the McMillan Mesa Village Specific Plan boundary and the parcel lines along Gemini. This change is included for more accurate acreage calculations.

Need for Amendment

On November 8, 2016, voters passed Proposition 413 - Initiative for Greater Buffalo Park (Proposition 413), which restricted the use of approximately 300 acres of City-owned property on McMillan Mesa to public open space and passive recreation, except for an area reserved for a future Veterans' Home. Proposition 413 was proclaimed law on November 28, 2016.

The ballot initiative, by law, left the properties' current Zoning Code and Flagstaff Regional Plan 2030 (Regional Plan) designations in place. The City Council has given direction to prepare an amendment to the Regional Plan that makes the Future Growth Illustration and related maps consistent with the outcome of Proposition 413. (See Land Use Analysis for more information)

The benefit of this amendment to the Flagstaff community will be to provide consistent direction for the management of the McMillan Mesa City and State-owned properties, and to clarify the transportation connectivity changes in this area.

Physical Characteristics Summary

Natural Resources

The natural and cultural resources on McMillan Mesa within Major Plan Amendment Area are:

- Steep slopes, rocky outcrops and escarpment, and forest resources on the eastern side of the property,
- Special status (rare) plant species,
- Sensitive wildlife species,
- The viewshed corridor and Great Street designation along Cedar Avenue,
- Passive recreation opportunities throughout the Natural Area and on adjacent open space properties,
- Several cultural and archeological resources on the eastern slopes of the mesa, and
- Historic resources, including the Beale Wagon Road.

The Natural Area does not have significant water resources and has very little floodplain or floodway.

There are no known wildlife surveys of the McMillan Mesa Natural Area. The montane grassland habitat is known for supporting small mammals and is particularly important in providing prey animals to sensitive and threatened birds of prey, such as the Mexican Spotted Owl and Northern Goshawks. The Natural Area provides habitat for mule deer and other species of wildlife. However, expanding adjacent development, Route 66, BNSF railroad, and I-40 and Cedar/Forest Avenue are major barriers that can lead to large mammals getting “bottlenecked” into the natural area and surrounding neighborhoods. This can lead to stress and mortality from vehicle collisions in this wildlife population.

Prairie dog colonies within the plan amendment boundary have been mapped on the north side of Cedar Avenue south of the USGS and along the north side of the Natural Area near Coconino High School. Prairie dogs likely exist throughout the properties as their colony size and extent follows population boom and bust cycles. There are existing colonies on adjacent private land that are likely to be developed.

None of these resources overlap the future site of the Veterans’ Home, which is a flat site, bare of natural vegetation, which has been used for cinder, gravel and construction materials storage by the City before being sold to the State. These operations are still in place, and are being moved to the new Public Works Yard in anticipation of the construction of the Veterans’ Home. The State has received federal funds to begin the construction of the Veterans’ Home.

There are also natural resource management issues that have been identified as part of the draft McMillan Mesa Natural Area Management Plan. Invasive grass and forb species are present throughout the montane grassland of McMillan Mesa. The aggressive drought hardy plants have the potential to dominate the grassland ecosystem. Some of these changes to species composition may also increase the risk of uncharacteristic wildland fire.

Infrastructure and Easements

Most of water mains exist within the existing road rights-of-ways. There are some eight-inch water mains that connect the San Francisco de Asis school/church to Pine Cliff Dr. and Gemini Rd.’s 12-inch water mains. No new water mains are desired or expected within the proposed McMillan Mesa Natural Area. Distribution lines to serve future improvements that may be proposed within the open space will be addressed in the Natural Area Management Plan. The City of Flagstaff will need continued access to the existing lines that pass through the Natural Area.

There is an existing reclaimed waterline directly to the north of the proposed McMillan Mesa Natural Area.

There are no necessary changes to any downstream stormwater facilities based on the proposed McMillan Mesa Natural Area. There are opportunities within the Natural Area to generally improve stormwater quality or reduce downstream effects from sedimentation and erosion from the Mesa. The Switzer Mesa subdivision and Izabel Street have experienced uncontrolled run off and sediment delivery as part of storm events in the past. FUTS trails through the area, also need drainage facilities and maintenance easements to be maintained.

Most sewer mains exist within the existing road rights-of-ways. The Northern Arizona Center for Entrepreneurship and Technology, and some of the USGS facilities are currently served by a pressure sewer. There are plans to replace this sewer with a gravity sewer across the adjacent part of the Natural Area, because the City of Flagstaff utilities department policy to eliminate all pressure sewers due to

cost and reliability. This future gravity sewer would not interfere with the functionality of the Natural Area once in place, but the City of Flagstaff will need to have access for maintenance.

There are many nearby FUTS, drainage and slope, electrical, water and sewer easements on the edge of the Natural Area. There are existing easements for utilities owned by other service providers within the Natural Area. One recorded easement that currently enters the open space is for electrical and communication utilities coming to and going from the APS substation, which is a pre-existing inholding to the open space. There is also an El Paso Natural gas pipeline within the existing right-of-way/ meter station in Section 11, Township 21 N., Range 7E. The need and restrictions for future easements will be addressed by the Natural Area Management Plan, and the development of the Veterans’ Home, which is not subject to City's planning and zoning authorities because it is a State project.

Land Use Analysis

Regional Plan Cumulative Impacts

The proposed major plan amendment would reduce the “Area in white”² by 231.8 acres, decrease the Suburban area type by 58.89 acres, and increase the city-wide areas of Parks/Open Space by 317.90 acres.

The net reduction in Employment/Special District area types which are designated for research, office, business park, industrial and employment generating uses, is approximately 23 acres. The mapping correction to Future Employment along Gemini increased Employment/Special District areas by 5.3 acres. Therefore, the total reduction in Employment and Special Districts is 22.7 acres. Removing the employment area type and designating a new “Special Planning Area” for the Veterans’ Home on the Future Growth Illustration are the changes which require the preparation of a major plan amendment.

Acres of change due to Major Plan Amendments

Area Type	Acres reduced	Acres Added	Net Acres
Parks/Open Space	0	317.90	+317.90
Existing Suburban	58.89	0	-58.89
Employment	36.45	0	-36.45
Special District	1.52	10	+8.48
Area in White	231.08	0	-231.08

Acres of Change due to Mapping Errors

Area Type	Acres reduced	Acres Added	Net Acres
Future Urban*	39.4	0	-39.4
Future Suburban*	178.3	0.5	-177.8
Employment	0.75	5.3	+4.55
*Existing Urban and Suburban was maintained in areas where Future urban and Suburban were removed.			

² An “Area in white” is an are on the Future Growth Illustration that was designated to retain its existing entitlements and therefore not assigned an aspirational area-place type, such as “Suburban Neighborhood.”

Zoning and Land Use

Most of the land included in the McMillan Mesa Natural Area is currently zoned Public Facilities and Rural Residential, both of which permit "Outdoor Public Uses, General" and "Passive Recreation" as allowed uses (Zoning Code 10-40.30.030 and 10-40.30.060). 107-01-001F and 101-37-002J are zoned Research and Development, which also allows for "Outdoor Public Use, General." Therefore, the City can plan and develop trails, trailheads, parking, and other amenities consistent with the Natural Area, without further action related to the properties' land use. According to the Ordinance, the City cannot sell the land or permit any of the other allowed uses under Public Facilities and Rural Residential.

The City's Open Space Specialist is preparing a Management Plan for the use and improvements associated with this open space as part of a separate public process. The Management Plan process began in early 2018 and is expected to conclude in early 2019. Incompatibility issues will be addressed in the Natural Area Management Plan. Therefore, Concept Plans use of the Natural Area have not been included in this plan amendment.

The FUTS properties, 101-37-001E and 101-37-002H, are zoned Medium Density Residential and the property's use is restricted by an access easement.

The future site of the Veterans' Home, 109-02-001R, is zoned Rural Residential. Because the project is a State and federal endeavor a rezoning is not required to develop the property in the manner proposed.

Internal and external circulation

Access to the Natural Area and surrounding Open Space properties is provided by Cedar Avenue to the East and northwest and Pine Cliff Drive by way of Ponderosa Parkway and Turquoise Drive to the south and southwest. Gemini Road will provide ingress and egress to the future Veterans' Home.

The Road Network Illustration in the Regional Plan shows two future road connections from the south. A "Residential Access" road connecting Ponderosa Parkway and Pine Cliff, and an "Access" road that connects Ponderosa Parkway and Gemini. The City currently has an easement until 2061 for the construction of the "Residential Access" Road in the Regional Plan. There is no anticipated timeline on when it may be constructed.

The "Access" route is no longer possible to construct, because Proposition 413 included language that "the City shall not construct, nor permit construction of, any new buildings, roads, motor-vehicle trails, or other improvements on the property except as necessary for the limited use permitted by Section 2." Section 2 of the proposition allows 10 acres to be exempted for the Veterans' Home. The Veterans' Home is not expected to generate enough vehicle trips to require the construction of the "Access" road. Therefore, the construction of the "Access" road is effectively eliminated by the outcome of Proposition 413.



NAIPTA bus service Route 2 (Blue) is provided on Cedar Avenue at the eastern intersection with Gemini and through a school diversion along Gemini for school start and release times.

FUTS trails allow for bicycle and pedestrian access from Ponderosa Parkway, Cedar Avenue, and Buffalo Park. FUTS trails also circulate recreational traffic through Natural Area and Buffalo Park. These trails provide recreation access to the Dry Lake Hills and Mt. Elden on the Coconino National Forest.

Regional Plan Conformance Analysis

This section of the application for a major plan amendment provides an explanation of how the proposed amendments will affect the vision expressed in the written goals, objectives, and policies of the General Plan that are most relevant to the proposed amendment. This includes an analysis of conflicting goals and policies.

Supporting Goals and Policies

Open Space, Natural and Cultural Resources

Policy E&C.4.1. Assess vulnerabilities and risks of Flagstaff's natural resources

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

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

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

Policy E&C.10.1. Encourage local development to protect, conserve, and when possible enhance and restore wildlife habitat.

Policy E&C.10.2. Protect, conserve, and when possible enhance and restore wildlife habitat on public land.

Policy E&C.10.3. Protect sensitive and uncommon habitats such as ephemeral wetlands, riparian habitats, springs and seeps, rare plant communities, and open prairie ecosystems including the physical elements such as water sources and soil types on which they depend through open space acquisition efforts, avoiding these features in the design of subdivisions and other development, etc.

Policy E&C.10.4. Support the control and removal of terrestrial and aquatic exotic and invasive animals.

Policy E&C.10.5. Support the development of watchable wildlife recreation opportunities.

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 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.

Policy LU.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.

Policy LU.4.2. Utilize the following as guidance in the development process: Natural Environment maps, Environmental Planning and Conservation policies, Considerations for Development, Cultural Sensitivity, and Historical Preservation maps, and Community Character policies, while respecting private property rights.

McMillan Mesa Natural Area provides the community an opportunity to expand the preservation and restoration of a montane grassland. This is the most at-risk ecosystem type in the Flagstaff area. It also

supports preservation of dark skies by reducing lighting on the mesa, which allows more recreational opportunities for amateur astronomers and supports the astronomy industry in the Region.

Invasive species are the most challenging ecological issue for the mesa. However, it will be easier to manage with the City as the major property owner, if adequate resources are allocated for invasive plant control.

The open space designation of this area will also provide the opportunity to manage the area for the interpretation of natural and cultural history, and to provide a space that supports education and research opportunities. Watchable wildlife opportunities may also be considered as part of the area's Management Plan.

Great Streets and Views

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

Policy CC.1.4. Identify, protect, and enhance gateways, gateway corridors, and gateway communities.

Policy LU.19.3. Enhance the viewsheds and frame the view along the corridors through design.

Policy ED.7.4. Invest in attractive community gateways, main corridors, and public spaces to draw the business and workforce the region desires.

Cedar Avenue is a Great Street on Map 12 of the Flagstaff Regional Plan. The corridor offers spectacular views of the San Francisco Peaks, Dry Lake Hills and McMillan Mesa. The preservation of open space will preserve views throughout the corridor: the trees, slopes and the grasslands. The presence of the natural resources will enhance the surrounding land use values for the neighborhood and business park.

There are some utility lines along the corridor. The Natural Area's Management Plan will need to address the visual impacts of new and existing utilities.

Nearby Neighborhoods and Schools

Policy NH.1.8. Prioritize the stabilization of a neighborhood's identity and maintain cultural diversity as new development occurs.

Policy CC.5.4. Complete sidewalks and Flagstaff Urban Trails System connections for all schools, community colleges, and university campuses.

The preservation of the McMillan Mesa Natural Area will preserve the natural environment that is important to surrounding neighborhoods. It will also maintain safe non-motorized access through the open space to the neighborhoods, community center, and schools that are located around the Natural Area.

Employment and Special District Area Types

Policy LU.15.1. Encourage the grouping of medical and professional offices, light industrial, research, and skill training with other necessary workforce services and transportation options.

Policy LU.15.4. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.

Policy LU.17.1. Enhance connectivity and coordinated planning efforts with neighborhoods contiguous to special planning areas.

Policy ED.7.3. Leverage the region's assets of history, culture, and natural environment, as well as educational and scientific facilities, as an economic development tool.

Preserving open space and enhancing the quality of trail connections in and around an employment area like McMillan Mesa is part of the Regional Plan’s vision for harnessing the natural and scenic assets of the community as a tool for economic development. The development of biomedical and long-term medical facilities in the McMillan Mesa business park brings together science, patient therapies, wellness, and workforce housing. Parks and open space contribute to these attributes and can help fuel the marketability and vitality of the area.

The construction of the Veterans’ Home is part of this business park setting and will bring in patients throughout the Region for its continuity of care, with the hospital and surrounding medical services.

Recreation

Policy Rec.1.1. Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.

Policy Rec.1.2. Promote public and private partnerships to offer parks, recreation facilities, and resources.

Policy Rec.1.3. Coordinate City, County, and Forest Service recreational planning to best serve the community.

Policy Rec.1.4. Design new or updated public facilities to include parks, open space, and/or recreational opportunities where feasible.

The Buffalo Park/McMillan Mesa Natural Area complex will provide the City’s second largest park/open space area. The size of the area and its continuity with Forest Service trails and resources will further enhance the management and recreational opportunities of these combined properties.

Transportation

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.

Goal T.5. Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.

Goal T.6. Provide for bicycling as a safe and efficient means of transportation and recreation.

McMillan Mesa will provide an opportunity to walk and bicycle for recreation and transportation. There are 8 existing trails that pass through the Natural Area and more are planned through the Management Plan process. The schools, Coconino High School and BASIS will be able to benefit from safe places for students to get to and from campus, walking and biking.

Water Resources Goals and Policies

Policy CC.4.9. Develop appropriate tools to facilitate the undergrounding of existing overhead utility lines, especially in established viewsheds and in reinvestment areas.

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

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

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

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.

All goals and policies within Chapter V1, Water Resources of the Flagstaff Regional Plan 2030: Place Matters were evaluated within the context of the proposed McMillan Mesa Natural Area. The proposed McMillan Mesa Natural Area will have an unknown impact on Water Sources (WR.1 and WR.2) or Water Demand (WR.3 and WR.4) goals and policies. Allowing for groundwater recharge will have some positive impacts on water resources, because there have been some recharge areas identified in the fissures, which cross the mesa. The Natural Area’s Management Plan will need to determine how potential well sites in the area may be explored or not. It will also need to address the visual impacts of new and existing utilities, including the future gravity main proposed near the USGS campus.

Stormwater and Watershed Management, and Water Quality Goals and Policies

Policy WR.5.3. Identify downstream impacts as the result of development, and provide for mitigation measure to address impacts. When possible, mitigations should be non-structural in nature.

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.

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

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

While the Natural Area is not expected to create any new downstream impacts, opportunities for mitigation, treatment and recharge exist within its boundaries as discussed in the Stormwater and Drainage Impact analysis subsection. Use of Low Impact Design principles in the creation of such mitigation efforts should minimize the visual impact of such facilities. The appropriateness of these management techniques will need to be addressed in the Natural Area’s Management Plan.

Impacts of the future Veterans’ Home are unknown at this time.

Conflicting Goals and Policies

Climate Change

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

The changes within the Plan Amendment boundary are not expected to reduce greenhouse gas emissions from vehicle trips, which are the largest contributor regionally to emissions and air quality. This is because the loss of Ponderosa Parkway will increase travel distances, and as the surrounding land uses are developed, congestion, delays, and vehicle miles traveled are likely to also increase.

Growth and Land Use Patterns

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

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

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

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

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

The designation of Park/Open Space on a large area that is central to Flagstaff, further separates the east and west sides of the City and is, therefore, inconsistent with the Regional Plan goals of promoting infill and intensification near activity centers. The loss of Ponderosa Parkway's Connection to Gemini will also reduce the functionality and accessibility of the three activity centers along Ponderosa Parkway and Butler Avenue, which increase traffic and development pressures on the 4th Street corridor.

The Parks/Open Space designation also conflicts with the Regional Plan policy to protect employment land uses from encroachment. The net loss of 23 acres of Employment or Special District area type translates to approximately 800 fewer jobs at build out.³

Transportation

Goal T.1. Improve mobility and access throughout the region.

Policy T.8.1. Promote efficient transportation connectivity to major trade corridors, employment centers, and special districts that enhances the region's standing as a major economic hub.

Policy T.8.3. Design neighborhood streets using appropriate traffic calming techniques and street widths to sustain quality of life while maintaining traffic safety.

Policy T.8.4. Protect rights-of-way for future transportation corridors.

Policy T.8.5. Support the area's economic vitality by improving intersection design for freight movements

Goal PF.3. Provide high-quality emergency response and public safety services including law enforcement, fire, medical, and ambulance transport service.

³ This is because the area being removed was modeled as a Business Park Use in the Regional Plan Preferred Scenario which estimated this land use would directly, and indirectly produce 36 jobs per acre on average.

As stated in the Transportation, Police and Fire Impact Analyses, removing the Ponderosa Parkway-Gemini connection from the Flagstaff Regional Plan is expected increase travel distances for vehicles, cut through traffic in neighborhoods, and police, fire and emergency response times. It will also reduce accessibility of the business park for truck deliveries, without widening and changing the character of other roads in the vicinity.

Transportation Impact Analysis

As a result of not constructing the future "Access" road between Ponderosa Parkway and Gemini, vehicle trips on Switzer Canyon, Pine Cliff, Turquoise, and 4th Street are expected to increase above what was originally predicted in the Regional Plan Development Scenarios Analysis. Modeling was conducted by the Flagstaff Metropolitan Planning Organization to gauge the magnitude of these impacts. Using the regional transportation model and 2040 growth assumptions, the analysis found the following:

1. Removing the Employment and Suburban area types had a minimal impact on vehicle trips in the road network around McMillan Mesa. Citywide growth will be the driving force for vehicle trips in the area.
2. Under a 2015 base scenario, construction of the completion and Connection of Ponderosa Parkway was predicted to decrease traffic on Pine Cliff Drive by more than 50%.
3. In a 2040 scenario with the Connection of Ponderosa Parkway, traffic volumes on Pine Cliff Drive is predicted to increase by 11% over today's traffic volumes. In a 2040 scenario without the Connection, traffic on the same route increased by 53%.
4. Other intersections studies (Ponderosa Pkwy @ Turquoise, Ponderosa Pkwy @ 66, Fourth Street @Cedar, Cedar @Gemini) showed a less than 10% change in traffic volumes in scenarios that compared the outcomes of having or not having the Connection of Ponderosa Parkway.
5. In all scenarios, the construction of the completion of Ponderosa Parkway reduced the traffic volumes at Ponderosa Parkway and Turquoise by 20 to 25%.

In addition, it may be necessary for the Flagstaff to consider connecting Switzer Canyon to Butler Avenue in order to offset traffic impacts, past the 2040 benchmark used in this analysis. This project was considered for the next transportation tax renewal, but was not needed within the next 20 years and so it was deferred for future consideration.

The exact modeling of trips for the Veterans' Home will be completed by the State and may be reviewed by the City. The volume of trips from the veteran's home has not yet been modeled.

Water, Sewer and Stormwater Drainage Impact Analysis

Water Demand and Capacity

The impact on water service have been evaluated from the starting point of the McMillan Mesa Village Specific Plan Technical Reports, dated August 19, 1992. Staff evaluated all subsequent development submittals. No later submittals comprehensively reevaluated their water service. Instead, they all discussed compliance with the original McMillan Mesa Village Specific Plan. McMillan Mesa area developments have constructed fewer units than the initial Specific Plan expected in the tracts that have so far been developed.

An analysis at the level of detail of the original Specific Plan Technical Reports results in a minor decrease in peak water demand, from 217 GPM (gallons per minute) to approximately 196 GPM, see calculation in the Appendix A. The difference in expected demand is especially negligible based on the other factors that determined the initial sizing and flow for waterlines in the area. Commercial fire flow requires 1,500 GPM, so the Specific Plan Technical Report added 217 GPM and then rounded up to create a design flow of 2,000 GPM to allow for flexibility within a variety of building types. The same analysis with the updated approximate peak water demand (196 GPM) would also yield 2,000 GPM. Therefore, there is no expected change in demand or capacity based on the proposed McMillan Mesa Natural Area and no associated improvements are necessary.

Most water mains exist within the existing road's rights-of-way. In addition to water mains within the rights-of-way, there are some eight-inch water mains that connect the San Francisco de Asis school/church to Pine Cliff Dr and Gemini Rd's 12-inch water mains. No new water mains are desired or expected within the proposed McMillan Mesa Natural Area. However, the City of Flagstaff will need continued access to the existing lines that pass through the Natural Area.

Water Production

The City is currently conducting a City-wide analysis of potential well sites based on their geology and predicted productivity. McMillan Mesa has shown that its geology lends itself to potential well sites because it is a volcanic flow over multiple fault lines. Wells along fractures and fault lines can produce more water because the ground in that vicinity is often more porous, allowing higher quantities of water to flow. Potential well sites need to be coordinated strategically with fault locations. The language of Proposition 413 would likely limit the ability to drill from the surface of the McMillan Mesa Natural Area. However, there is the potential to take advantage of new, directional drilling technology. This method could start with a surface location that worked best with the surrounding land uses, drill down, and then drill to the side to intercept the fracture lines that yield the most water.

If wells are sited within the viewshed of the natural area, the wells can be contained in a small house made of native rock, once construction is complete. There will be little noise created during operations, unlike the more remote and older wells that often run on diesel power since wells in the vicinity of the mesa can be connected to the electric grid. The initial drilling of a well takes between six months and a year. Total disturbance would be approximately one-half acre with offsite construction staging.

Stormwater

The development of stormwater infrastructure has changed significantly since the original McMillan Mesa Specific Plan's Technical Reports. That Drainage Analysis within the Technical Reports will not necessarily be used as a starting point for this discussion. Instead, each new development has treated and held its own stormwater volume increases on-site or through a specific agreement with nearby tracts. There is also no specific drainage conveyance structure that was sized for McMillan Mesa development that would have its capacity directly affected by changes to the area's development. Therefore, there are no expected changes to any downstream stormwater facilities based on the proposed McMillan Mesa Natural Area.

There are opportunities within the Natural Area to generally improve stormwater quality or reduce downstream effects. There was a location identified within Tract J of the original McMillan Mesa Village Specific Plan (which is now part of the Natural Area) that was identified for a potential detention basin.

This location has some existing stormwater infrastructure and has historically experienced flooding issues during large events, resulting in drainage complaints from nearby residents along Hemlock Way. The Management Plan will need to consider Low Impact Design features that could intercept sediment before it impacts the adjacent neighborhood and improve the ecological condition of the montane grassland.

Another specific area that could benefit from future stormwater infrastructure improvements is along the Natural Area's eastern border, against Izabel St. The slopes against Izabel St are soft and sediment frequently ends up in the street or in nearby resident's yards during heavy rain events. There are already drainage features on this side of the mesa to protect the infrastructure for the FUTS trail, and likewise the Management Plan will need to address the design and compatibility of methods to prevent erosion of the mesa and protect the access of the Sunnyside neighborhood to the Natural Area.

Geologists are currently evaluating the mesa, among other areas throughout the City, for locations that have high water flows beneath the surface. This evaluation will also tell them specific areas that work well for water recharge, areas that allow surface water to flow to groundwater and "recharge" the groundwater aquifer. Coordinating drainage features with these strategic locations could be beneficial. These features can be designed to look natural. Their appropriateness and design may also be considered as part of the Management Plan.

There are numerous FUTS throughout the Natural Area. The City's Stormwater Division needs approximately 30 feet around each trail for maintenance of the drainage and engineered features, and an allowance for the possibility of creating new stormwater related infrastructure that would help the functionality of the existing FUTS.

100-Year Water Supply

There is no expected change to the City of Flagstaff's 100-year water supply since the area's water demand is equal-to or less-than the original plan for the area, which was used to determine the 100-year water supply needs.

Reclaimed Water

There is an existing reclaimed waterline directly to the north of the proposed McMillan Mesa Natural Area. The initial McMillan Mesa Village Specific Plan Technical Reports did not discuss using reclaimed water. The McMillan Mesa Natural Area has not proposed using any reclaimed water. Therefore, there is no change to the City of Flagstaff's reclaimed water system.

Wastewater Creation and Capacity

Similar to the water service demand and capacity discussion, the impact on sewer demand and capacity will be evaluated from the starting point of the McMillan Mesa Village Specific Plan Technical Reports, dated August 19, 1992. Staff evaluated all subsequent development submittals. No later submittals comprehensively reevaluated their sewer system. Instead, they all discussed compliance with the original McMillan Mesa Village Specific Plan. McMillan mesa area developments have constructed fewer units than the initial Specific Plan expected in the tracts that have so far been developed.

A high-level analysis of the original Specific Plan Technical Reports resulted in a minor decrease in the area's contributing wastewater. The original Technical Reports shows a project contribution of 605,918

gpd (Gallons per Day). After applying the same peak factor of 2.62 to the calculated GPD (see Appendix A) reflecting the proposed land use changes results in a GPD of approximately 604,000. All wastewater flow goes into the 15-inch line in Switzer Canyon, consistent with the original Specific Plan. Therefore, there is no expected change in wastewater creation or capacity based on the McMillan Mesa Natural Area and no associated improvements are necessary.

The majority of sewer mains exist within the existing road's rights-of-way. The southern half of the existing development north of the Natural Area containing the Northern Arizona Center for Entrepreneurship and Technology, and some of the USGS facilities is currently served by a pressure sewer that connects to a gravity sewer toward the north end of this existing development. There is a desire from the City of Flagstaff Water Services department to eliminate all pressure sewers. There is therefore a plan to serve this area with a gravity sewer by connecting the developed area to the sewer main within Forest Ave. This connection would cross a portion of the Natural Area. This gravity sewer will not interfere with the functionality of the Natural Area once in place, but the City of Flagstaff will need to have access to it as it passes through the Natural Area.

School Impact Analysis

The school impact analysis was waived for this application because open space and the future Veterans' Home are not expected to generate new school enrollment for the Flagstaff area.

Police and Fire Impact Analysis

The removal of the Ponderosa Parkway Connection from the Road Network Illustration will have a negative impact on response times for the several neighborhoods. Fire Station #2 is located on Ponderosa Parkway below the edge of the mesa. In order to access properties to the north without the Connection, engines will have a more circuitous route that will pass through numerous residential areas. This will add several minutes to response times, even after the connection between Pine Cliff and Ponderosa Parkway is completed. It will also eliminate an alternative route in case of traffic jams that impede the travel of emergency vehicles.

On the other hand, having this property managed as City open space will provide the opportunity for forest restoration projects that can reduce the potential for catastrophic wildfire starting and spreading through the property and threatening Homes.

Police response times will also be impacted without a mitigating improvement between Switzer Canyon and Butler. The police station is located on Sawmill Road and could have used the Ponderosa Parkway Connection to improve response times to the north end of Sunnyside, Shadow Mountain, and North of hospital neighborhoods. The Switzer Canyon improvement would be a tunnel that would require BNSF cooperation. This improvement is not included in the Citizen's Transportation Tax Commission proposal for the renewal of the Transportation Tax ballot measure, but with as considered as a potential project.

Economic Development Impact Analysis

The proposed plan amendment will have both positive and negative impacts on the economic development of the community. The positive impacts will be to protect community character, include open space as a marketable characteristic to the medical and science research business park developing on the mesa, and to create opportunities for the recreation and tourism industries on City land. The

negative impacts will be the City's reduced capacity for infill, reduction in the size of the business park on McMillan Mesa, and the indirect effects of the reduced transportation capacity on the Region as a whole.

Appendix A: Water and Sewer Demand Calculations

McMillan Mesa - Natural Area

Original Technical Reports

~~Water~~

Major Land Use changes:

- ① Tract J (School/park/public) - 25.75 ac
- is now Open Space
- ② Tract C (Suburban Commercial) - 8.41 ac.
- is now MR
- ③ Tract D + E (Business Park) - Parts
- are now MR: 7 ac + 6.5 ≈ 13.5 ac
- ④ New → Veterans Home - 10 ac
- treat as MR

Totals

BusPark = 65 - 13.5 = 51.5 acres

Residential = 606 units + (8.41 ac + 13.5 + 10) \times 9 un/ac
= 606 + 287 = 893 un

Comm = 8.41 - 8.41 = 0 ac

Public = 0 ac

original (pointing to 65)

MR (pointing to 13.5)

MR RPD (pointing to 9 un/ac)

this assumed Basis is wrapped up w/in RPD now (pointing to the residential calculation)

Water (p.149)

BP: 52 ac \times 2000 GPD = 104,000 GPD

R: 893 un \times 200 GPD = 178,600 GPD

282,600 GPD
or 196 GPM

Sewer

Parcel A 1.25 ac \cdot 1000 gpad = 1,250 gpd
Parcel B 171 un \cdot 200 gpad = 34,200 gpd
Parcel C - gone
Parcel D per app ~~per~~ water calculation page

BP: 52 ac \cdot 1000 gpad = 52,000 gpd

R: 893 un \cdot 200 gpad = 178,600 gpd

report showed 231,043 total new # \approx 230,600 gpd

USGS

didn't plan anything in new Natural Area.

MCMILLAN MESA MAJOR PLAN AMENDMENT

PUBLIC PARTICIPATION PLAN

July 5, 2018

PURPOSE

A Public Participation Plan will provide a clear and comprehensive summary of all public participation opportunities and notification procedures required for the MCMILLAN MESA MAJOR PLAN AMENDMENT.

PROPERTY OWNERS AND NOTIFICATION

Property owners within 300 feet and Neighborhood Associations and HOAs within 1,000 feet of the McMillan Mesa Major Plan Amendment Area will be notified of the 60-day comment period and Open House. The site will be posted at least 14 days prior to the Open House.

The Comprehensive Planning Staff will also request to attend the Sunnyside Neighborhood Association meeting and meet with a steering committee for the McMillan Mesa Open Space Management Plan during the 60-day review.

At least 60 days before notice of the first hearing of the Planning Commission, the Director shall transmit the proposed amendment to the Planning Commission and the Council and shall submit a copy for review and further comment to all government agencies listed in ARS 9.461, and any person or entity that requests in writing to receive a review copy of the proposal. The proposal shall also be posted on the City's website.

Notification of the public will take several forms:

- Press releases for open house and hearings.
- Notification of the Regional Plan email list (approx. 340 recipients) prior to all meetings.
- Notification on the Flagstaff Regional Plan 2030 Facebook page prior to all meetings.
- Staff will develop a project webpage and check that it comes up in relevant search engines.
- Flyers for the open house on community bulletin boards around town.
- Posters for the open house in City Hall, libraries, and the Aquaplex
- Legal notices for public hearings.

MEETINGS OVERVIEW

A neighborhood meeting was held as an open house at the NACET Accelerator on June 18th. The open house provided an opportunity for the public to become informed and consult on the proposed revised amendment. A Record of Proceeding was distributed to meeting attendees and posted to the City's website on July 29th.

Because there were no changes to the proposed amendment as the result of public comment, a Citizen's Review Meeting was not required. Comments related to the management of the McMillan Mesa Natural Area were shared with the Sustainability department and the analysis of impacts from the Regional Plan were updated to reflect areas that were confusing for the public. A working session with the Planning and Zoning Commission will be held prior to the required public hearing.

The required Planning and Zoning Commission and City Council hearings will be held at City Hall and Coconino High School.

MEETING SCHEDULE

Meeting 1: Neighborhood Open House, NACET Accelerator, 2 hours, June 18, 2018

The Comprehensive Planning Manager consolidated the questions/comments heard at the open house meeting into a Record of Proceeding document that was posted to the project's webpage and distributed to the email distribution list.

Meeting 2: City of Flagstaff Open Space Commission., June 25, 2018

The Comprehensive Planning staff presented the draft amendment at a regular meeting of the Open Space Commission during the 60-day comment period and prior to the Citizen's Review Session.

Meeting 3: City Council Work Session, July 3, 2018

The Comprehensive Planning staff presented the draft amendment to the City Council during a regularly scheduled work session during the 60-day public review.

Meeting #4: City of Flagstaff Transportation Commission, August 1, 2018

The Comprehensive Planning staff presented the draft amendment at a regular meeting of the Transportation Commission during the 60-day comment period and prior to the Citizen's Review Session.

Meeting 4: Work Session at Planning & Zoning Commission, August 23, 2018

The Comprehensive Planning staff presented the draft amendment at a work session with the Planning and Zoning Commission prior to the commencement of public hearings.

The minutes of all the Commission and City Council hearings are on the city website at www.flagstaff.az.gov/streaming.

METHODS TO KEEP THE DIRECTOR INFORMED

The Director will be notified immediately, if there is any change in the location, date or format of the meetings. The results will be provided in a Record of Proceedings, as provided by City Title 11-10.10.020.

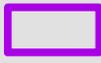
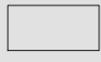
EVIDENCE OF PLAN APPROVAL

X

Dan Folke
Planning Director

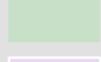
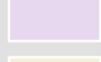
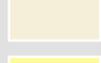
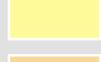
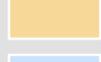
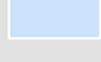
Appendix C: Maps

Current Area Types

-  Plan Amendment Boundary
-  Urban Growth Boundary
-  McMillanMesaNaturalArea
-  Great Streets
- TrailStatus**
-  Existing
-  Planned

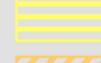
Existing Area Types

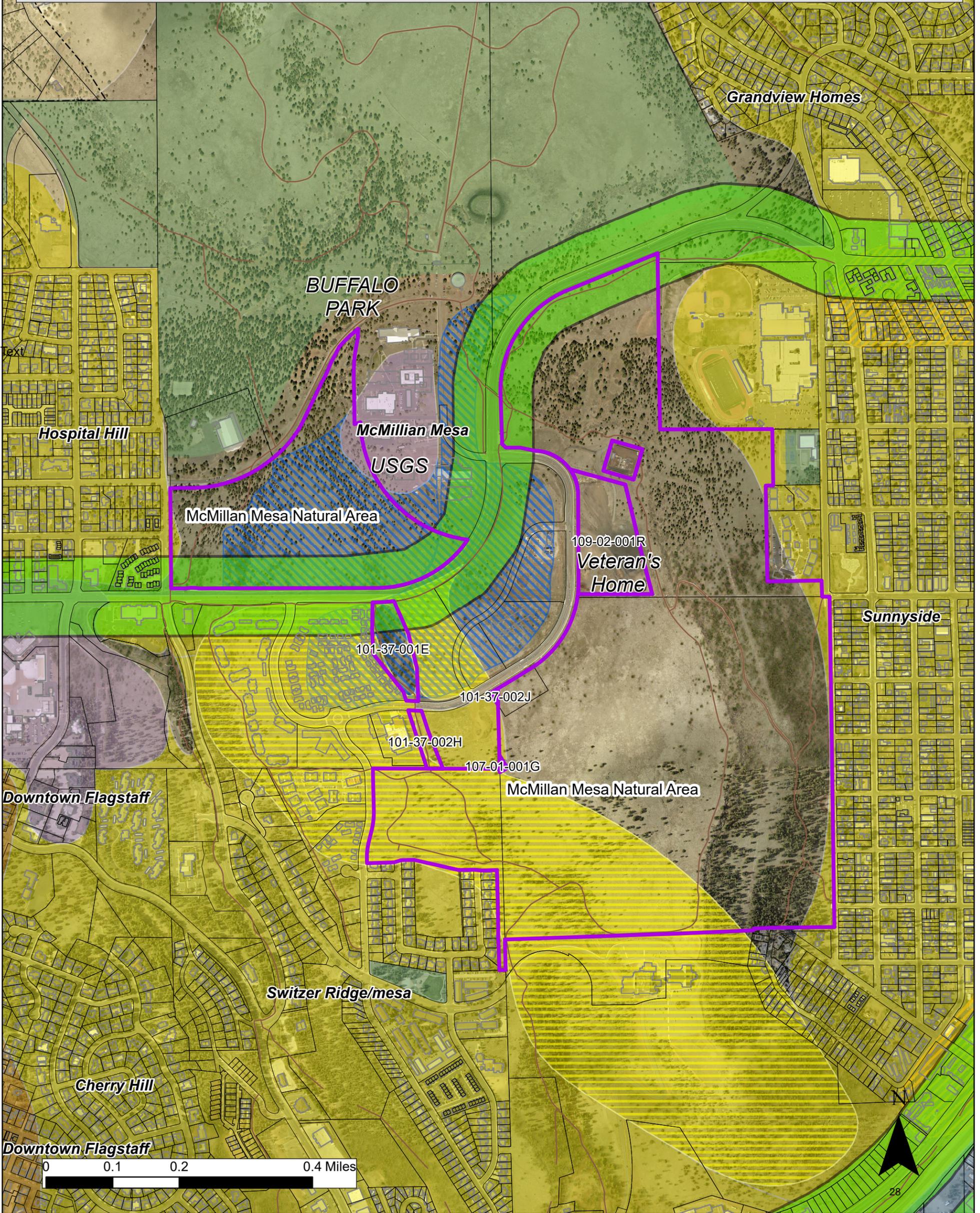
Vision Area Types

-  Parks Open Space
-  Special Planning Area
-  Rural - Existing
-  Suburban - Existing
-  Urban - Existing
-  Industrial / Business Park - Existing

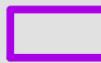
Future Area Types

Area_Type

-  Industrial / Business Park - Suburban
-  Rural - Future
-  Suburban - Future
-  Urban - Future

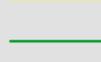


Proposed Changes to Growth and Land Use Area Types McMillan Mesa Major Plan Amendment

 Plan Amendment Boundary

Existing Area Type change

Proposed change

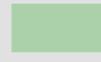
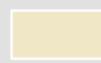
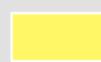
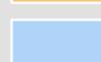
-  Special District removed
-  Suburban - Existing removed
-  Future Employment removed
-  Mapping Error - Future Suburban removed
-  <all other values>

TrailStatus

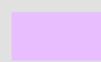
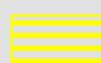
-  Existing
-  Planned

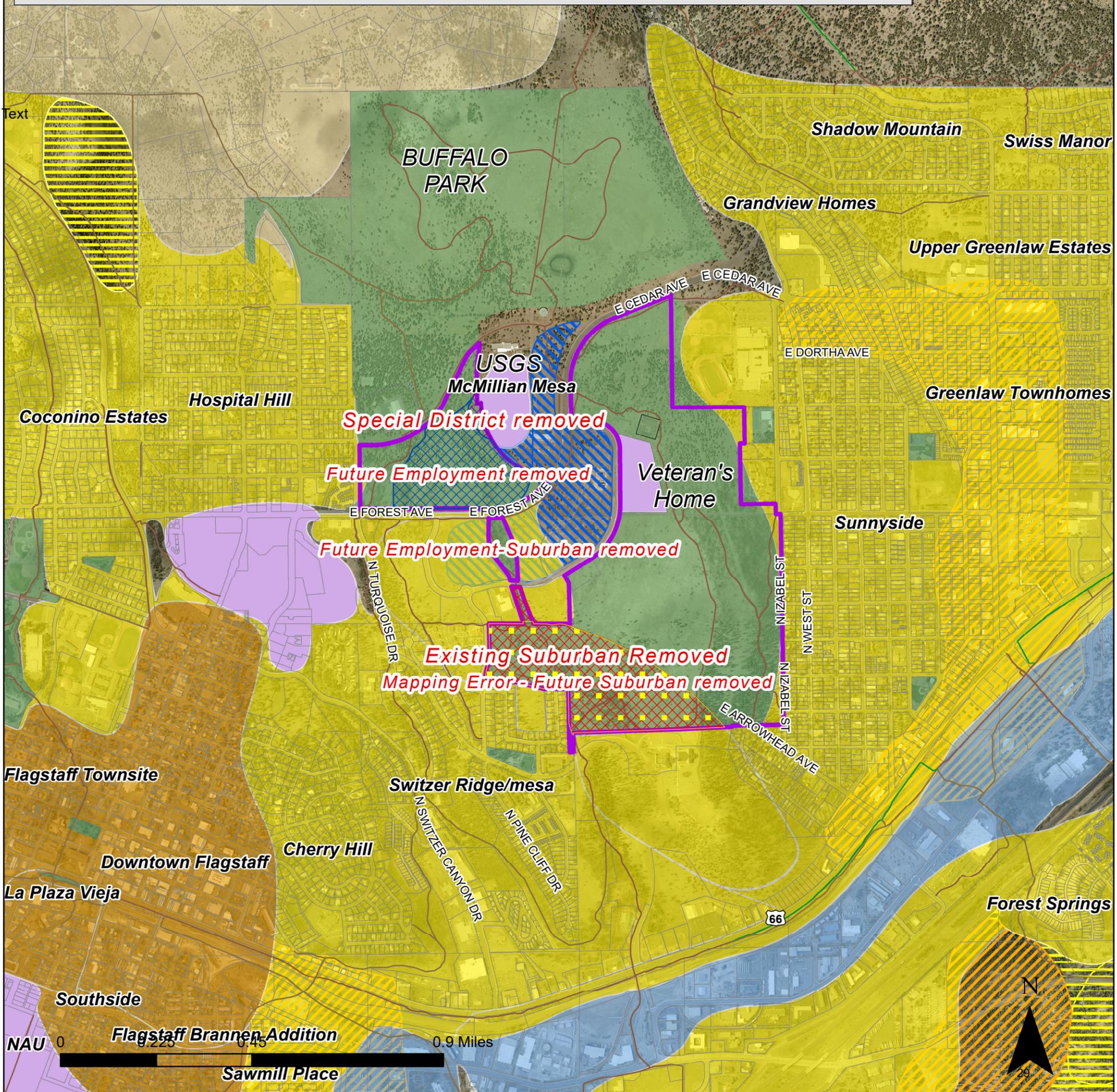
Proposed Area Types

Existing Area Types

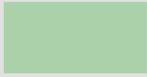
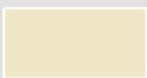
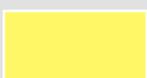
-  Parks Open Space
-  Special Planning Area
-  Rural - Existing
-  Suburban - Existing
-  Urban - Existing
-  Industrial / Business Park - Existing

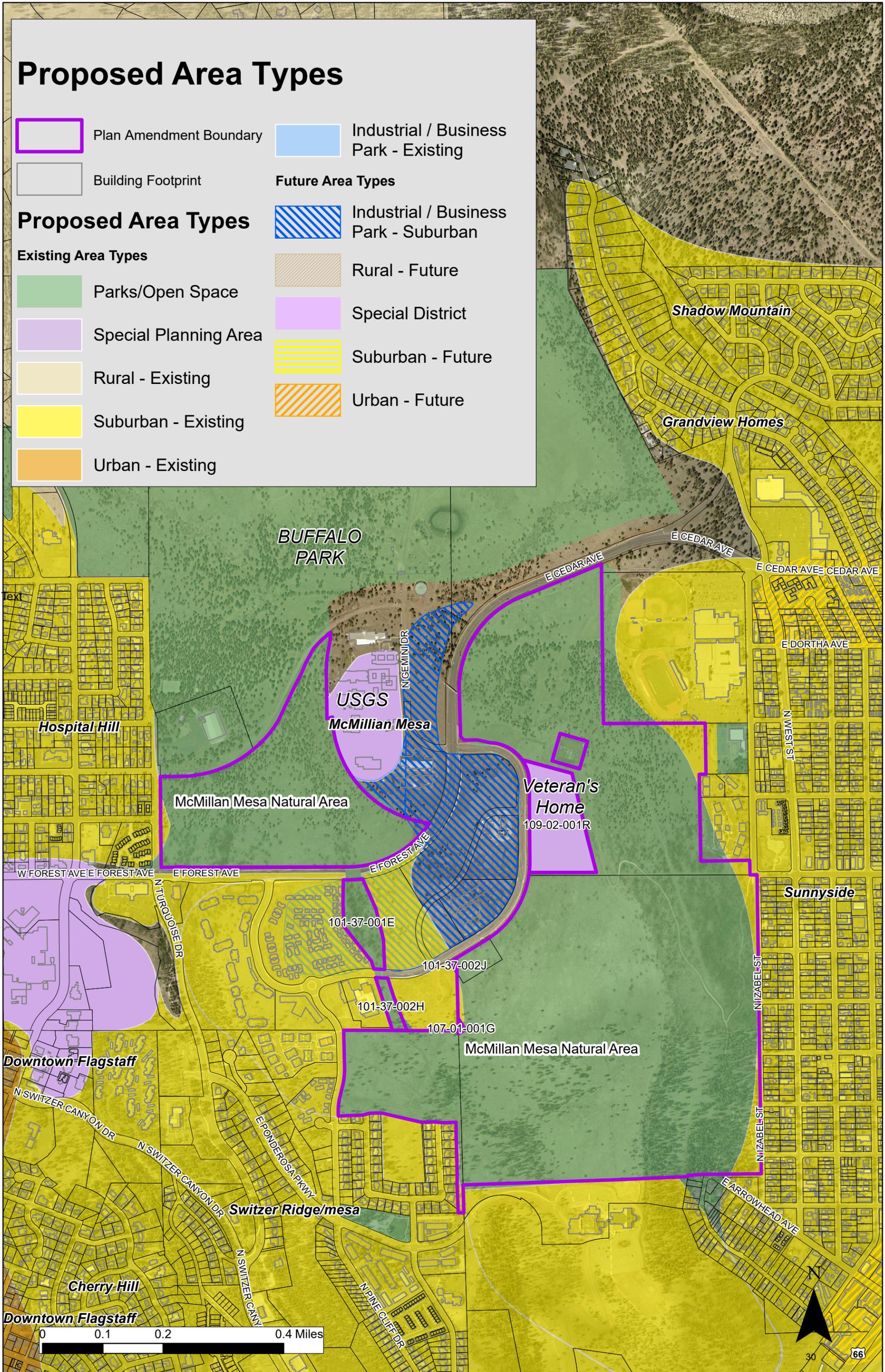
Future Area Types

-  Industrial / Business Park - Suburban
-  Rural - Future
-  Special District
-  Suburban - Future
-  Urban - Future



Proposed Area Types

	Plan Amendment Boundary		Industrial / Business Park - Existing
	Building Footprint	Future Area Types	
Proposed Area Types			Industrial / Business Park - Suburban
Existing Area Types			Rural - Future
	Parks/Open Space		Special District
	Special Planning Area		Suburban - Future
	Rural - Existing		Urban - Future
	Suburban - Existing		
	Urban - Existing		



Zoning

 Plan Amendment Boundary

 McMillian Mesa Natural Area

 Building Footprint

Residential Zones:

 Rural Residential (RR)

 Estate Residential (ER)

 Single-family Residential (R1)

 Medium Density Residential (MR)

 High Density Residential (HR)

 Manufactured Housing (MH)

Commercial Zones:

 Highway Commercial (HC)

 Community Commercial (CC)

 Suburban Commercial (SC)

Industrial Zones:

 Research and Development (RD)

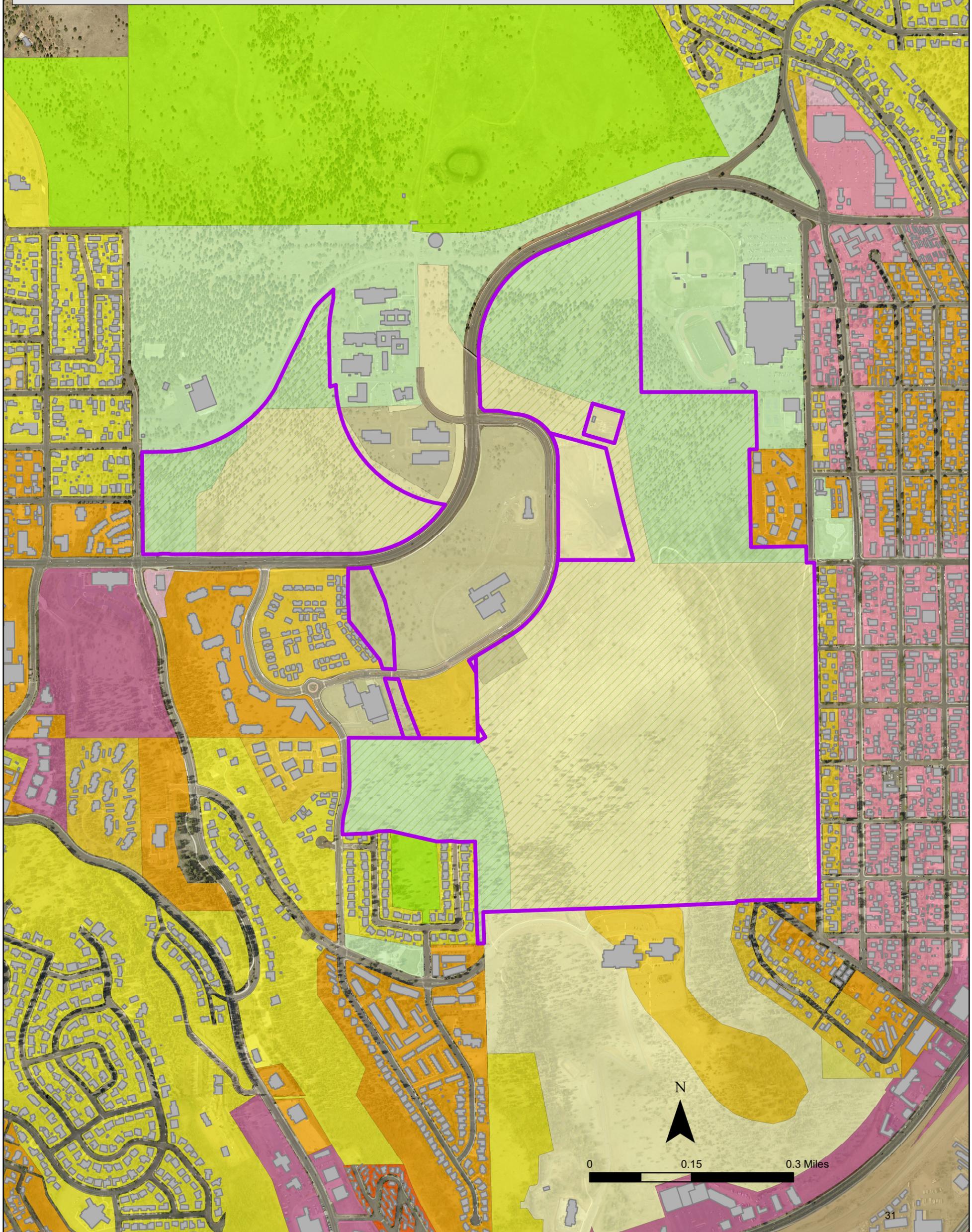
 Light Industrial (LI)

Resource and Open Space:

 Public Facility (PF)

 Public Lands Forest (PLF)

 Public Open Space (POS)



Water Systems 1

N



Plan Amendment Boundary



McMillian Mesa Natural Area

Reclaim System Valve

⊕ Ball; Butterfly; CurbStop; Gate

● Blow Off Pipe

Reclaim Meter Vault



Reclaim Pressurized Main

— Transmission Main

— Distribution Main

— Fire Line Private

Reclaim Control Valve

★ Air Release Combination

Water Control Valve

★ Air Release Combination

Ⓟ PRV Station

Pressurized Main

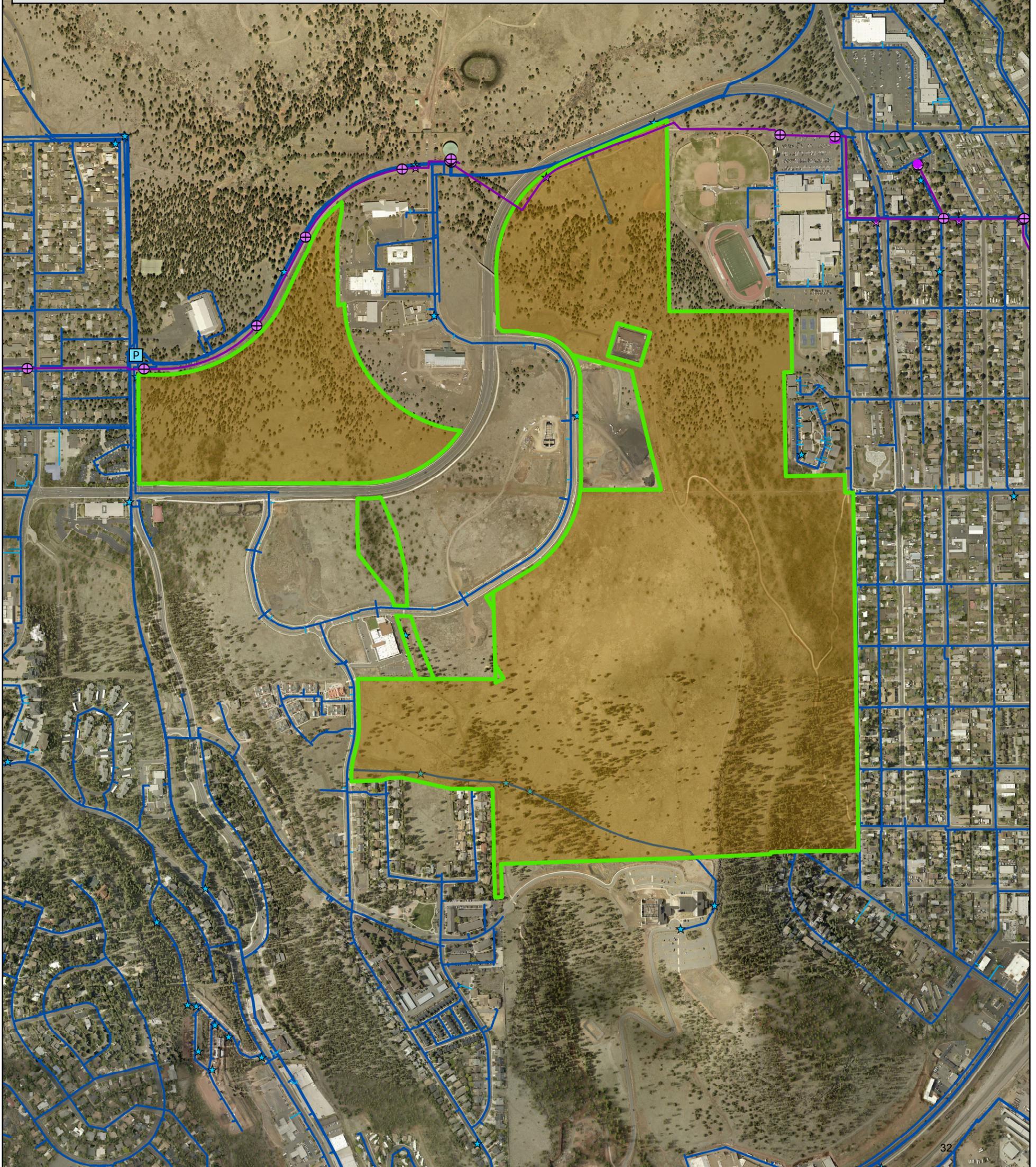
— Transmission Main, Act or Appd

— Distribution Main, Act or Appd

— Fire Line, Act or Appd

— Service Lateral, Act or Appd

0 0.125 0.25 0.5 Miles



Water Systems 2

0 0.125 0.25 0.5 Miles



N



Plan Amendment Boundary



McMillian Mesa Natural Area

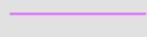
Reclaim Pressurized Main



Transmission Main

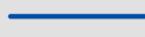


Distribution Main



Fire Line Private

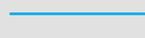
Pressurized Main



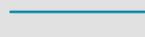
Transmission Main, Act or Appd



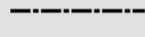
Distribution Main, Act or Appd



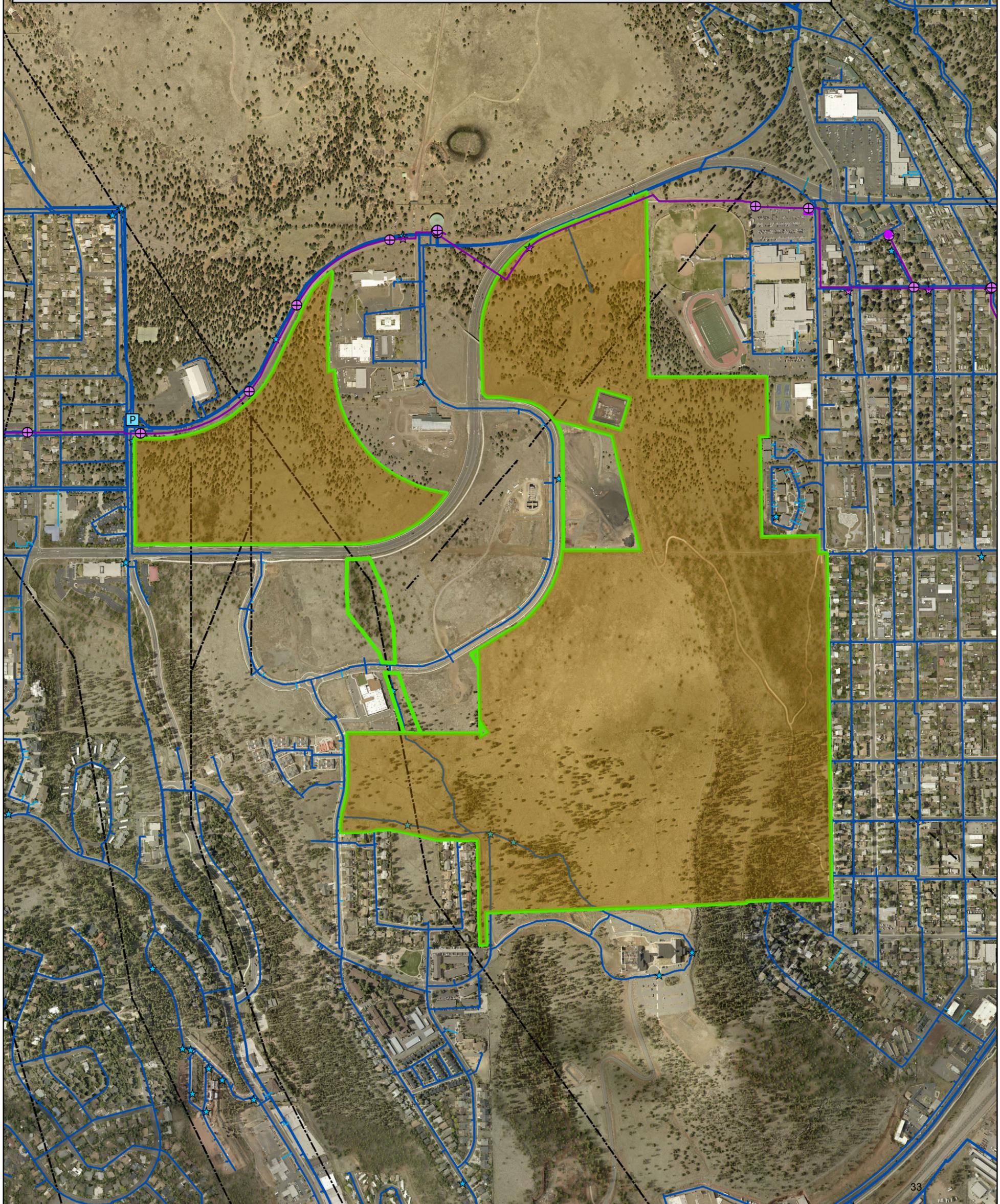
Fire Line, Act or Appd



Service Lateral, Act or Appd



Fault Line (potential water sources for wells)



Wastewater

0 0.125 0.25 0.5 Miles



Pressurized sewer

McMillian Mesa Natural Area

Outfall 10" to 24"

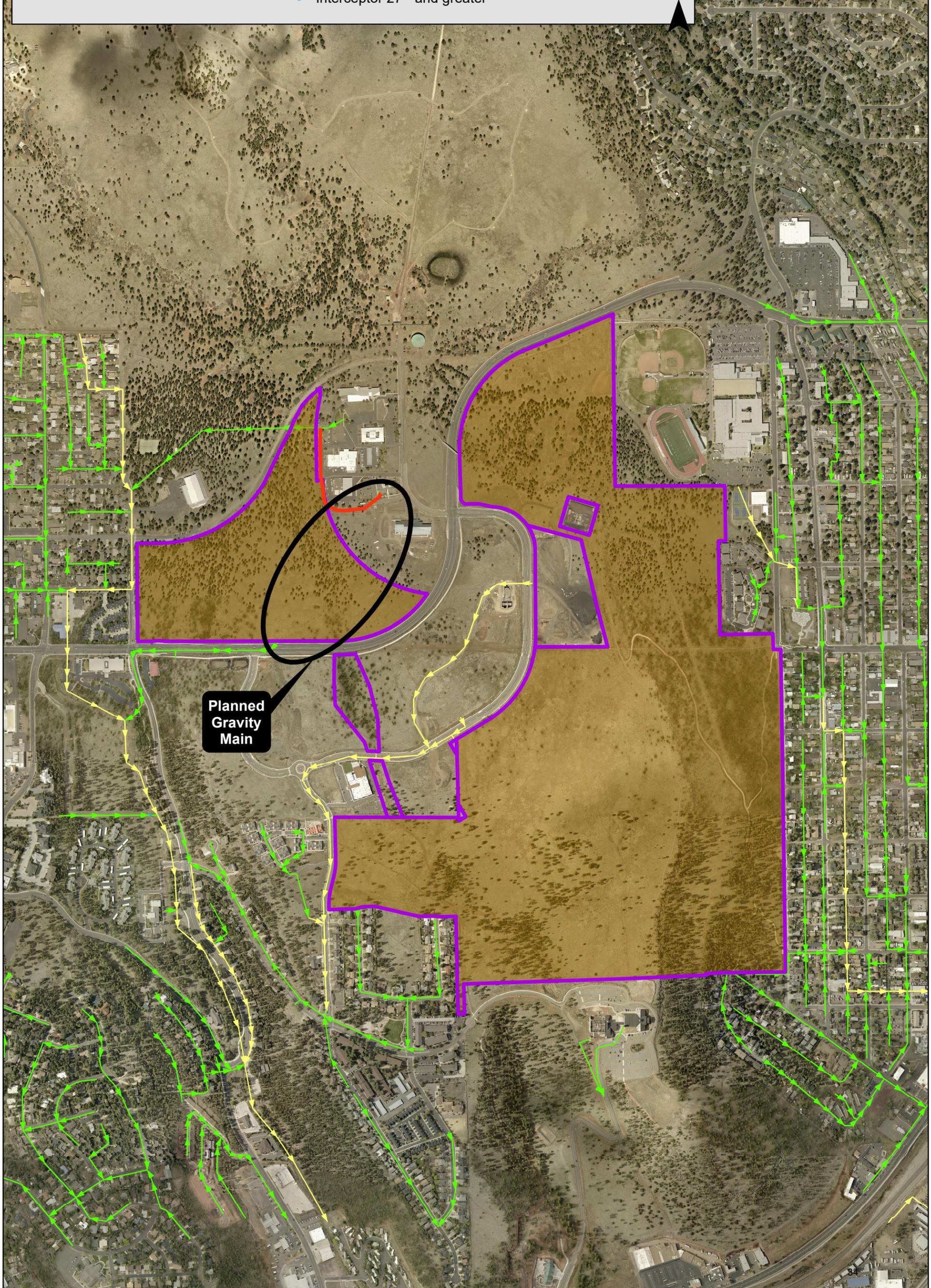
Plan Amendment Boundary

Sewer Gravity Main

Collector 8" and less

Interceptor 27" and greater

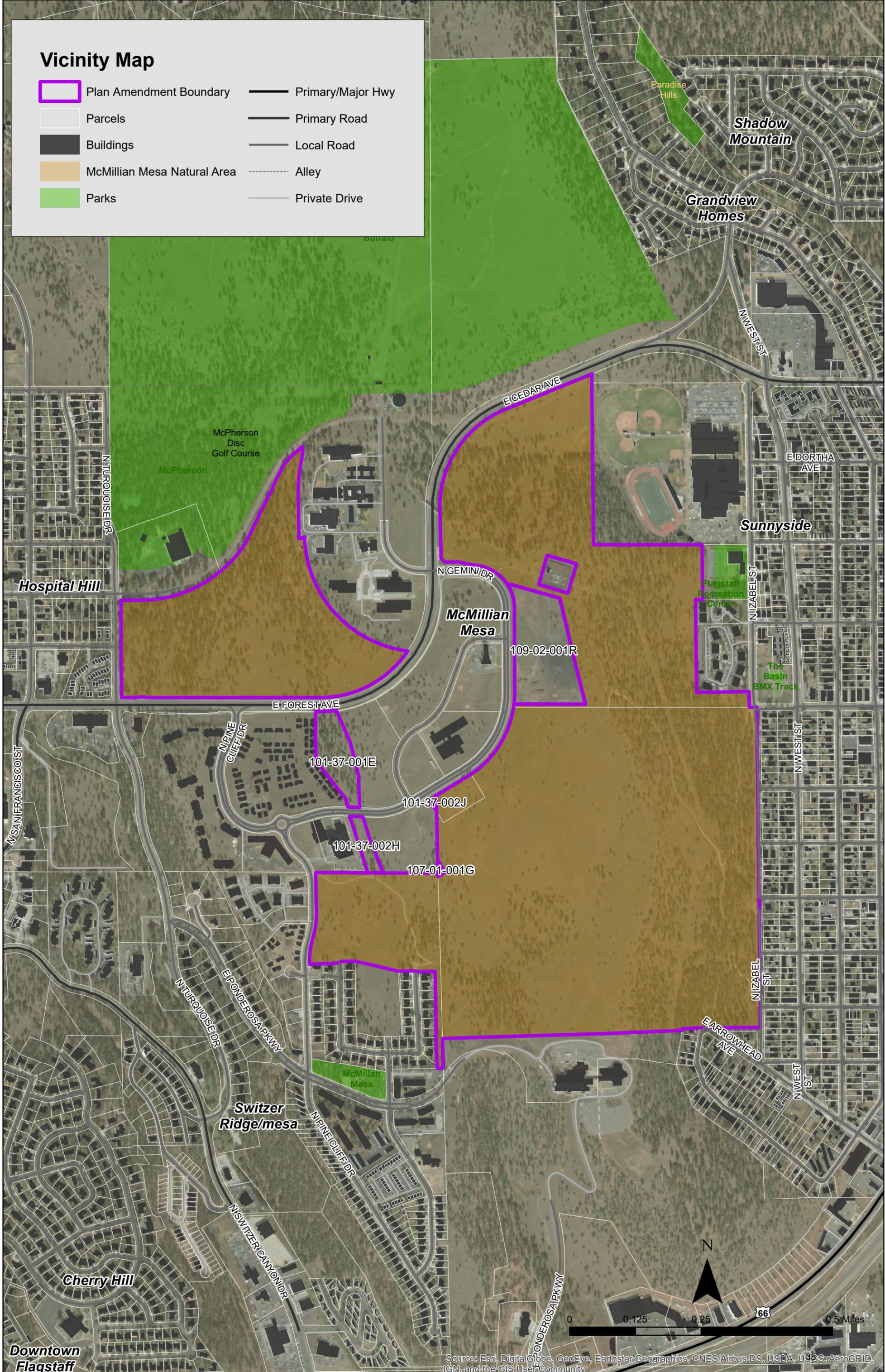
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Planned Gravity Main

Vicinity Map

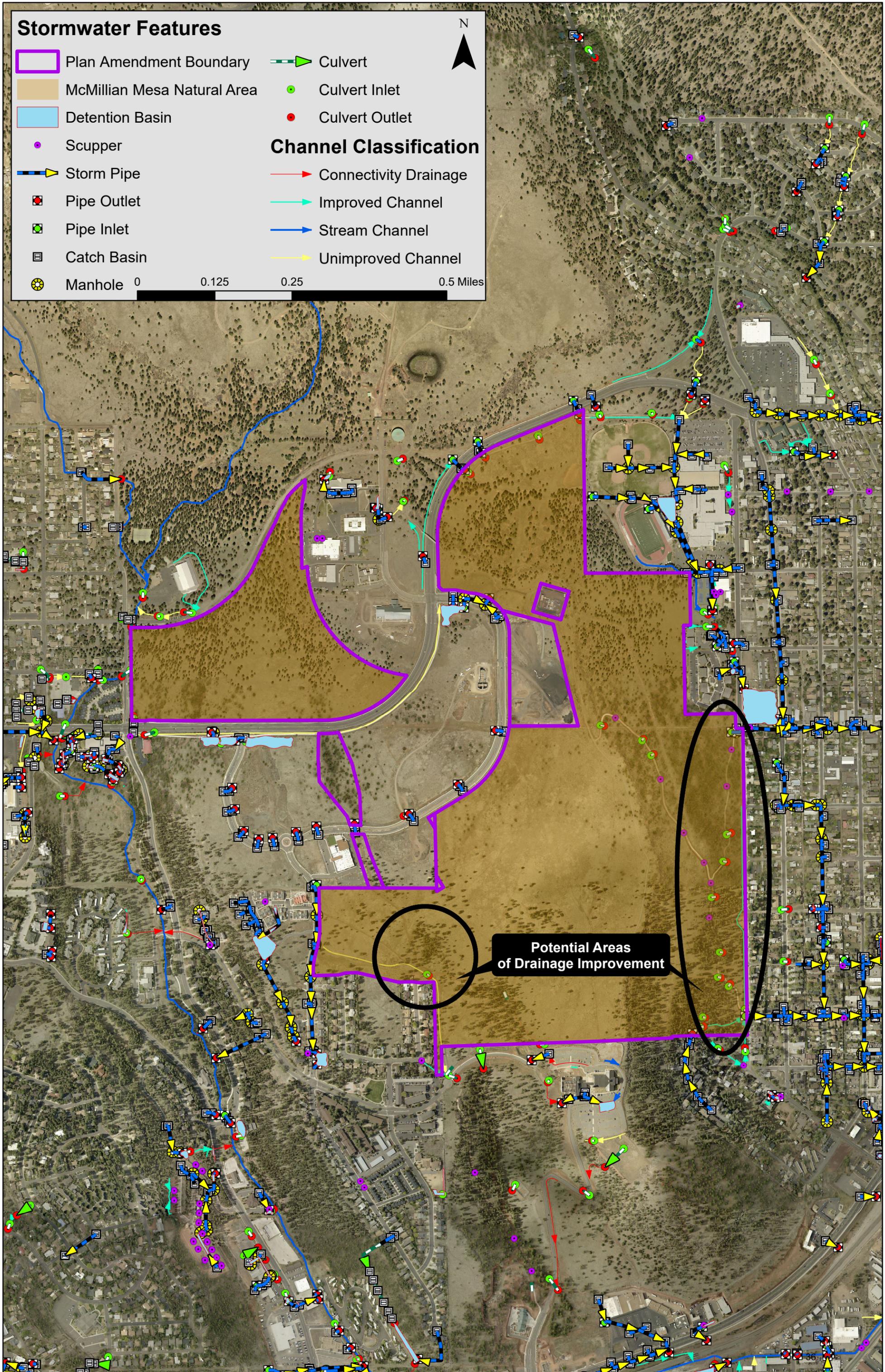
- | | | | |
|---|-----------------------------|---|-------------------|
|  | Plan Amendment Boundary |  | Primary/Major Hwy |
|  | Parcels |  | Primary Road |
|  | Buildings |  | Local Road |
|  | McMillian Mesa Natural Area |  | Alley |
|  | Parks |  | Private Drive |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

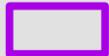
Stormwater Features

	Plan Amendment Boundary		Culvert
	McMillian Mesa Natural Area		Culvert Inlet
	Detention Basin		Culvert Outlet
	Scupper	Channel Classification	
	Storm Pipe		Connectivity Drainage
	Pipe Outlet		Improved Channel
	Pipe Inlet		Stream Channel
	Catch Basin		Unimproved Channel
	Manhole	0 0.125 0.25 0.5 Miles	

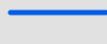
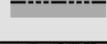


Potential Areas of Drainage Improvement

Transportation and Emergency Services

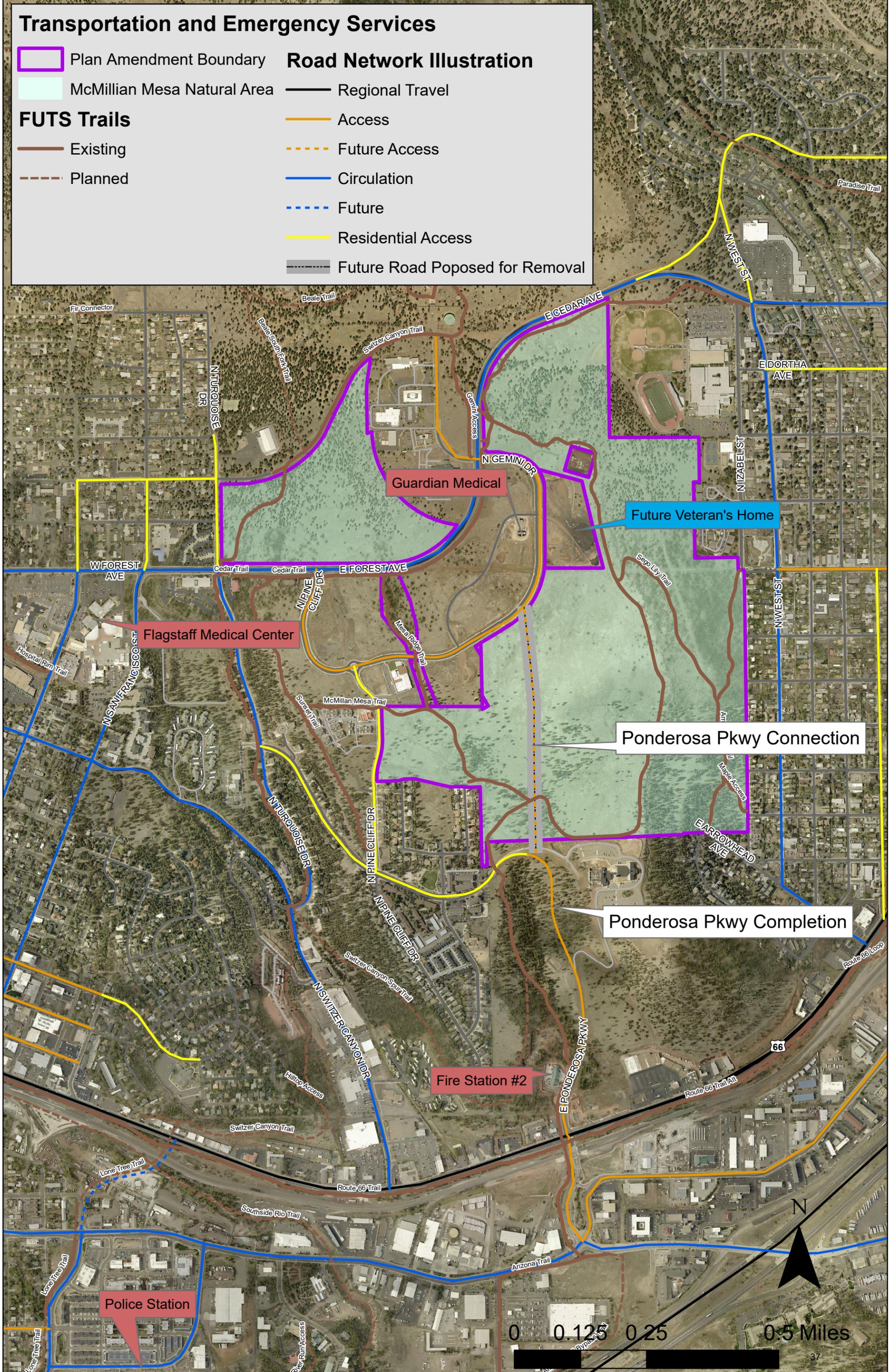
-  Plan Amendment Boundary
-  McMillian Mesa Natural Area

Road Network Illustration

-  Regional Travel
-  Access
-  Future Access
-  Circulation
-  Future
-  Residential Access
-  Future Road Proposed for Removal

FUTS Trails

-  Existing
-  Planned



Flagstaff Medical Center

Guardian Medical

Future Veteran's Home

Ponderosa Pkwy Connection

Ponderosa Pkwy Completion

Fire Station #2

Police Station

0 0.125 0.25 0.5 Miles

Surrounding Land Uses

 Plan Amendment Boundary

 McMillian Mesa Natural Area

Parcels by Use

 Other

Property Use

 Shopping Centers

 Golf Courses

 Manufacturers, Assemblers, & Fabricators

 Commercial and Industrial Real Property

 Agricultural Real Property

 Agricultural Tree Crops Real Property

 Non Profit Organizations Real Property

 Vacant Lands

 Owner Occupied Residential

 Rental Residential

 Childcare Facilities

 Non Profit Residential Housing Facilities

 Residential Bed and Breakfast Facilities

 Timeshares

 ?

 Non-Commercial Historic

 Enterprise Zones

 Commercial Historical

 Charter Schools

 Gas and Electric utility Companies

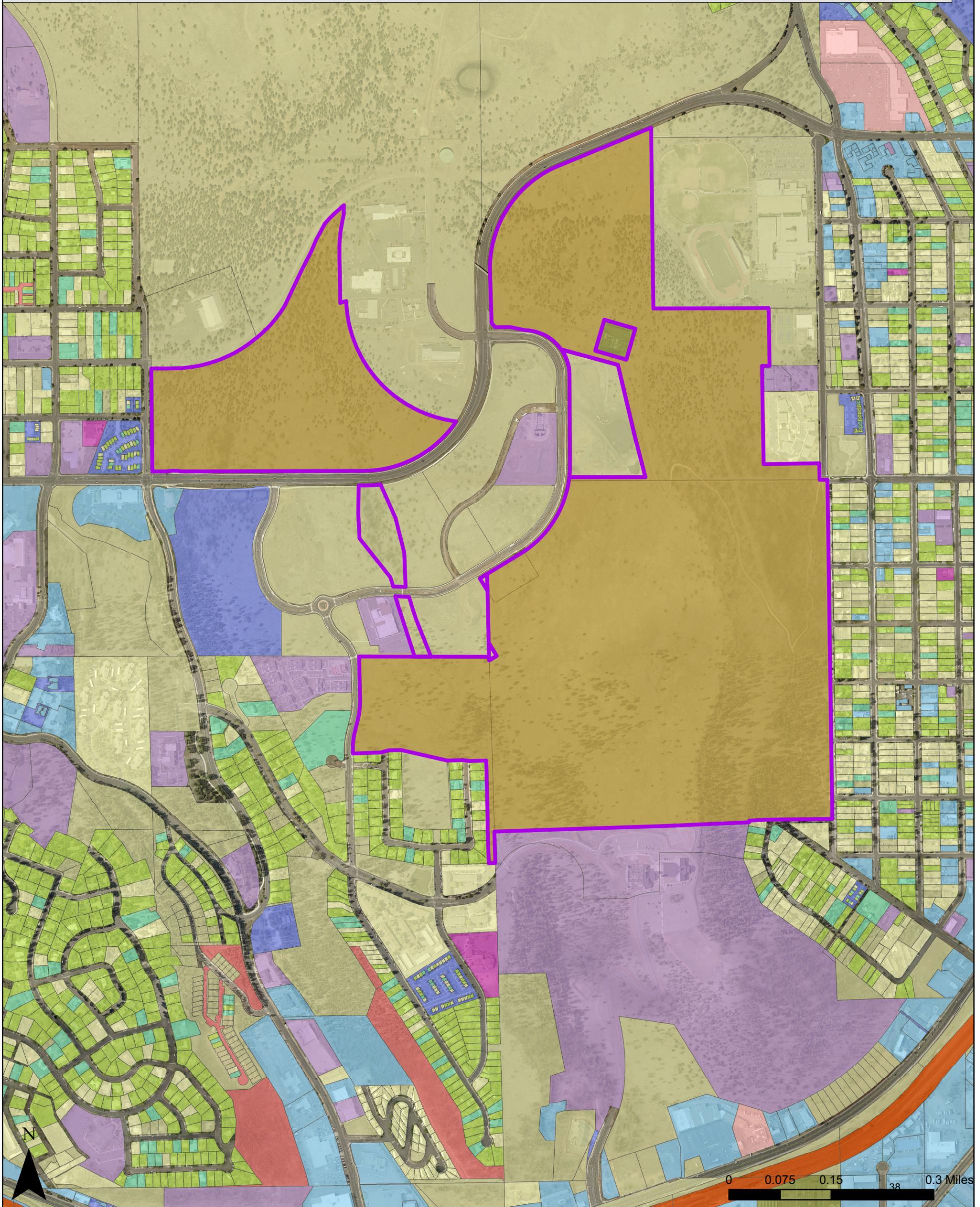
 Water, Sewer, and Wastewater Utility Companies

 Pipelines

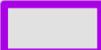
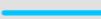
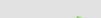
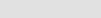
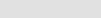
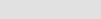
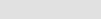
 Telecommunication Companies

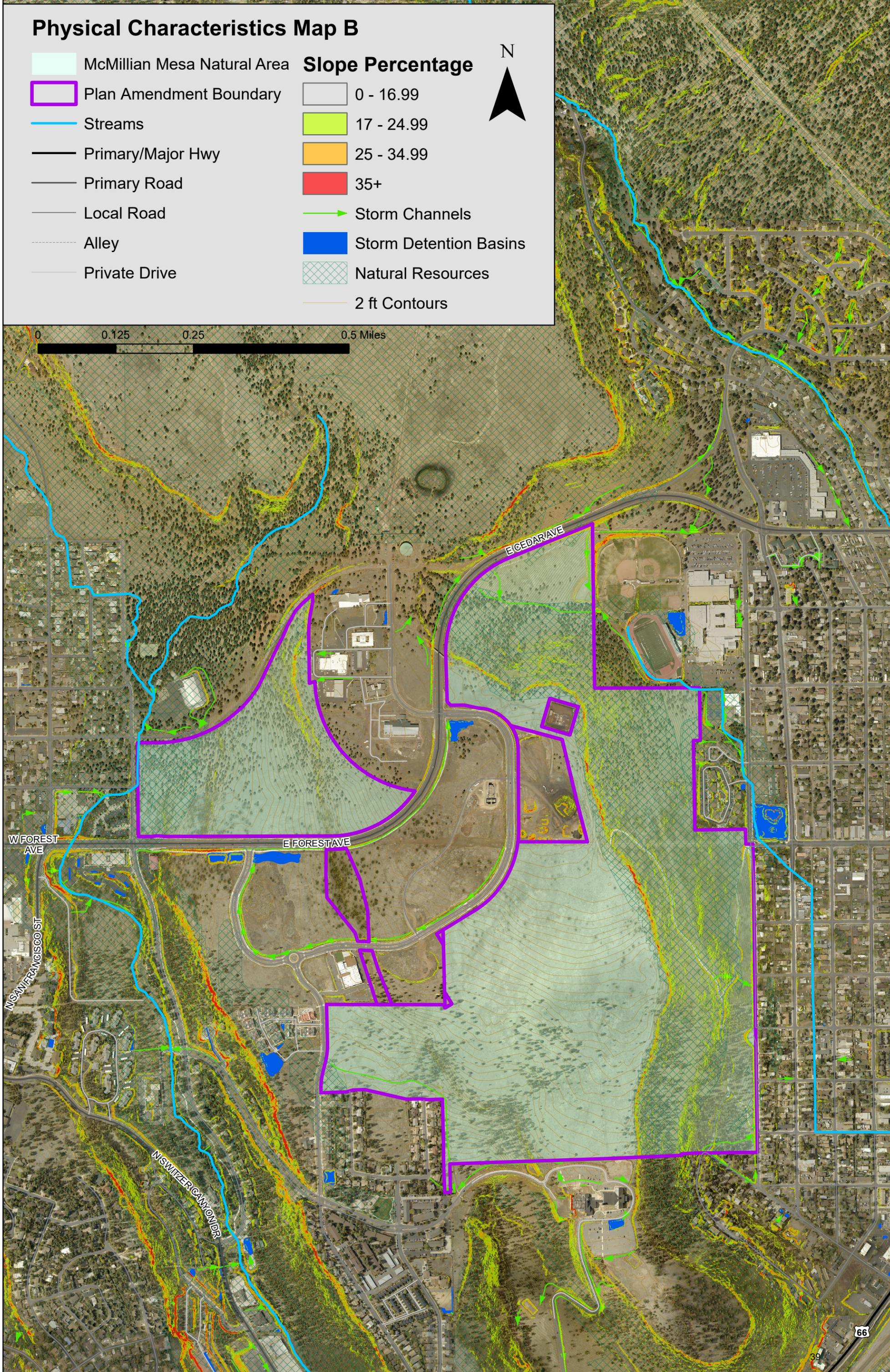
 Railroads

 Aviation Hangars, Tie Downs, Aircraft Maintenance

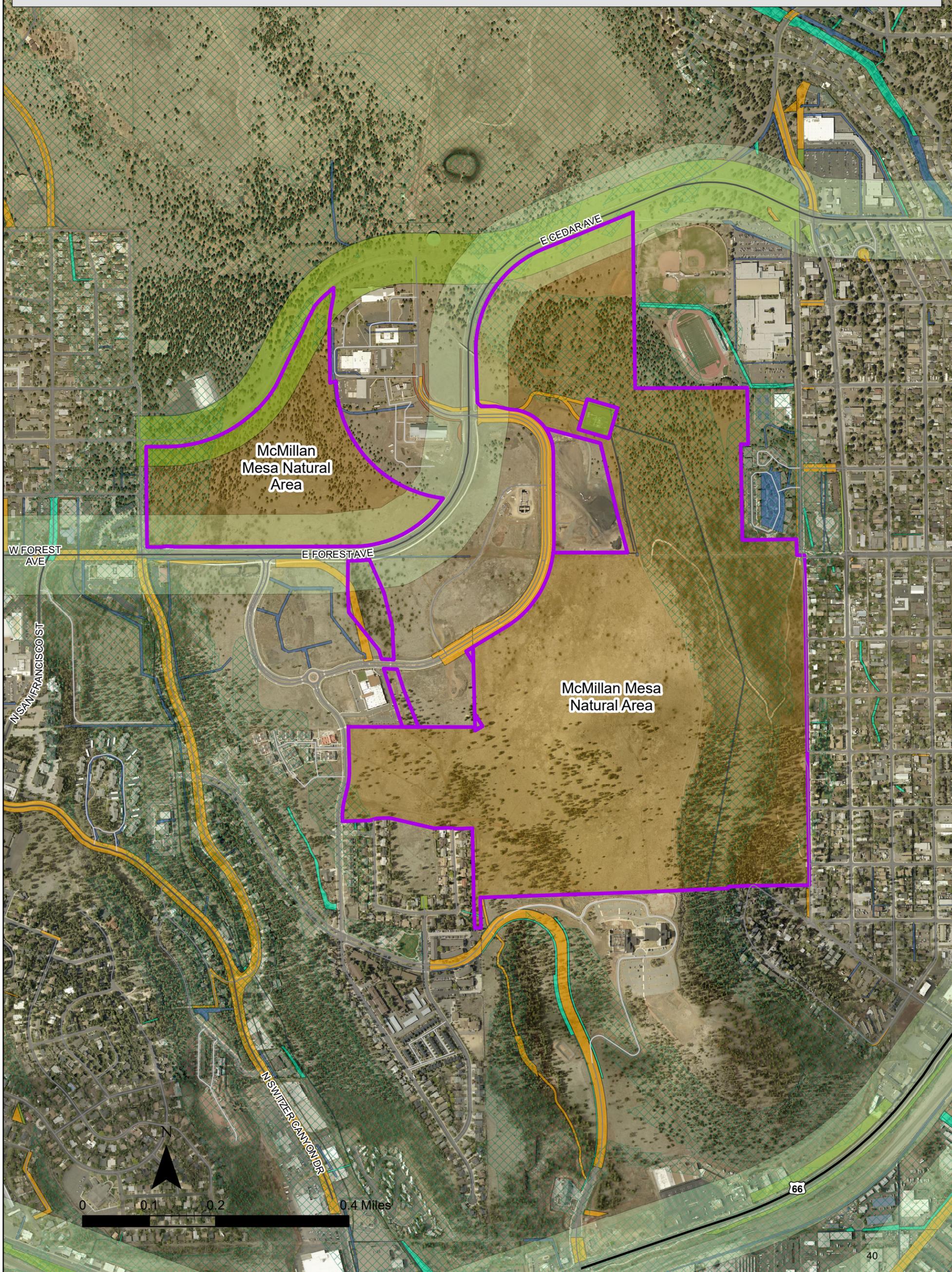


Physical Characteristics Map B

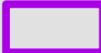
	McMillian Mesa Natural Area	Slope Percentage		0 - 16.99
	Plan Amendment Boundary			17 - 24.99
	Streams			25 - 34.99
	Primary/Major Hwy			35+
	Primary Road			Storm Channels
	Local Road			Storm Detention Basins
	Alley			Natural Resources
	Private Drive			2 ft Contours

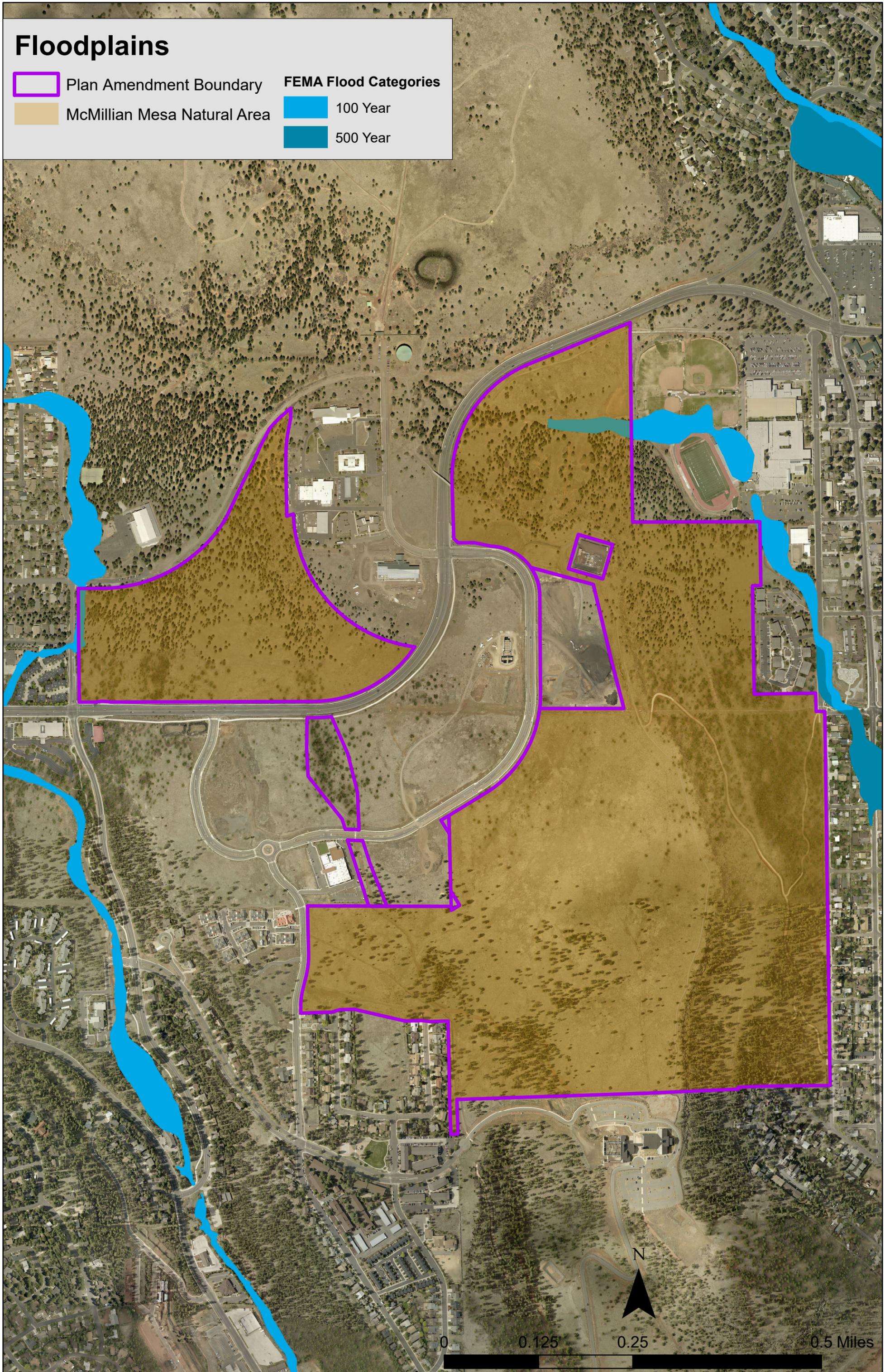


Physical Characteristics A



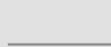
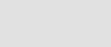
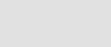
Floodplains

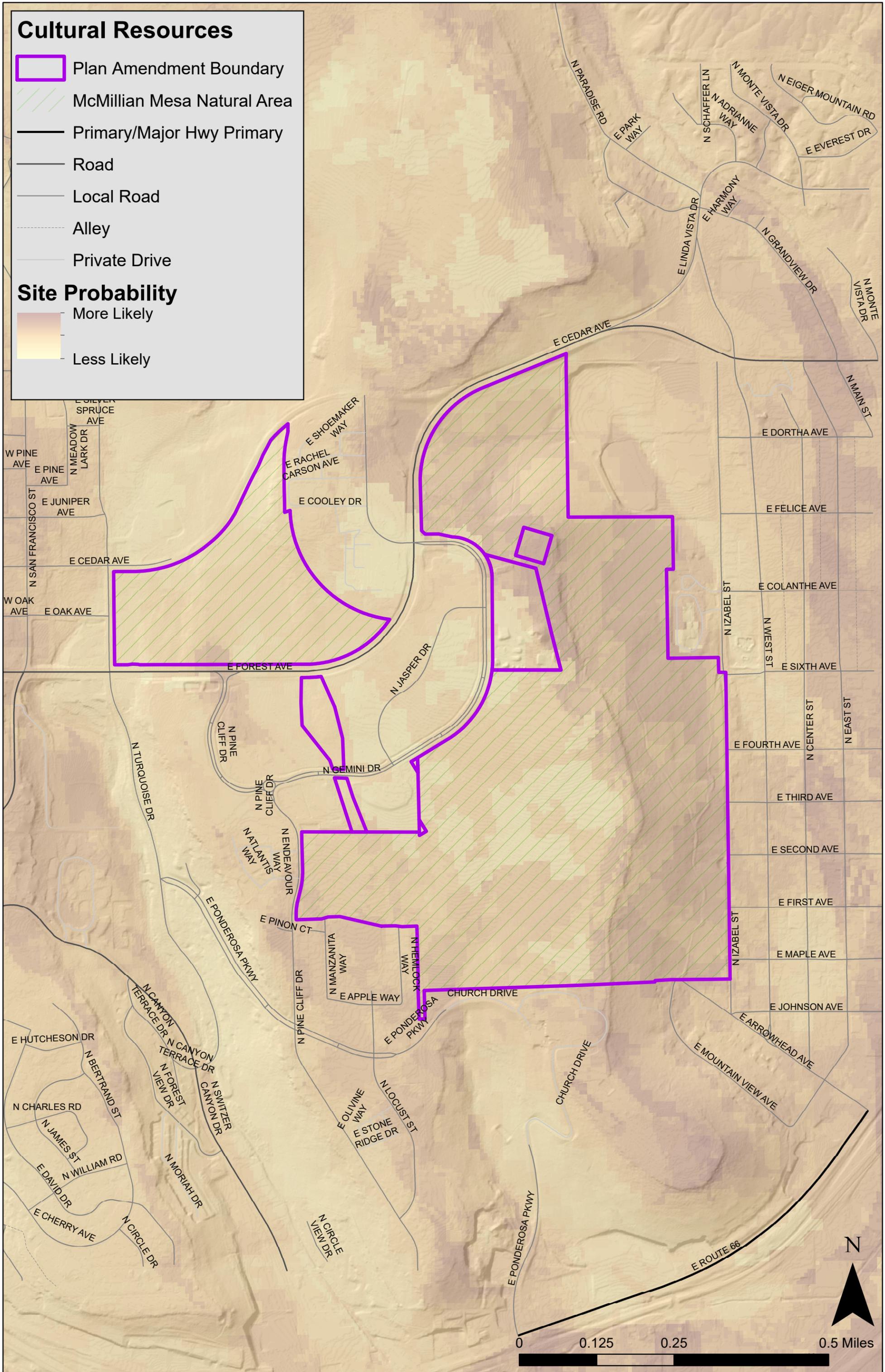
 Plan Amendment Boundary	FEMA Flood Categories
 McMillian Mesa Natural Area	 100 Year
	 500 Year



0 0.125 0.25 0.5 Miles

Cultural Resources

-  Plan Amendment Boundary
 -  McMillian Mesa Natural Area
 -  Primary/Major Hwy Primary
 -  Road
 -  Local Road
 -  Alley
 -  Private Drive
- Site Probability**
-  More Likely
 -  Less Likely



Appendix D: Legal Descriptions

Account Number	Parcel Number	Business Name
R0351454	109-02-001-R	
Tax Area	Parcel Size	Unit of Measure
SD#1 CITY OF FLAGSTAFF	10.00	Acre

Situs Address

House#	Dir	Street	Designation	Unit	
2100	N	GEMINI	DR		City ZipCode FLAGSTAFF 86004

Legal Summary

Sixteenth: NW Quarter: SW Section: 11 Township: 21N Range: 07E Sixteenth: NE Quarter: SW Section: 11 Township: 21N Range: 07E Sixteenth: SE Quarter: SW Section: 11 Township: 21N Range: 07E Sixteenth: SW Quarter: SW Section: 11 Township: 21N Range: 07E Sixteenth: SW Quarter: NW Section: 11 Township: 21N Range: 07E Sixteenth: SE Quarter: NW Section: 11 Township: 21N Range: 07E Sixteenth: NW Quarter: NW Section: 11 Township: 21N Range: 07E Sixteenth: NE Quarter: NW Section: 11 Township: 21N Range: 07E BEG SW COR SEC 11; TH S89-59-42E 650.39?; TH ALNG NON TANGENT CURVE TO LEFT WITH CHORD 30.26? RAD 800.04? CHORD BEARING N7-22-2E, TPOB; TH S89-59-47E 585.88?; TH N14-29-46W 331.22?; TH N13-18-11W 564.5?; TH N74-43-21W 453.31?; TH ALNG NON TANGENT CURVE TO RIGHT WITH CHORD 210.89? RAD 350? CHORD BEARING S17-52-10E ; TH S0-21-10E 696.45?; TH ALNG NON TANGENT CURVE TO RIGHT WITH CHORD 92.41? RAD 800.04? CHORD BEARING S2-58-22W, TPOB

Account Number
R1300739

Tax Area
SD#1 CITY OF FLAGSTAFF

Parcel Number
107-01-001-G

Parcel Size
0.09

Business Name

Unit of Measure
Acre

Situs Address

House#	Dir	Street	Designation	Unit	
					City ZipCode FLAGSTAFF 86001

Legal Summary

Sixteenth: NW Quarter: NW Section: 14 Township: 21N Range: 07E DESC AS FLLWS:
TPOB N1/16 COR S14-S15 TH N 01-25-27 W 108.05'; TH S 31-23-26 E 116.88'; TH S 58-41-
07 W 67.24'; TH N 01-33-40 W 26.72' TPOB

Account Number
R1300733

Parcel Number
101-37-002-J

Business Name

Tax Area
SD#1 CITY OF FLAGSTAFF

Parcel Size
0.08

Unit of Measure
Acre

Situs Address

House#	Dir	Street	Designation	Unit	
					City ZipCode FLAGSTAFF 86001

Legal Summary

Sixteenth: NE Quarter: NE Section: 15 Township: 21N Range: 07E PLC LYING SEC 15 21N-07E DESC AS FLLWS: BEG NE COR SEC 15; TH S 01-24-27 E 578.90'; TH S 01-26-12 E 144.31'; TH S 58-38-40 W 64.50'; TH S 31-24-47 E 111.94'; TH N 01-27-00 W 129.14' TPOB

Account Number
R1300732
Tax Area
SD#1 CITY OF FLAGSTAFF

Parcel Number Business Name
101-37-002-H
Parcel Size Unit of Measure
1.18 Acre

Situs Address

House#	Dir	Street	Designation	Unit	
1750	N	GEMINI	DR		City ZipCode FLAGSTAFF 86001

Legal Summary

Sixteenth: NE Quarter: NE Section: 15 Township: 21N Range: 07E PCL LYING SEC 15 21N-07E DESC AS FLLWS: BEG N 1/16 21N-07E; TH N 89-52-14 W 449.33' TPOB; TH N 89-52-14 W 60.41'; TH N 89-49-12W 66.28'; TH N 17-51-09 W 487.20'; TH S 87-25-02 E 106.68'; TH S 17-51-09 E 169.89'; TH S 21-31-46 E 319.89' TPOB

Account Number
R1300728

Parcel Number
101-37-001-E

Business Name

Tax Area
SD#1 CITY OF FLAGSTAFF

Parcel Size
4.16

Unit of Measure
Acre

Situs Address

House#	Dir	Street	Designation	Unit	
1751	N	GEMINI	DR		City ZipCode FLAGSTAFF 86001

Legal Summary

Sixteenth: NE Quarter: NE Section: 15 Township: 21N Range: 07E PCL LYING SEC 15 21N-07E DESC AS FLLWS: BEG NE COR SEC 15; TH S 89-48-27 W 439.74'; TH S 89-47-49 W 233.45'; TH 133.94' ALNG CURVE N & TPOB; TH 123.14' ALNG CURVE N; TH S 89-39-11 W 46.76'; TH S 00-47-34 W 215.67'; TH S 02-43-32 E 194.38'; TH S 38-19-42 E 383.26'; TH S 17-56-31 E 75.32'; TH S 87-25-02 E 95.94'; TH N 02-28-04 W 266.44'; TH N 15-03-56 W 276.47'; TH N 23-46-24 W 284.73' TO POB.

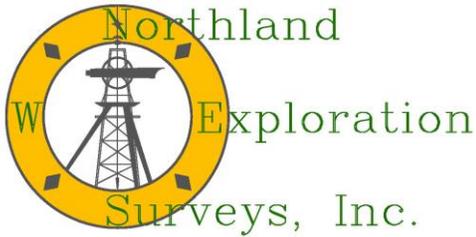


EXHIBIT "A"

LEGAL DESCRIPTIONS:

Section 10:

That portion of the parent parcel recorded in Book 135 of Official Records, situated in Southeast $\frac{1}{4}$ of Section 10, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, lying **Southerly** of the Southerly Right-of-Way line of Cedar Avenue as shown on McMillan Heights recorded in Case 1, Map 149 of the Records of Coconino County; **Easterly** of Turquoise Drive as shown on Dedication map recorded in Case 2, Map 10; **Northerly** of Forest Avenue as recorded in Docket 1437, Page 149; and **Westerly** of those parcels recorded in Docket 231, Page 503 and Instrument No. 3514799, that parcel described in Exhibit A and Exhibit A-1 in unrecorded City File No. 10-00003 and that parcel described in "EXHIBIT A USGS BOUNDARY" in Pioneer Title No. 00667921 to the City of Flagstaff, dated August 09, 2016.

Section 11:

That portion of the parent parcel recorded in Book 135 of Official Records, situated in the West $\frac{1}{2}$ of Section 11, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, lying **Southerly and Easterly** of the Southerly and Easterly Right-of-Way line of Cedar Avenue as shown on McMillan Heights recorded in Case 1, Map 149 and additional Right-of-Way recorded in Docket 1437, Page 149 of the Records of Coconino County, Arizona; **Northerly and Easterly** of the Northerly and Easterly Right-of-Way line of Gemini Drive as recorded in Docket 1502, Page 483; **Westerly** of the Westerly Right-of-Way line of Izabel Street a shown on McMillan Heights recorded in Case 1, Map 149.

EXCEPTING THE FOLLOWING PARCELS:

That parcel of land described in Docket 1279, Page 109; that parcel of land described in Docket 1083, Page 837; that parcel described in Docket 1668, Page 235; that parcel described as Parcel One in Instrument No. 3065231; that parcel described in Instrument No. 3071196; that parcel described in Instrument No. 3779923; and that parcel described in Instrument No. 3773981; all documents recorded in the Records of Coconino County, Arizona.

Section 14:

That portion of the parent parcel recorded in Book 135 of Official Records, situated in the Northwest $\frac{1}{4}$ of Section 14, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, lying **Southerly and Easterly** of Gemini Drive as recorded in Docket 1502, Page 483; **Westerly** of the Westerly Right-of-Way line of Izabel Street a shown on McMillan Heights recorded in Case 1, Map 149; including those parcels described as Parcel 2 and Parcel 3 in Instrument No. 3470079; all documents recorded in the Records of Coconino County, Arizona.

Section 15:

Those parcels described in Docket 1507, Page 264 of the Records of Coconino County, Arizona, situated in the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, lying **Northerly** of Switzer Mesa, Unit 2, excluding Tract 11, as recorded in Case 2, Map 344; **Northerly** of that parcel described in Instrument No. 3725664; **Northerly and Easterly** of Switzer Mesa, Unit 3 as recorded in Case 3, Map 111; **Southerly and Easterly** of McMillan Mesa Village as recorded in Instrument No. 3488287; **INCLUDING** Tract 11 as shown on Switzer Mesa, Unit 2 as recorded in Case 2, Map 344; all documents recorded in the Records of Coconino County, Arizona.

