



RESOLUTION NO. 2021-037

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS, ARIZONA APPROVING A PRELIMINARY PLAT FOR
THE WALNUT CANYON MEADOWS SUBDIVISION WITH 50 LOTS**

WHEREAS, an application was filed by Ian Braun, Civil Engineering & Design, Flagstaff, AZ (Case No. SUB-21-010) for a preliminary subdivision plat approval for 50 lots on 151.56 acres in the AR-2 ½ (Agricultural-Residential, 2.5 acre minimum parcel size) Zone and AR-5 (Agricultural-Residential, 5-acre minimum parcel size) Zone. The subject property is located on the east side of Leupp Road approximately 1.25 miles north of the intersection of Townsend-Winona Road and is identified as Assessor’s Parcel Number 303-33-006G; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on June 30, 2021 and recommended approval of the preliminary plat; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on September 14, 2021; and

WHEREAS, the Board of Supervisors has determined that the findings for the granting of preliminary plat approval have been met:

1. The subdivision conforms to the goals, objectives and policies of the Comprehensive Plan based on the policies listed above.
2. The subdivision is designed to protect environmental features and will not cause substantial environmental damage and will not present serious public health problems.
3. The site of the proposed subdivision is physically suitable for the proposed type and density of development. The subdivision is designed around the topography and natural features of the site and protects slopes, landforms and natural features in open space and with slope easements on residential lots.
4. The subdivision provides lot sizes and configurations that are consistent with the AR-5 Zone.
5. The proposed subdivision conforms to the improvement and design standards set forth in the Zoning Ordinance, Subdivision Ordinances and the Engineering and Design and Construction Manual without the need to request waivers.

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby approves the preliminary plat for the 50-lot Walnut Canyon Meadows subdivision subject to the following conditions:

1. subdivision shall be limited to 50 lots. The final plat shall substantially conform to the preliminary plat and shall conform to Section 4 of the Subdivision Ordinance. Lots shall be numbered consecutively with no omissions or duplications. The dimensions and area of each lot shall be shown on the final plat.
2. Roadways shall be constructed with two, 12-foot paved travel lanes and a two-foot paved shoulders on each side of the roadway within 60-foot and 40-foot road easements as proposed. All driving surfaces must be designed to support a 42,000 lb. public safety vehicle as approved by the Engineering Division and Public Works Department.
3. The final plat shall state: "ALL ROADS AND STREETS ARE PRIVATELY OWNED AND ARE TO BE MAINTAINED BY THE PROPERTY OWNERS." Signs shall be posted at the entrance to the subdivision indicating the private status of the streets.
4. Prior to submittal of a Final Plat, construction plans shall be submitted for approval to Public Works and the Engineering Division for roadways. All grading and excavation shall be subject to issuance of a grading permit by the Engineering Division.
5. A Transportation Impact Analysis (TIA) or Traffic Statement meeting the scope of the Coconino County Community Development Department- Engineering Division and Public Works Department shall be provided by the applicant and all improvements identified shall be completed by the applicant.
6. The applicant shall receive approval by the US Forest Service to transfer the existing easement for the proposed Meadows Drive prior construction of any infrastructure. The approval and easement transfer shall be provided to staff as before or concurrent with submittal for grading permits.
7. The applicant shall receive all necessary approvals from the US Forest Service to use Copley Drive as an emergency access. The entirety of the emergency access from the subject property to Leupp Road shall be improved to a standard approved by the Engineering Division and Public Works Department and the Summit Fire District.
8. A Letter of Map Revision (LOMR) for the 100-year floodplain on the subject property shall be issued by the Federal Emergency Management Agency (FEMA) and identified on the Final Plat. Building envelopes shall be created outside of the identified 100-year floodplain. No structure, fence, or other, construction shall occur outside of the building envelope for those affected lots.
9. The Final Plat shall protect steep slopes identified on the applicant's submitted slope map (see attached) with building envelopes as shown on the Preliminary Plat.

10. A water adequacy report shall be obtained from the Arizona Department of Water Resources (ADWR) prior to submittal of a final plat. The final plat shall contain a note that the Director of the Arizona Department of Water Resources has determined that there is an adequate or inadequate water supply for the subdivision pursuant to ARS § 45-108. A Public Report shall be obtained from the Arizona Department of Real Estate (ADRE) prior to the sale of any lots.
11. A homeowners' association (HOA) shall be established under the CC&Rs for the subdivision. The homeowners' association shall be duly incorporated and shall be solely responsible for maintenance of all easements including roadways, trails and drainage improvements. The CC&Rs shall empower the homeowners' association to make equitable assessments against lots to pay for any such maintenance and to impose liens against lots to secure payment of such assessments.
12. The CC&Rs shall require the posting of street numbers on each residence at least four inches in height and visible from the street.
13. All new fencing in the subdivision shall be wildlife-friendly fencing, and all existing fencing shall be retrofitted to be wildlife-friendly fencing. Language shall be included in the CC&Rs that require wildlife-friendly fencing for any individual lot owner wishing to fence in any portion of their property. See "Guidelines for Wildlife Compatible Fencing" by AZGFD (https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AZGFD_fencing_guidelines.pdf) for fencing options that qualify as "wildlife-friendly." Fencing around gardens, dog runs, etc. shall be of sufficient height to dissuade ungulates from attempting to jump over, and of a design that does not allow entanglement, for example solid planks or blocks.
14. The applicant shall translocate 100 prairie dogs, or as many as can be trapped up to 100 prairie dogs, from the parcel to an appropriate location as determined by the Urban Wildlife Planner prior to submittal of Final Plat (translocation must happen in July or August). The HOA shall provide all buyers with a copy of *A Non-Lethal Management Guide for Gunnison's Prairie Dogs* by Habitat Harmony (<httpdm-6x9-web-v2.pdf> (habitatharmony.org)) or include relevant portions or a link to the document in the CC&Rs.
15. Firewise principles and weed mitigation as proposed shall be supported by the HOA and regulated in the CC&R's.
16. Street names, none of which duplicate any other street names in the Flagstaff area, shall be required on the final plat. Proposed names are subject to the approval of the US Postal Service, Emergency Services, Coconino County GIS, and Community Development prior to final plat.
17. The final plat shall show the area and proposed use of all easements. The purpose of these easements shall be described in the final plat notes.

18. During construction of roadways, installation of utilities, etc., dust control measures shall be implemented as needed. Storm water quality shall be maintained during construction through implementation of an ADEQ-approved Storm Water Pollution Prevention Plan (SWPPP).
19. Electric and communication facilities shall be installed underground.
20. The applicant shall provide pre-construction weed treatment, revegetation, and monitoring plans in conformance with Section 4.4.E.2 of the Zoning Ordinance. All disturbed areas that are not otherwise landscaped shall be revegetated with hydroseeding or planting of other suitable ground cover utilizing a native seed mix appropriate to the area. The native seed mix shall be identified prior to approval of construction plans and approved by the Director of Community Development prior to application.
21. The applicant must submit for a Final Plat within eighteen months of this approval, or the approval will lapse and become void. An extension may be granted by the Board of Supervisors if requested prior to the date of lapse.
22. A sign permit shall be obtained prior to installation of any signage. All signage must be consistent with the standards of Section 4.2 of the Zoning Ordinance.
23. In accordance with Chapter 8 of the *Subdivision Ordinance*, all improvements must be completed prior to submittal of a final plat or a cash deposit, letter of credit, performance bond, or other acceptable financial security shall be required for the costs of any improvements and construction not completed, plus a 10% contingency. This includes, but is not limited to, all roadways, drainage structures, utilities, traffic control signs, street identification signs, fencing, park improvements, pedestrian walkways, and landscaping.


PASSED AND APPROVED this 14th day of September 2021.

AYES: 4
NOS: 0
ABSENT: 1

(SEAL)




COCONINO COUNTY BOARD OF SUPERVISORS



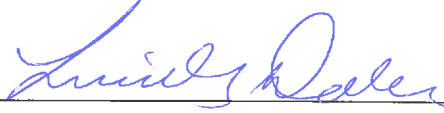
Matt Ryan, Chairman

APPROVED AS TO FORM:

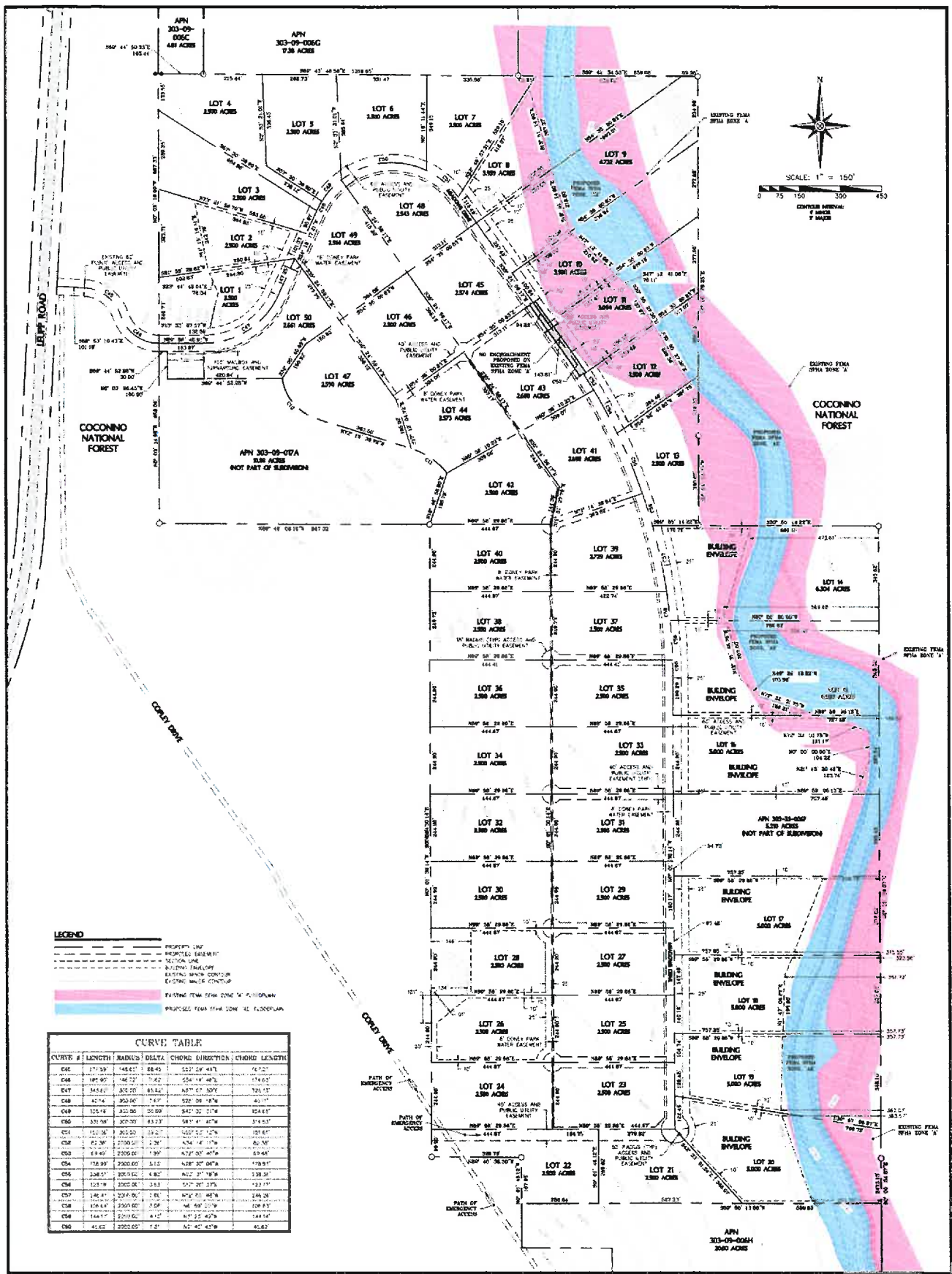


Rose Winkeler, Deputy County Attorney

ATTEST:



Lindsay Daley, Clerk of the Board



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- SECTION LINE
- BUILDING ENVELOPE
- EXISTING MINOR CONTROL
- EXISTING MINOR CONTROL
- EXISTING FROM STRAIGHT ZONE 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50
- PROPOSED FROM STRAIGHT ZONE 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD LENGTH
001	171.53	148.41	88.45	522.22	447.2	727.21
002	182.90	161.72	77.22	554.14	467.3	774.62
003	165.62	135.20	83.24	627.28	529.7	725.12
004	42.74	362.00	7.97	528.28	478.7	461.11
005	125.14	102.00	25.00	542.22	478.7	524.67
006	331.04	307.00	63.23	581.41	478.7	514.57
007	151.38	101.00	14.27	522.12	478.7	521.61
008	82.38	270.00	1.26	436.14	411.7	60.36
009	113.49	220.00	1.99	472.22	447.2	69.48
010	178.99	230.00	3.15	428.22	447.2	178.91
011	208.51	205.00	4.82	422.22	447.2	138.31
012	128.78	200.00	3.53	557.22	447.2	121.17
013	148.74	224.00	1.82	471.41	447.2	148.28
014	124.44	220.00	2.58	448.22	447.2	124.43
015	144.11	221.00	4.12	472.22	447.2	144.11
016	41.62	200.00	7.87	52.42	478.7	41.62

<p>CONTRACT</p> <p>NO. 2000-001</p> <p>DATE: 10/15/00</p> <p>PROJECT: WALNUT CREEK MEADOWS SUBDIVISION</p> <p>OWNER: [Name]</p> <p>DESIGNED BY: [Name]</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 10/15/00</p>	<p>APPROVED</p> <p>[Signature]</p> <p>DATE: 10/15/00</p>	<p>TOPOGRAPHY & LOT DIMENSIONS</p> <p>WALNUT CREEK MEADOWS SUBDIVISION</p> <p>PRELIMINARY PLAT</p> <p>APN 303-33-006G</p> <p>COCONINO COUNTY, ARIZONA, 86004</p>	<p>CIVIL DESIGN & ENGINEERING, INC.</p> <p>608 E. ROUTE 64</p> <p>FLAGSTAFF, ARIZONA 86001</p> <p>PHONE: 608-522-9387</p> <p>1601 N. 7TH ST. - SUITE C-106</p> <p>PHOENIX, ARIZONA 85022</p> <p>PHONE: 602-438-2700</p>	<p>CD&E</p> <p>ENGINEERING • SURVEY</p>
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