



**ORDINANCE NO. 2021-12**  
**AN ORDINANCE OF THE COCONINO COUNTY**  
**BOARD OF SUPERVISORS APPROVING A MODIFICATION TO ZONE CHANGE**  
**CONDITIONS FOR THE FLAGSTAFF RANCH DEVELOPMENT**

**WHEREAS**, the subject property includes the Flagstaff Ranch Golf Club, LLC, Flagstaff, Arizona and all property owners within the Flagstaff Ranch development totaling 408.31 acres and located at the south end of Flagstaff Ranch Road in the PRD Zone approved through ZC-00-1 and Ordinance 2000-04; and

**WHEREAS**, a modification to the conditions of a zone change was initiated by the Flagstaff Ranch Property Owners Association, Flagstaff, Arizona (Case No. ZC-21-002) to modify the fire mitigation standards in the PRD (Planned Residential Development); and

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on September 29, 2021 and recommended approval of a modification to the conditions of a zone change on a vote of 5-0 with one abstention; and

**WHEREAS**, the Board of Supervisors has held a public hearing on November 9, 2021; and

**WHEREAS**, the Board of Supervisors has determined that the Findings of Fact necessary for approval of a modification to zone change conditions in the Planned Residential Development (PRD) Zone as stipulated in the Coconino County Zoning Ordinance Section 5.12.B.7.a, have been met.

**NOW THEREFORE BE IT ORDAINED** by the Coconino County Board of Supervisors that the modifications to zoning conditions to Condition 21 of Ordinance 2000-004 and Condition 22 of Ordinance 2002-14 as follows (strike outs denote deletions and underline denotes additions) is hereby APPROVED. The modifications have the effect of replacing the 2002 Fire Mitigation Standards with the *The Flagstaff Ranch Property Owners Association Fire Mitigation Requirements, dated May 17, 2017* (Exhibit A).

~~Ordinance 2000-04. If a fire district is created, the following conditions shall apply. The developer shall build and equip the fire station. The equipment shall include a combination Type I and Type III engine. A conditional use permit is required for the fire station. If the location is on the maintenance tract, the roadway to that tract shall be paved to a minimum width of 24 feet. The fire station shall be fully manned, which shall be paid for either through district taxes or through association fees.~~

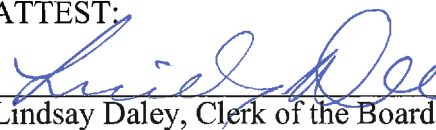
~~Ordinance 2002-14. The Flagstaff Ranch Property Owners Association Fire Mitigation Requirements, dated May 17, 2017, shall be fully implemented. The Fire/Emergency Medical Services Mitigation Plan as amended by the Flagstaff Ranch Fire District and dated May 15, 2002 shall be fully implemented. Building plans for every new structure and every addition to a structure in Flagstaff Ranch Golf shall be approved by the Flagstaff Ranch Fire District prior to submittal for a building permit. The Flagstaff Ranch Fire District shall maintain and conduct regular reevaluations to maintain forest health and fire safety.~~

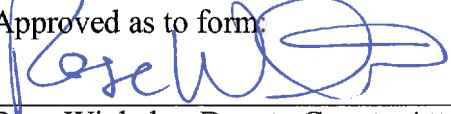
**Passed and adopted** this 9<sup>th</sup> day of November, 2021 by the following vote:

AYES: 4  
NOES: 0  
ABSENT: 1

**COCONINO COUNTY BOARD OF SUPERVISORS**

By:   
Matt Ryan, Chair, Board of Supervisors

ATTEST:  
  
Lindsay Daley, Clerk of the Board

Approved as to form:  
  
Rose Winkler, Deputy County Attorney

## Flagstaff Ranch Property Owners Association

### Fire Mitigation Requirements

Effective May 17, 2017

**Background** – As part of the original zoning for Flagstaff Ranch in 2001, a Fire Mitigation Plan was prepared by the developer and approved by Coconino County. Section 2 of that plan included various requirements relating to residential construction design and materials. Section 3 of the plan described certain requirements relating to maintaining a safe environment through fuel management practices.

The plan also included requirements relating to fire protection and emergency medical services for the community. Subsequent to the preparation and approval of the plan, the Flagstaff Ranch Fire District was formed under Arizona Revised Statute 48-261.A as a political subdivision of the State of Arizona. Its purpose is to provide the services deemed necessary for fire protection, the protection of life and the conservation of property. Emergency medical services are now provided by a qualified third-party.

As the result of the subsequent developments described above, The Flagstaff Ranch Property Owners Association and the Flagstaff Ranch Fire District have developed updated Fire Mitigation Requirements. These requirements address the areas covered in Sections 2 and 3 of the original plan. The original requirements have been clarified, updated for current best practices and put in a form that will allow for reasonable enforcement. The updated Fire Mitigation Requirements are as follows:

**Construction Design and Materials** – These requirements will be incorporated into the Residential Development Standards and will be enforced by the Flagstaff Ranch Design Review Committee through the Design Review Process.

- Fire Sprinkler Systems – All homes will include automatic sprinkler systems in all heated areas. These systems will meet NFPA standards and must be installed by a certified fire sprinkler contractor. Appropriate freeze protection must be provided.
- Smoke Detectors – Required by code.
- Exterior Walls
  - For lots with a less than 6% slope - Ignition resistant material (Class 3 or better) must be used on the exterior of all walls from the foundation to the underside of the roof. Materials meeting this requirement include heavy timber, ignition resistant planks or siding, fire treated wood and non-combustible materials.
  - For lots with a 6% or greater slope - There must be at least 4' of non-combustible material above the finished grade on the exterior of all walls on the downside slope(s), or as an alternative, there must be a 30' defensible space along all the walls on downside slopes.
- Roof Eaves – All eaves must be enclosed with an ignition resistant material (class 3 or better). If soffit vents are included they must be metal with ¼ inch louvers.
- Roof Systems – All roof systems must have a Class 1 (Class A) rating.

- Exterior Decks and Patio Covers – These structural elements must be constructed of ignition resistant materials (Class 3 or better). The underside of patios covers must be covered with ignition resistant materials or constructed with heavy timbers.
- Glazing – All glazing must be tempered glass, dual pane glass or glass block. This includes windows in doors, garage doors and skylights.
- Exterior Doors – All exterior doors must be solid core wood not less than 1 3/4 "thick or have a fire protection rating of at least 20 minutes. Sliding Glass Doors must be glazed with tempered, dual pane glass.
- Garage Doors – Garage doors must be solid core wood not less than 1 3/4" thick, have a fire protection rating of at least 20 minutes or be non-combustible.
- Attic and Foundation Vents - All attic and foundation vents must be in a metal enclosure with 1/4" metal mesh screening.
- Spark Arrestors – All chimneys must have an approved spark arrestor with 12 gauge welded wire or woven mesh with openings not to exceed 1/2".
- Chimneys – Chimneys, for wood burning, gas fueled, or pellet burning appliances, must be at least 10' away from any existing tree canopies or planned new trees.
- Structural Addressing – All homes should have address numbers posted on the structure in a manner that is clearly legible from the street. If this is not possible due to the distance of the home from the street, a freestanding address marker along the driveway just inside of the property line should be installed. Freestanding address markers must be approved by the Design Review Committee.
- All plans for new construction or additions must be reviewed by the Flagstaff Ranch Fire District to certify compliance with these requirements prior to applying for a county building permit.

**Fuel Management Practices (Firewise Community Standards)** - The entire community of Flagstaff Ranch has undergone extensive forest fuel management treatment, and has been thinned to appropriate tree densities to reduce the threat of extreme fire behavior. The following requirements are focused on maintaining fire safety conditions in the community. They will be incorporated into the Master Association Rules and will be enforced by the Flagstaff Ranch Property Owners Association. Violations will be subject to the fine policy included in the Master Association Rules.

- Maintain the required 'defensible space' around the home. The minimum defensible space will be considered to be 10' from any portion of a structure, or up to the property line whichever is the least. Where feasible a 30' defensive space is recommended. The following requirements will apply to the minimum required defensible area. (Enforcement of this requirement will be focused on the period from May 1<sup>st</sup> to September 30<sup>th</sup>.)
  - No excessive build-up of pine needles, dead leaves or fallen branches. This includes areas under decks and porches.
  - Remove dead trees, plants and flowers.

- Cut or otherwise eliminate dried grasses.
  - Trim tree branches at least 10' back from chimneys and at least 5' from any combustible components of the home including the roof. Tree distances less than 10 feet from the structure can be considered on a case by case base, with approval of the Fire District.
  - No storage of materials of any kind under decks or adjacent to the home.
  - No storage of firewood within 10' of any structure from May 1st to September 30<sup>th</sup>.
  - Remove branches from Ponderosa Pines up to 6'. For smaller ornamental trees, remove branches up to 3' to 4' as the tree height permits. In all cases keep tree branches at least 12' off the ground.
  - No excessive build-up of pine needles, leaves and other debris on roofs, gutters, decks and porches.
- Portable Grills must be lidded and fueled by natural gas or propane. They must also be covered when not in use. Permanent Grills must be approved by the DRC.
  - Permanent and non-permanent fire pits must be fueled by propane or natural gas. Permanent fire pits must be approved by the Design Review Committee.
  - Open fires are not permitted under any circumstance.
  - Smoking is prohibited on all Property Owners Association Common Area Tracts including the Community Center. Outdoor smoking is prohibited on any lot or tract within the community except in designated smoking areas identified by appropriate signs.
  - The Flagstaff Ranch Fire District shall maintain and conduct regular evaluations to maintain fire forest health and fire safety.

APPROVALS

Flagstaff Ranch Fire District:

Robert C. Barlow

Robert Barlow, Chairman

5/17/2017

Date

Flagstaff Ranch Property Owners Association

John Napolitan

John Napolitan, President

5-17-17

Date