

Doney Park-Fernwood-Timberline Area Plan Update Committee
Meeting #5 Notes April 9, 2020 5:00-8:00 pm
Zoom Meeting

I. Welcome and Introductions

Committee Members

Rob Wilson (Chair)
Dave Browning
Jim Clifford
Evelyn Wannie
Rich Ferguson
John Ruggles
Liz Baldwin
Monica Julian
Bernice Carver
Bryan Bates

Staff

Melissa Shaw
Jessica Simmons
Jay Christelman

Guest Speakers

David Monihan – Environmental Engineering Supervisor, Coconino County Community Development
Amanda Acheson – Sustainability Manager, Coconino County
Jim Driscoll – Sheriff, Coconino County
Mark Tidwell – General Manager, Doney Park Water

Members of the Public

Laura Huenneke
Steve Sessions
David Wessel
Kris ?
Unknown (623.293.8629)

II. Review of Meeting Notes from March 12, 2020

Referring to an entry in the minutes from March 12, L. Baldwin wanted to discuss breaking off a subcommittee to discuss pursuing funding for a bike trail connecting Doney Park with Flagstaff. M. Shaw said that could be added as a future discussion item at another meeting. L. Baldwin wants it clarified in the notes that although the area plan can't create funding for those types of things, the speakers at the March 12 meeting indicated that the area plan might be able to affect things like that.

III. Presentation: Sustainability, Climate Change, and Resiliency – A. Acheson

Sustainability and resiliency, and what that could look like in DPTF. Sustainability initiatives: a free public program, adopted by BOS in 2003. Over 250 projects have been approved – these are important so that

the public can see how sustainability principles operate in real life. Sustainable communities are sustainable economically, socially, and environmentally. Important to diversify so communities aren't dependent on just one type of system. Definition of resiliency. Ways people can accomplish things off the grid, for example harvesting rainwater. Possible next steps: SWOT (strengths, weaknesses, opportunities, and threats) analysis could be done for DPTF, which could help identify a vision and inform goals and policies for the area plan.

Question: how much does wood-burning stoves and slash-burning contribute to global warming?

Answer: It is a serious contributor. Newer stoves have a catalytic converter which scrubs the emissions like in a car. Burning wood to heat homes is a good use of the wood waste in our area instead of it just burning into the atmosphere.

Question: Is there a prospect of the County helping folks get financial assistance putting in tanks, recycling, solar panels, etc. Answer: Financial incentives are a challenge because of the County's limited revenue opportunities, so they have to be creative with non-financial incentives like expedited plan review.

Comment: The information in this presentation is important because if the area plan would like to stress sustainability and resiliency in DPTF, the Planning and Zoning commission would consider this when making decisions and recommendations about future development.

Question: What's the cost of converting a conventional wood-burning stove to one with a catalytic converter? Answer: You can't do it because it compromises the fire rating.

Question: Is the County considering mandating that people have catalytic converters on their wood-burning stoves? Answer: No, but it could be mentioned in the plan as a resource just so people know it's a possibility.

Question: Are there any resources for retro-fitting a home, as opposed to building a new home? Answer: Yes it's the Coconino County Sustainable Building Citizens Advisory Committee.

IV. Presentation: Public Safety in DPTF – J. Driscoll

What the Sheriff's Office does. Jurisdictions. They responded to 77,000 calls for service last year, and this number is increasing. The Sheriff's Department has 69 sworn positions, 30 of which are stationed in the greater Flagstaff area, which accounts for 65% of activity County-wide. DPTF accounts for 23% of activity County-wide. Suicide and mental health-related calls are going way up. Highest percentage of crimes in DPTF is property crimes (13%) and traffic/vehicle (13%), followed by person crime (11%) and drugs (7%). Volunteers. Community education.

Question: Has the legalization of marijuana affected the number of service calls? And the casino?

Answer: Changes in how something is regulated will always cause an increase in the number of calls. Coconino County sheriffs no longer respond to calls at Twin Arrows, so if a new casino is built it would have to be worked out how sheriffs respond to calls there.

Question: How can problems with connectivity and response times be dealt with? Answer: Yes we need to deal with that in the future, especially with the amount of activity we see in DPTF.

Question: How many deputies are assigned to the DPTF area? Answer: The greater Flagstaff area has 3 to 5 on-duty at any one time.

V. Presentation: Service, Capacity, and Future Potential of Doney Park Water – M. Tidwell

History of Doney Park water, which was incorporated in 1936. Their area covers most of the planning area of the committee. 44 square miles, 136 mi of service lines, to over 3,550 services. Seven wells in

production. Housing density is limited by the existing water system. DPTF water is entirely from groundwater, with no secondary supply. Wells are deep (about 1,300 feet) , so there is minimal risk of contamination; however, there is a concern about reclaimed wastewater from the City of Flagstaff Wildcat Hill wastewater plant, which runs in the Rio de Flag. That water is seeping into the ground so DPTF's groundwater could be at risk, though we haven't see evidence of contamination yet. Another concern is increasing residential density.

Question: Can the boundaries of the water system be expanded in the future? Answer: Yes but that would create challenges with our infrastructure, and expanding it to some of the unserved areas may be cost prohibitive.

Question: Could the DPTF water system handle a casino at Horsemen's Lodge? Answer: An analysis has been run on that property and it showed that we can't provide the flow to sustain a hotel or casino, especially when you consider fire flow. They have the option to drill their own well if the Arizona Department of Water Resources allowed it. Question: If they drill their own well to accommodate a casino and large hotel, how would that affect existing wells? Answer: Depends on the depth of their well and how much water they'd use. They're upstream in the aquifer, so they could affect the rest of DPTF, but it's hard to say. Trust land is not subject to ADEQ but they are subject to safe drinking water standards.

Question: Has the water coming out of the Wildcat Hill plant been tested? Answer: Yes; their permit requires testing via the National Pollutant Discharge Elimination System.

Question: How stable is the depth of the water table in DPTF? Answer: Very.

Question: Has there been any pressure on Doney Park water to add fluoride to the water? Answer: Very little.

Question: Have you done any leak detection on your service lines, and what's your process for that? Answer: We use an Automatic Meter Reading system, which read the meters hourly by radio so that leaks are detectable quickly. Recently got down to 1% water loss system-wide which is good.

VI. Presentation: Wastewater in DPTF – D. Monihan

Onsite wastewater systems. County performs site investigations to determine soil conditions then authorizes discharge certification. DPTF is generally suitable for septic system leach fields, with permeable soils and some bedrock layers that restrict downward flow, at 1 residence per acre. Zoning codes generally allow denser development than wastewater development is able to support.

Question: Is wastewater development a real limitation on development in DPTF? Answer: Only really for commercial or multifamily, since single family residential is **already less dense than 1 residence per acre.**

Question: Does the County inspect wastewater systems of trailers and accessory dwelling units that are added onto existing properties? Answer: That would be a building or planning enforcement issue. Sometimes people have to build on a little more wastewater system capacity when they add density, which is usually easy and straightforward.

Question about fault lines and the potential for rapid leaching of water into the aquifer? Answer: Wastewater systems generally disperse material shallowly over layers of soils so they don't reach fault lines.

VII. Work Session: Key points from the presentations and final thoughts

- We should do SWOT analyses. Need to define the scope of that effort. Should be done before the public survey. Probably needs to be a dedicated meeting, maybe a second one in May.
- Limitations on wastewater treatment, water, etc. should be integrated into the plan
- Think about how policies we craft will affect commercial and multifamily development because that'll be really important to how the community develops in the future
- A. Acheson can tell us whether there are aspects to what Flagstaff has done in their climate plan and sustainability plan that might apply to DPTF or be good for us to consider. She'll look through their plan.
- Maybe we should look at a substation for the Sheriff's Office in DPTF – is this something we can influence with the area plan?
- We will want information at some point about what's coming out of the Wildcat Hill plant – what's in the water and how quickly it's percolating into the aquifer. If it is a problem we'd have to work with the City of Flagstaff; it wouldn't be something for the area plan.
- How can we get households in DPTF to conserve water? It's determined by rates; it must be difficult to afford to use profligate amounts of water. We can mention it in the area plan, for example influencing how much water commercial properties use by not requiring water-intensive landscaping.

VIII. Scheduling and Final Logistics

Next meeting is May 14, 2020

Topics (about five presentations):

- Horsemen Lodge property
- flood control
- emergency services

M. Shaw will ask presenters at upcoming meetings if they can switch dates so that flood control can have more time since it might be a hot topic. She will also email the committee with potential dates in May for the SWOT exercise.

The consensus was that the format of the presentations at this meeting worked well since there was time for people to ask questions of the presenters.

Leo Parent is no longer going to serve on the committee.

IX. Public Comments

None