



RESOLUTION NO. 2020-51

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS APPROVING A PRELIMINARY PLAT FOR THE
TALL TALES RANCH SUBDIVISION WITH 22 LOTS**

WHEREAS, an application was filed by 7486 Star House, LLC, Flagstaff, Arizona (Case No. SUB-20-008) for a preliminary subdivision plat approval for 22 lots on 111.02 acres in the AR-5 (Agricultural-Residential, 5-acre minimum parcel size) Zone. The subject property is located on Tall Tales Ranch Road one mile west of the N Cosnino Road interchange on Interstate 40 and is also identified as Assessor's Parcel Number 117-01-001C; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on June 24, 2020 and recommended approval of the preliminary plat; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on August 11, 2020; 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 22-lot Tall Tales Ranch subdivision subject to the following conditions:


1. The subdivision shall be limited to 22 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. Prior to submittal of a final plat, construction plans shall be submitted for approval to Public Works and the Engineering Division for drainage and roadways. All grading and excavation shall be subject to issuance of a grading permit by the Engineering Division.
3. 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.
4. 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.
5. The CC&Rs shall require the posting of street numbers on each residence at least four inches in height and visible from the street.
6. The subdivision shall be annexed into the Summit Fire District prior to final plat approval. Written approval of any fire protection facilities shall be obtained from the Fire Chief and provided to Community Development prior to approval of a final plat.
7. Firewise principles and weed mitigation as proposed shall be supported by the HOA and regulated in the CC&R's.
8. The applicant shall exercise extra caution and monitoring when excavating the site during construction. If human remains are encountered during excavation, work shall stop immediately, and the State Historic Preservation Officer shall be contacted to determine a mitigation strategy. These provisions shall be applied to any construction activity in the subdivision and included in the CC&Rs.
9. The applicant must either provide an Army Corps of Engineering 404 Permit or provide a letter from a Professional Engineer stating that a 404 Permit is not required. The design and construction of all bridges and culverts where roadways cross the delineated floodplain shall be approved by the Community Development Engineering Division. The applicant must coordinate with the Summit Fire District for approval of the proposed improvements.

10. 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.
11. A Transportation Impact Analysis (TIA) or Traffic Statement meeting the scope of the Arizona Department of Transportation (ADOT) shall be provided by the applicant and all improvements identified shall be completed by the applicant.
12. Roadways shall be constructed with two, 12-foot paved travel lanes and a two-foot paved shoulders on each side of the roadway within a 60-foot road easement as proposed. 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.
13. 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.
14. 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.
15. 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).
16. Electric and communication facilities shall be installed underground.
17. The developer shall install all required street identification and traffic control signs in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) subject to the approval of Coconino County Public Works.
18. 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.
19. 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.
20. 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.

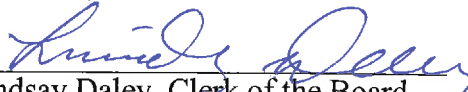
PASSED AND APPROVED this 11th day of August 2020.

AYES: 5
NOS: 0
ABSENT: 0

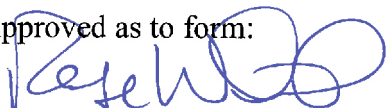
COCONINO COUNTY BOARD OF SUPERVISORS

By: 
Elizabeth C. Archuleta, Chair

ATTEST:


Lindsay Daley, Clerk of the Board

Approved as to form:


Rose Winkeler, Deputy County Attorney