Bellemont Area Plan Update

Bellemont Area Plan Committee Meeting

January 17, 2018
Bellemont Area Plan Update

Welcome and
Bellemont Area Plan Update

Review Meeting Notes

I. Welcome and Introductions

Alfredo, William “Bill” McKinley, Assistant Director of the Community Development Department, opened the meeting and welcomed everyone to the kick-off for the Bellemont Area Plan Update.

Maury spoke about the role of the committee members as well as the purpose of the meeting.

Michelle Whiteley, Long Range Planner, introduced other committee members and the public who will be involved in the planning process.

Mary McKinley, Assistant Director of the Community Development Department, introduced other committee members.

The meeting was open to the public, and anyone who had questions or concerns was welcome to share their input.

Committee members present included:

- Andy Ludden, Community member
- Mike Ashford, Community member
- Mike McKinley, Community member
- Kim Thomason, Community member
- Fred Chilson, Community member
- Linda Bostock, Community member
- Mary Magee, Community member

II. Details

Bill McKinley spoke about the update process for the area plan, which will include engaging stakeholders, conducting public meetings, and preparing an action plan. He also announced the kick-off meeting date and the public input process. Each meeting will be held at the committee meeting site, and all meetings will be held in a public setting.

The committee will begin meeting monthly, starting June 21, 2011. Bill also introduced the agenda that each meeting will follow, including the topics for discussion and key dates.

Committee members were invited to meet with the public, members of the planning team, and key stakeholders to discuss the goals and objectives of the plan.
## Tonight’s Presentations

### Bellemont Area Plan January 17, 2018 Presentations

<table>
<thead>
<tr>
<th>Agency/Presenter</th>
<th>Topic</th>
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<tbody>
<tr>
<td>Julie Leid</td>
<td>Postal Service and Roundabout Updates</td>
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<tr>
<td>Cynthia Nemeth</td>
<td>Parks and Recreation in Bellemont</td>
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Break

(5 minutes)
Community Survey Results

Goal - ask community what should Bellemont be in 20 years? Should we grow, change, or stay the same?

Feedback - to inform the Vision Statements & FLUM

If growth, what? Commercial, residential, industrial or all?

Is design, aesthetics, appearance and community character important?
Community Survey Results

- Mailed 464 postcards to P.O. boxes & businesses.
- Approximately 343 households in Bellemont.
- Responses: 122 = 35% response rate based on households; 26% response rate based on total addresses.

Survey available online here: https://www.surveymonkey.com/r/BellemontSurvey or at the Bellemont Fire Station

Photo courtesy of Andy Follett
Community Survey Results - Demographics

- Approximately 80% of respondents reside in and own property in Flagstaff Meadows.
- Most (81%) are full time residents, with 1 to 4 people per household (87%)
- 45% have lived in Bellemont between 1 and 5 years; 26% over 10 years
- 75% work in Flagstaff; 16% work in Bellemont; 10% are retired
Community Survey Results - Top Quality of Life Topics & Issues

Topics

1. Water resources & wastewater
2. Community services
3. Public safety
4. Natural environment
5. Land use and growth

Issues

1. Postal Service
2. Emergency services
3. Protecting open space, environment, habitat, views
4. Creating a town center
Community Survey Results - Bellemont’s Community Character

- Open space and forest access 84%
- Connected and safe community 74%
- Affordable housing 66%
- Dark sky community 62%
- Best of urban and rural lifestyle 49%
- Small town ("Mayberry") feel 47%

Survey available online here: https://www.surveymonkey.com/r/BellemontSurvey or at the Bellemont Fire Station
## Community Survey Results – Residential Development

<table>
<thead>
<tr>
<th>Question</th>
<th>Answered Yes</th>
<th>Answered No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a need for additional residential property?</td>
<td>41%</td>
<td>59%</td>
</tr>
<tr>
<td>Should the Area Plan encourage additional residential development to support neighborhood commercial</td>
<td>56%</td>
<td>44%</td>
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<tr>
<td>Would you be in favor of USFS land changed from open space to residential?</td>
<td>35%</td>
<td>65%</td>
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</table>
Community Survey Results - What type of residential development?

If you support additional residential development, what type of residential development would you want in Bellemont? Please check all that apply.

- Mobile or manufactured homes: 2%
- Parcels created by land division (no subdivision): 6%
- Apartments: 6%
- Recreational Vehicle Parks: 7%
- Tiny homes: 12%
- Retirement community: 17%
- Affordable housing: 24%
- Townhouse/condominium style residential (similar to existing...): 43%
- Mixed use (commercial and residential combined): 44%
- Subdivisions for Single Family Residence on large lots (1 acre or...): 49%
- Subdivisions for Single Family Residence (similar to existing...): 78%
Community Survey Results – Public Services and Facilities

On a scale of 1 (not important) to 5 (extremely important), how important are the following public services and facilities in Bellemont to you?

- Drinking water and Wastewater treatment: 4.7
- Road Maintenance, including snow removal: 4.38
- Fire, Police and Emergency Medical Service: 4.3
- Park Facilities: 3.4
- Pedestrian and bicycle connectivity: 3.24
- Services to support "aging in place": 2.96
- Transportation system and transit service: 2.92
What type of neighborhood-serving commercial business would you like to see in Bellemont? Please check all that apply.

- Restaurant: 78%
- Coffee shop: 59%
- Retail: 50%
- Small box store such as a Dollar Store: 49%
## Community Survey Results – Additional commercial property & Aesthetics

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
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<tbody>
<tr>
<td>Do you feel there is a need for additional commercially zoned property in Bellemont?</td>
<td>28%</td>
<td>72%</td>
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<tr>
<td>Are the aesthetics or design of built structures in Bellemont important to you?</td>
<td>89%</td>
<td>11%</td>
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*Survey available online here: [https://www.surveymonkey.com/r/BellemontSurvey](https://www.surveymonkey.com/r/BellemontSurvey) or at the Bellemont Fire Station*
Please indicate your preference for the following type of future industrial development in Bellemont on a scale of 1 (least preferred) to 5 (most preferred):

- Wholesale and Warehousing such as self-service storage, wholesale distribution centers.
  Weighted Average: 2.89

- Manufacturing uses such as bottling plants, electronics, furniture, technical instruments, office machinery
  Weighted Average: 2.74

- Industrial services such as automobile and truck repair, boat, camper and RV sales and service
  Weighted Average: 2.64

- Industrial services such as heavy equipment sales, contractor and equipment yards, lumber and building materials, rock and gravel yards
  Weighted Average: 2.45

- Manufacturing uses such as borrow pits and mineral extraction, cement products, food and dairy, machine shops
  Weighted Average: 1.75
Do you think Bellemont could be improved by regulating the type and style of commercial and industrial buildings? On a scale of 1 (strongly disagree) to 5 (strongly agree), please indicate your interest for adopting design standards.

- Noise: 4.3
- Lighting: 4.02
- Height and Style of Signs: 3.7
- Building Style: 3.65
- Color of Building: 3.61
- Business Operation hours: 3.5
- Require Use of Natural Building Material: 3.36
# Community Survey Results – Roads, pedestrian & bicycle linkages

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<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>Is the existing roadway system adequate?</td>
<td>27%</td>
<td>73%</td>
</tr>
<tr>
<td>Are additional pedestrian connections/linkages important?</td>
<td>65%</td>
<td>35%</td>
</tr>
<tr>
<td>Are additional bicycle connections important?</td>
<td>60%</td>
<td>40%</td>
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On a scale of 1 (not important) to 5 (extremely important), how important are the following linkages?

- Linking to Rt. 180 snowplay area via Wing Mountain Road: 2.98
- Bicycle features linking north to south Bellemont (across I-40): 2.56
- Pedestrian features linking north to south Bellemont (across I-40): 2.46
Community Survey Results – Use of USFS Land

### Walking, hiking or jogging
- **Daily**: 24%  
- **Weekly**: 37%  
- **Monthly**: 19%  
- **A few times a year**: 19%  
- **Never**: 2%

### Wildlife watching
- **Daily**: 13%  
- **Weekly**: 23%  
- **Monthly**: 16%  
- **A few times a year**: 34%  
- **Never**: 14%

### Off-road vehicle driving
- **Daily**: 3%  
- **Weekly**: 24%  
- **Monthly**: 19%  
- **A few times a year**: 27%  
- **Never**: 27%

### Hunting
- **Daily**: 1%  
- **Weekly**: 3%  
- **Monthly**: 6%  
- **A few times a year**: 31%  
- **Never**: 59%
Community Survey Results – Importance of USFS Management

How important are the following issues related to management of the National Forest around Bellemont? Please tell us your views regarding the following issues.

- Wild Fires: 4.48
- Preserving Forest Service land from development: 4.02
- Dispersed Camping: 3.45
- Off-Road Vehicle Use: 3.3
- Encouraging potential land exchanges and development: 2.79

1=Not important 5=Extremely important
Community Survey Results – Growth Alternative Preference

Which Alternative do you prefer?

Alternative C: Rural Bellemont
- Most preferred, 48%
- Second choice, 19%
- Least preferred, 33%

Alternative B: Build out Bellemont
- Most preferred, 37%
- Second choice, 54%
- Least preferred, 9%

Alternative A: A Growing Bellemont
- Most preferred, 17%
- Second choice, 24%
- Least preferred, 59%

or at the Bellemont Fire Station
Value for our natural landscape, the unique ecological function of our meadow environment, our water resources, and access to recreational opportunities on Forest Service land remain a priority for the future of Bellemont. We will work with county, state, military and federal agencies to ensure the long-term health and viability of these systems. A thriving system of public and private land will support and protect connected and diverse native plant and animal communities, superior air and water quality. To safeguard Bellemont’s limited and valuable water resources for future generations, we will protect, conserve and reuse whenever possible. Wastewater treatment systems will ensure protection of our community water system and recreational assets.
We will accomplish responsible growth by integrating new development in a way that is compatible with the environment and our small town community values. To help achieve this goal we will rely on planned growth that protects our forest access, our water resources, our diversity of housing choices, and environmentally sensitive features, and provides neighborhood commercial opportunities. We respect property rights and draw upon our resiliency to weather challenges while embracing our diverse community. Partnerships between federal, state and county agencies, as well as commercial, residential and Tribal interests create a strong and diverse economy serving travelers, businesses and residents.
Final Draft Vision: Transportation

Bellemont’s roads are improved to mitigate truck and auto traffic issues, and to provide multimodal opportunities. Public safety and snow removal are a priority for our transportation system. Bicycle and pedestrian paths and pedestrian crossings are in place along all roadways, and weave throughout Bellemont to improve safety and provide connections between residential neighborhoods and commercial services. Recreation areas are easily accessed along streets and paths.
Bellemont will continue to attract residents with its unique quality of life, natural beauty, and hidden historic gems that combine the best of rural and urban lifestyles with a notable resiliency. Our residents enjoy a diverse community that fosters a small-town atmosphere while successfully incorporating industrial and military uses, highway traveler services, and tourist destinations. Our community is recognized for its attractiveness, diverse mix of housing, safety, as well as close-knit social connections created by residents living year-round in Bellemont.
Rural Activity Center Exercise

Why did we do this?

- Designated in Bellemont by the Flagstaff Regional Plan
- Not site specific, that is up to the Area Plan
- Opportunity to plan for the future
Rural Activity Center - small commercial and civic center

Suburban Area Type – expansion of residential area at low and medium density (up to 10 units per acre)
Rural Activity Center Exercise #1
Rural Activity Center Exercise #2
Rural Activity Center Exercise #3
NEW Future Land Use Map

Bellemont Area Plan:
Future Land Use Map

Bellemont Study Area Approximately 3204 Acres

!Draft!

1 inch = 0.0797 miles

COCONINO COUNTY ARIZONA COMMUNITY DEVELOPMENT

THIS MAP IS FOR GENERAL PURPOSES ONLY. NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.
COMMENTS: Rural Activity Center and Future Land Use Map

- Locate residential on north side of Shadow Mountain Dr. from hotel to the east
- Locate Rural Activity Center to the west of Pilot Station
NEW Future Land Use Map

Residential

Rural Activity Center

Commercial
Bellemont Area Plan Update

Public/community meeting

- March or April, 2018 during regular meeting?
- Draft agenda:
  - Introduction to Area Plan & process
  - Roll out for comment: vision statements, goals and policies, future land use map
Bellemont Area Plan Update

Public Comment &
Bellemont Area Plan Update

Committee Final Thoughts

Next meeting:
Wednesday, February 21, 2018
6:00 p.m.

Thank you!