**Vision Statement**

**Community Character & Values**
Bellemont will continue to attract residents and businesses 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. Bellemont is a diverse community that fosters a quaint, small-town community with close-knit social connections, while successfully supporting a neighborhood commercial center, industrial and military uses, highway traveler services, and tourist destinations, simultaneously protecting animal habitat and migration routes.

**Growth, Development & Partnerships**
We support responsible growth by integrating new development upon the current land base 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 facilitates the creation of a neighborhood commercial center in North Bellemont, and a robust industrial center in South Bellemont. 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.

**Natural Resources & Environmental Quality**
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.

**Transportation**
Bellemont’s roads are continually modernized 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 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 and a trail system are easily accessible and should be preserved.

**Sustainability and Resiliency**
Sustainability requires living and thriving in a way that does not compromise future generations’ ability to also live and thrive. Resiliency is the ability to respond positively to challenging conditions, most notably to a changing climate and economy. In Coconino County, these concepts guide a comprehensive planning approach that supports diversity across communities rather than a “one size fits all” approach.

The sustainability topics of energy and efficiency, food security, water conservation, as well as economic sustainability are relevant to this updated Bellemont Area Plan....

Goals and policies that support sustainability and resiliency are integrated throughout the chapters in this plan. Those goals and policies are referenced by the symbol $S$.

**Sustainability & Resilience Goal and Policies**
Integrate the principles of sustainability, community resilience and adaptability into future residential, commercial and industrial developments in Bellemont.

Policies:

SR.1. Encourage development projects to integrate energy efficient systems into new buildings, as well as solar, wind and geo-thermal. $S$

SR.2. Encourage the use of plumbing options for greywater systems to be used for landscape irrigation, in locations with a minimum five-foot vertical separation from groundwater. $S$

SR.3. Encourage food security through community-based and local food production to minimize environmental impacts and reliance from transporting food long distances by developing community and neighborhood gardens, a compost program, and incorporating edible plants such as fruit trees into all landscaping. $S$

SR.4. Property owners are encouraged to install rain-water harvesting systems, in colors that are compatible with existing buildings, to be used for landscape irrigation. $S$
Community Character

Identify and promote Bellemont’s cultural and historic resources.

Policies:
CC.1. Explore options for cultural surveys that identify Bellemont’s existing cultural and historic resources.
CC.2. Identify, preserve and develop the Historic Route 66 right of way as part of an interconnected regional trail system.
CC.3. Encourage the celebration and commemoration of Bellemont’s varied history, culture and heritage through public art, events and interpretive signage and displays.
CC.4. In coordination with Camp Navajo, BNSF Railroad, Route 66 historians, and cultural experts, explore the potential for a Bellemont museum, interpretive displays or a history tour walk through Bellemont.
CC.5. If the Pine Breeze Inn is proposed for redevelopment, consider the historic value and interest of existing structures and encourage their preservation.

Design residential development that preserves a small town feel while incorporating the best of urban and rural lifestyles.

Policies:
CC.6. New residential development creates a connected and safe community by an integrated, signed and well-planned trail system.
CC.7. Open space and forest access is a priority when designing projects adjacent to National Forest.

New commercial, industrial and mixed-use developments recognize and embrace Bellemont’s many historic and cultural design influences.

Policies:
CC.8. Future commercial, public, industrial, mixed-use and multi-family residential development shall conform to the Bellemont Area Plan Design Review Overlay Zone.
CC.9. Develop wayfinding signage, consistent with the Design Review Overlay standards, that could contribute to Bellemont’s unique sense of place and identify locations, such as the center of the planned roundabout, for constructing “Welcome to Bellemont” community signage.

Protect, preserve and improve Dark Night Skies in Bellemont.

Policies:
CC.10. New industrial, commercial and multi-family residential developments shall prepare lighting plans consistent with Lighting Zone II standards of the current Coconino County Zoning Ordinance.
CC.11. Replacement of existing non-conforming lighting on residential, commercial and industrial property throughout the Bellemont Area Plan is encouraged.
CC.12. Consider the proximity to the Naval Observatory Flagstaff Station and consult with the Observatory during design of new development proposals.
CC.13. Outdoor Lighting is discouraged unless it is used for security, and fixtures are downward-facing and fully shielded.
CC.14. Motion detectors are recommended for security lights in lieu of dusk to dawn lighting.

Reduce effects of noise pollution to improve the natural quiet in Bellemont.

Policies:
CC.15. New residential development directly adjacent to I-40 should be constructed with sound-attenuating materials to help mitigate noise pollution from the interstate.
CC.16. Work with Arizona Department of Transportation (ADOT) to utilize rubberized asphalt on I-40 to reduce traffic noise.
CC.17. Work with BNSF Railroad to consider reducing the use of train whistles through Bellemont.
CC.18. Encourage Camp Navajo to maintain helicopter fly routes that avoid residential developments.
**Public Safety**

Reduce the threat of catastrophic wildfire in Bellemont.

**Policies:**
- PS.1. Homeowners associations, and individual residential, industrial and commercial property owners are encouraged to incorporate best practices of defensible space into landscape design and maintenance.  
- PS.2. Neighborhoods, subdivisions, through their homeowner’s associations, and the Bellemont community are encouraged to earn Firewise Communities/USA Recognition status.  Information is available through www.firewise.org/usa.  
- PS.3. Invasive weeds should be monitored and managed by encouraging residential property owners to identify and eliminate weeds from their landscaping.  
- PS.4. Weed mitigation plans should be required for new commercial and industrial developments.  

Maintain a high level of emergency management planning and public safety in Bellemont.

**Policies:**
- PS.5. Residents and Homeowners Associations are encouraged to contact Coconino County’s Emergency Management for assistance in developing emergency action plans that address natural or other disasters that may sever travel routes and communication means in and out of Bellemont.  
- PS.6. New industrial developments that present potential hazards should inform the community of contingency plans in the event of an emergency.

Traffic conditions are improved that minimize conflicts between automobiles, trucks and travelers, and to enhance pedestrian and bicyclist safety.

**Policies:**
- PS.7. The County Public Works Department should monitor and evaluate the traffic patterns and functionality of the new roundabout on Shadow Mountain Drive and consider modifications if warranted. Based on design warrant criteria, modifications may include the installation of larger stop signs and wider pavement stripe widths.  
- PS.8. All new traveler and convenience services should be evaluated for potentially increasing traffic, pedestrian and bicycle safety, conflicts, and mitigation measures installed where warranted.  
- PS.9. The County should work with the Arizona Department of Transportation (ADOT) to ensure that bicycle and pedestrian facilities are incorporated into all new and replacement roads and structures. (See also Future Transportation Policy X)  
- PS.10. Pedestrian and bicycle facilities should be incorporated into all new road and street designs, where feasible.  
- PS.11. The County Public Works Department should make snow removal a priority on County-maintained road intersections with high volumes of interstate and truck traffic.  
- PS.12. Cinders should be removed from County roadways in a timely manner to promote traffic, pedestrian, bicycle safety, and to protect natural features and watersheds from cinder contamination.  
- PS.13. Within the Rural Activity Center, pedestrian safety and walkability to adjacent neighborhoods is a priority. Additional signs, sidewalks and enhanced multi-modal street crossings may be required to ensure safe, walkable access to the Rural Activity Center.

Alternative access routes and linkages in and out of Bellemont are in place to be utilized during emergency situations.

**Policies:**
- PS.14. The feasibility of alternative routes in and out of North and South Bellemont that can be accessed during emergency situations should be evaluated during the approval process for new major development, such as rezoning applications or new subdivisions.  
- PS.15. Improvements and maintenance of the emergency access route to A-1 Mountain Road via Meadow Creek Road, required as a condition of approval for the Flagstaff Meadows subdivision, should be evaluated during the emergency planning process.  
- PS.16. A community emergency communication and evacuation plan should be developed to plan for major highway, railroad or industrial accidents, and wildfires.  

Promote a safe, crime-free Bellemont community.

**Policies:**
- PS.17. Encourage residential neighborhoods to form Neighborhood Watch networks.  
- PS.18. Encourage new commercial and industrial development to utilize Crime Prevention Through Environmental Design (CPTED) techniques in landscape and lighting design, while maintaining compliance with Dark Sky regulations.  
- PS.19. Identify opportunities for community gathering locations, such as a community center, that will serve as hubs for residents to meet, gather, exchange information and where youth can safely congregate.  
- PS.20. Support the expansion of the Ponderosa Fire District.  
- PS.21. Work with Ponderosa Fire District to construct a community center that is available for community events and gatherings.  
- PS.22. Encourage the Bellemont community to develop relationships with safety and law enforcement personnel by hosting regular community appreciation events.  
- PS.23. The County should facilitate enhanced 911 service through uniform street addressing, street naming protocols and property identification, to ensure accurate property identification for emergency responders.  
- PS.24. New funding sources to support Ponderosa Fire District will be developed in accordance with County and State statutes.

**Transportation and Circulation**

Existing, new and replacement transportation facilities should be constructed or reconstructed with a full range of pedestrian and bicycle amenities.

**Policies:**
- TC.1. The County should work with the Arizona Department of Transportation (ADOT) to ensure that when the Bellemont Bridge linking north to south Bellemont over I-40 is replaced, safe pedestrian and bicycle facilities are provided in the design and construction. (See also Traffic Safety Policy PS.7)  
- TC.2. ADOT and the County Public Works Department should provide opportunities for public comment regarding new and reconstructed transportation facilities.  
- TC.3. New streets established to serve future development should be compliant with County Engineering standards.  
- TC.4. The design of all new developments and new roads should incorporate multimodal facilities, unless the County Engineer approves an alternative design.

Local cultural and historic landmarks, and recreational opportunities are incorporated into new roadway and transportation construction design.

**Policies:**
- TC.5. The Bellemont community should be engaged and consulted in project development for the 180 Corridor Master Plan Study.  
- TC.6. Noise attenuating structures should reflect Bellemont’s history and community character.  
- TC.7. Encourage ADOT to design bridge replacement with community character features and landscaping, to highlight Bellemont’s existing and historical interests.  
- TC.8. Evaluate and identify opportunities to work with cultural resource experts to develop, interpret and promote the historic and cultural resources along sections of Historic Route 66 within Bellemont. (See POLICY NE.3B)

Bellemont is well represented as a community and as an interstate highway service provider in regional and local transportation planning efforts.

**Policy:**
- TC.9. Coconino County’s Public Works Department represents Bellemont’s regional and local transportation needs with the FMPO and other planning and funding organizations to acquire project-specific funding.  
- TC.10. Coconino County supports ADOT re-opening the Parks rest area to provide safe parking facilities for truck and auto drivers.

Promote railway and trucking-related opportunities in South Bellemont.

**Policies:**
- TC.11. Support the expansion of intermodal and transload facilities in South Bellemont and on Camp Navajo.  
- TC.12. Support development of a trucking hub location in South Bellemont that is planned to account for convenient access, circulation, safety and multimodal transportation.

Promote public transportation opportunities in Bellemont.

**Policies:**
- TC.13. Encourage a Ridershare network connecting commuters in Bellemont through social media outlets.  
- TC.14. Request NAIP/TA to conduct community workshops that explore the feasibility of a Vanpool service for commuters to Flagstaff.  
- TC.15. Work with regional providers such as the FMPO, NACOG, NAIP/ATA, Ponderosa Fire District, and the County to create neighborhood networks that provide transportation options to accommodate services for aging in place.  
- TC.16. New commercial and industrial developments are encouraged to provide funding and support for Ridershare and Vanpool services, such as providing dedicated parking spaces or incentives for employees that participate in one of these options.  

Bellemont is a bicycle-friendly community with safe, designated cycling linkages to the broader region.

**Policies:**
- TC.17. Support development of bicycle tourism in Bellemont, such as the U.S. Bicycle Route 66 project segment that traverses through the Bellemont Area Plan. Encourage developers to consider the Route alignment and incorporate facilities and signage that preserves and identifies the route.  
- TC.18. Promote bicycle tourism and travel as a part of Bellemont’s tourism economy, by encouraging tourism-oriented businesses that provide bicycle supplies, repair and services.  
- TC.19. Encourage the installation of bicycle parking facilities for employees of new and existing commercial and industrial developments.
Community Services

Ensure that existing services and infrastructure are adequate or have the capacity to expand to accommodate existing development and new proposals.

Policies:
CS.1. Encourage the existing private water and wastewater providers to continue the current high level of service to existing and new residential development.

CS.2. It shall be the responsibility of developers or the applicant of new development to demonstrate that an adequate level of utility services and public infrastructure is available or will be available to serve future development.

CS.3. Public utilities should be located, operated, and maintained in a manner that will not degrade environmental quality or aesthetic resources of the community. S

CS.4. The Area Plan supports the addition of a Coconino County Public Works Maintenance Yard in Bellemont to facilitate ongoing maintenance and construction of public projects. The utility yard should be sited in a location that is compatible with heavy equipment and materials storage.

Existing developed commercial and industrial lands in Bellemont are evaluated as sources of potential soil and groundwater contamination.

Policies:
CS. 5. If available, utilize EPA Brownfield Redevelopment grant funding to facilitate identification and remediation of possible sites so that they may be adaptively reused. S

Postal service to existing and new residential and business locations is improved.

Policies:
CS.6. The County should work with the U.S. Postal Service to complete the proposed revisions to the delivery contract route to improve the ease and convenience of receiving mail.

CS.7. New residential subdivisions, development and businesses, should purchase, install, maintain and coordinate mail delivery to cluster boxes, in accordance with U.S. Postal Service requirements.

Public and childhood education is available, and schools are conveniently located for all children enrolled in the local school district.

Policies:
CS.8. New development balances age-restricted residential development with multi-generational development in order to promote housing opportunities for families with school-aged children.

CS.9. Access driveways for schools in Bellemont should not be located on major arterial roads in order to promote safe drop off sites and to alleviate traffic congestion.

CS.10. Encourage charter and public/private early childhood education school providers to locate in Bellemont.

Bellemont is a socially vibrant and well-connected community that values services to enable residents to age in place.

Policy:
CS.11. Community programs are developed to teach and inform aging residents how to connect with the community using social media.

Land Use, Growth, and Development

The Build-Out Bellemont scenario for future growth is the preferred development alternative, where Bellemont continues to develop land that is currently available for development, while preserving open space and USFS land.

Policies:
LU.1. This Area Plan does not support National Forest land exchanges within or on lands adjacent to the Bellemont Area Plan, unless the exchange supports protection of important, environmentally sensitive habitat or cultural preservation on remote parcels with no or limited infrastructure, and results in a community-supported master planned residential development that incorporates open space buffers and amenities, and is compatible with the existing residential development. See Policy NE.28.

LU.2. This Area Plan supports an amendment to the Comprehensive and Regional Plans to modify the existing USFS parcel adjacent to North Bellemont, to be compatible with the Bellemont Future Land Use Map. The amendment will seek to change the designation "suburban residential" to "existing entitlements" (currently Open Space/Conservation zoning) and add a symbol on USFS land that shows "potential future residential development".

LU.3. The Rural Growth Boundary designated on the Future Land Use map defines the limits of additional growth in Bellemont. Development of Forest Service lands within the Growth Boundary is contingent upon available infrastructure, the approval of Forest Service land exchanges in compliance with the policies of this Area Plan, and Board of Supervisor’s approval. This Area Plan supports a second amendment to the Rural Growth Boundary of the Flagstaff Regional Plan to match the boundaries shown on the Future Land Use Map.

LU.4. Rezoning requests should be compatible with the Bellemont Future Land Use map. Rezoning requests to change commercial to residential uses within the Rural Activity Center are discouraged. In considering rezoning requests to change commercial to residential uses outside of the Rural Activity Center, the mix of additional residential development that is needed to support neighborhood commercial in the Rural Activity Center may be analyzed as factor to support the rezoning.

LU.5. Within the Rural Activity Center, mixed use development combining residential with neighborhood supporting commercial is strongly supported.

LU.6. If the existing recreational vehicle parks are redeveloped to a use other than residential, impacts to existing workforce and transportation should be addressed.

Bellemont provides a diverse mix of housing choices that support a lively range of rural small-town services and amenities.

Policies:

LU.8. New single-family residential development should conform to the character of the existing architecture within Bellemont.

The Bellemont Area Plan contains a mix of residential development that supports a centralized, vibrant and active neighborhood-serving Rural Activity Center.

Policies:
LU.9. The Bellemont Rural Activity Center designated on the Future Land Use map is the neighborhood commercial center of Bellemont, suitable for mixed-use development that promotes community interaction.

LU.10. Restaurants, neighborhood grocery and commercial stores should be given priority among businesses proposing to locate in North Bellemont.

LU.11. Mixed-use commercial development in the Rural Activity Center should be of a scale and character compatible with surrounding residential neighborhoods in Bellemont.


LU.13. Circulation infrastructure within, from and to the Rural Activity Center should be accessible for pedestrians, bicycle and alternative transportation modes via sidewalks, paths, trails, bike paths and public transit. Maintenance of the circulation infrastructure will be the responsibility of the property owner or the County, whichever is applicable.

LU.14. The Rural Activity Center should provide for alternative modes of transportation, including electric vehicle charging stations, carpool and park-and-ride parking spaces, where appropriate.

LU.15. The Rural Activity Center should support changing employment options, such as creating space and developing infrastructure for telecommuting employees, entrepreneurs, and "gig" economy workers.

A regional commercial and industrial center is located on the south side of I-40 in South Bellemont.

Policies:
LU.16. Enhance employment opportunities for residents of North Bellemont and surrounding communities by expanding industrial and commercial development in South Bellemont.

LU.17. Support development of the existing industrial and commercially-zoned land adjacent to railroad and highway access by encouraging new wholesale and warehousing, lightly intensive manufacturing and industrial services such as electronic, furniture, technical instrument plants, and highway commercial, such as automotive and truck repair, boat, camper and RV sales and services developments, to locate to South Bellemont.

LU.18. Manufacturing uses such as storage pits, mineral extraction, and cement production are discouraged.

LU.19. Potable water-intensive commercial and industrial uses are discouraged.

LU.20. The County should work with the Arizona Department of Environmental Quality (ADEQ) to explore opportunities for the reuse of treated wastewater for new commercial and industrial development projects.

LU.21. Coordinate with Camp Navajo and the Naval Observatory, Flagstaff Station when new commercial and industrial projects are proposed in South Bellemont to ensure continued compatible land and infrastructure use.

LU.22. New commercial, industrial and multi-family development should comply with the Bellemont Area Plan Design guidelines for noise impacts, lighting, height, design and color of buildings.

Bellemont Area Plan’s Goals and Policies should complement the Army Compatible Use Buffer.

Policies:
LU.23. Bellemont is within the two-mile Camp Navajo Army Compatible Use Buffer (ACUB) zone and new uses should consider impacts to that zone. Camp Navajo should be consulted when new development projects within the Army Compatible Use Buffer Area are proposed.
**Bellemont Area Plan Update**

**Natural Environmental, Open Space, Parks, Trails, and Recreation**

- **Project and preserve air quality in Bellemont**
  - Policies:
    - NE.1: Consult with the Arizona Department of Environmental Quality (ADEQ) when new industrial development is proposed to investigate potential air quality impacts, and implement mitigation measures to be provided in the conditions of project approval.
    - NE.2: Encourage residents to consider installing EPA-certified smoke stacks to mitigate water reuse emissions and invasion to air quality.

- **Protect and preserve air quality in Bellemont**
  - Policies:
    - NE.3: New residential subdivisions are strongly encouraged to preserve sensitive toxic and water-bearing features by utilizing the cluster design or other options available through the County’s subdivision ordinance.
    - NE.4: Development projects should be designed to minimize the alteration of natural soils and grasslands, habitats, floodplains and wetlands and other environmentally sensitive features.

- **Minimize the risks to public safety posed by natural hazards**
  - Policies:
    - NE.5: A buffer of existing drainages and study design and construction plans for surface storage and storm water conveyance facilities should be submitted to the engineering supervisor for review and approval prior to approval of major development projects. All development in areas prone to flooding or ponding should be constructed in full compliance with the City’s Floodplain Management Zone Requirements.

- **Protect the watersheds from further development encroachment**
  - Policies:
    - NE.6: New development projects should assess and analyze whether the affected subwatersheds, leaving those with a natural condition. Development is approved within the floodplains, it should be designed to ensure protection of existing hydrologic features and to reduce flood hazard and flood damage.
    - NE.7: Work with existing water partners in the City and USGS to develop and implement water management information.
    - NE.8: Encourage the practice of providing water management efforts that promote the other natural resources and floodplains which are within the subwatersheds.

- **The impacts of constructing on soil with development constraints**
  - Policies:
    - NE.9: Cooperative soil investigations, conducted by a registered/licensed soils engineer, should be required for all industrial, commercial, or any residential developments.
    - NE.10: To ensure that hazardous materials do not contaminate the soil, soil investigations should be conducted prior to the construction of the development project.

- **Constructional soils are protected from impacts of development and the spread of invasive weeds**
  - Policies:
    - NE.11: Encourage the installation of noxious weed barriers and the implementation of weed control practices to prevent the spread of noxious weeds.
    - NE.12: To reduce the spread of invasive weeds, new residential subdivisions and non-agricultural developments are strongly encouraged to maximize vegetation diversity through the use of native plants that do not require additional water or maintenance.

- **Project, restore and conserve wildlife habitat and migration corridors**
  - Policies:
    - NE.13: The County should consult with the Arizona Game and Fish Department during review of new development projects to identify and maintain wildlife movement corridors, design plans to minimize and improve connectivity, and provide mitigative measures in the conditions of project approval.
    - NE.14: The County may consult with the Arizona Game and Fish Department to seek permit approval in order to promote the other natural resources and floodplains which are within the subwatersheds.

- **Protect the watersheds from further development encroachment**
  - Policies:
    - NE.15: To ensure that hazardous materials do not contaminate the soil, soil investigations should be conducted prior to the construction of the development project.

- **Project, restore and conserve wildlife habitat and migration corridors**
  - Policies:
    - NE.16: South Bellemont property owners are encouraged to explore all options for developing water supply and wastewater systems, including the feasibility of forming a Bellemont Domestic Water Improvement District to supply water and wastewater services to properties in South Bellemont. For more information refer to a process developed by Yavapai County, available on the following link: http://www.yavapai.az.us/forming-a-domestic-water-improvement-district.

- **Minimize the risks to public safety posed by natural hazards**
  - Policies:
    - NE.17: The County may partner with the community and the US Forest Service to identify and evaluate existing access points from development project and other areas within the forests by developing traditional access points. When adjacent to public land, new residential and landscape commercial developments should consider providing new and preserving existing forest access.

- **Provide a variety of recreational, cultural and historic interpretive opportunities in Bellemont**
  - Policies:
    - NE.18: New residential subdivisions should incorporate park facilities and trail system linking homes to trails throughout Bellemont.
    - NE.19: Commercial and industrial property owners should provide outdoor recreational facilities such as trail access, picnic areas and other similar sites to encourage workers to use these facilities.
    - NE.20: Evaluate and identify opportunities to develop historic and cultural resources along sections of historic Mara and other trails within Bellemont. See also National Park Service (NPS)

- **Develop an integrated trail system for use within Bellemont that ties to a Regional trail system**
  - Policies:
    - NE.21: Collaborate and support the Flagstaff Trails Initiative project to explore opportunities to identify and develop a regional trail system segment with access points throughout the Bellemont.
    - NE.22: Work with the City of Flagstaff and its Forest Service to identify and locate access points for new trail development in and other areas within the forests by developing traditional access points. When adjacent to public land, new residential and agricultural developments should consider providing new and preserving existing forest access.

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**Water Resources and Wastewater Treatment**

Conservate and protect existing groundwater resources without compromising natural systems dependent on the same water supply.

- Policies:
  - WR.1: The County should work with the Arizona Department of Environmental Quality’s Source Water Protection program to investigate funding and resources to identify a Source Water Protection Zone or Zones in Bellemont to protect drinking water wells within the Area Plan.
  - WR.2: Encourage water-conserving xeriscaping landscaping for all new non-residential developments, unless greywater or reclaimed water is available to the property.
  - WR.3: Best practices in water-conserving plumbing fixtures are encouraged for all new construction.
  - WR.4: All new subdivisions, commercial, industrial, and individual residential development must identify the source of potable water for that development.
  - WR.5: Encourage private water providers and developers to work together to provide connections from existing water facilities in North Bellemont to serve future industrial and commercial development in South Bellemont.
  - WR.6: The protection of surface water and groundwater quality should be a factor in the consideration for approval of all developments.
  - WR.7: Encourage and educate private water users to maintain and monitor existing plumbing fixtures for leak prevention.
  - WR.8: Water systems should be monitored for water efficiency to maintain less than 15 percent loss in water.
  - WR.9: Request information and details from the Arizona Department of Transportation on the permitting process for boring under the I-40 right of way to install utility conduits for both sewer and water between North and South Bellemont.
  - WR.10: South Bellemont property owners are encouraged to explore all options for developing water supply and wastewater systems, including the feasibility of forming a Bellemont Domestic Water Improvement District to supply water and wastewater services to properties in South Bellemont. For more information refer to a process developed by Yavapai County, available on the following link: http://www.yavapai.az.us/forming-a-domestic-water-improvement-district.

- Policies:
  - WR.11: Encourage private water companies to provide water quality and wastewater treatment monitoring reports to the community, in compliance with ADEQ’s annual reporting requirements.
  - WR.12: Ensure that informational signage be placed at all over ground effluent disposal ponds and where landscaping is irrigated with reclaimed water.
  - WR.13: Encourage the state’s art technologies to be used for all public and private wastewater treatment systems.
  - WR.14: Encourage state of the art technologies to be used for all public and private wastewater treatment systems.
  - WR.15: All areas not served by an approved community effluent disposal and treatment system, the suitability of local soils for the establishment of septic systems should be assessed and all necessary corrective measures should be incorporated into the proposed system to ensure against soil related system failures.
  - WR.16: New development within connecting distance to the existing wastewater treatment system should consider the feasibility of connecting to the existing system.
  - WR.17: Consider the beneficial reuse of water from advanced wastewater treatment systems for landscaping purposes.
  - WR.18: Encourage commercial and industrial property owners in South Bellemont to explore all options for developing wastewater services, including forming a Domestic Wastewater Improvement District (DWI/WD) or sanitary wastewater district that would operate a general wastewater discharge permit, or consider the use of non-discharging wastewater systems. See Policy WR.10.

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**Table 5**

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<thead>
<tr>
<th><strong>Water Resource</strong></th>
<th><strong>Policy</strong></th>
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<tbody>
<tr>
<td><strong>Residential</strong></td>
<td>WR.12</td>
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<tr>
<td><strong>Commercial</strong></td>
<td>WR.14</td>
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<tr>
<td><strong>Industrial</strong></td>
<td>WR.16</td>
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<tr>
<td><strong>Domestic</strong></td>
<td>WR.18</td>
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<td><strong>Public</strong></td>
<td>WR.10</td>
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<tr>
<td><strong>Private</strong></td>
<td>WR.11</td>
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# Bellemont Area Plan Implementation Priorities

**Rank each task with 1 being highest priority and 5 being lowest priority. Place your # stickers below.**

<table>
<thead>
<tr>
<th>Implementation Task</th>
<th>Who will implement?</th>
<th>Anticipated Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seek Regional Plan amendments to align Regional Plan maps with the Area Plan Future Land Use Map and policy recommendations.</td>
<td>Coconino County Community Development, City of Flagstaff Community Development</td>
<td>Initiate in late 2019 or early 2020</td>
</tr>
<tr>
<td>Develop emergency action plans for the entire Bellemont community, specifically identifying emergency access routes.</td>
<td>Coconino County Emergency Management, Ponderosa Fire District, US Forest Service</td>
<td>Initiate in 2019</td>
</tr>
<tr>
<td>Ensure all Bellemont addressing is 911 compliant for accurate and timely emergency response.</td>
<td>Coconino County GIS, Public Works, Community Development, Ponderosa Fire District</td>
<td>Complete in 2019</td>
</tr>
<tr>
<td>Complete the location and installation of USPS cluster boxes throughout Bellemont.</td>
<td>Coconino County Public Works, US Postal Service</td>
<td>Complete in 2020</td>
</tr>
<tr>
<td>Seek commitments to provide utilities for future development throughout Bellemont.</td>
<td>Utility Source, Bellemont businesses</td>
<td>Ongoing</td>
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