

Frequently Asked Questions (FAQs)

Munds Park Equipment Barn

***Disclaimer:** This list of FAQ's was originally prepared had this Munds Park Equipment Barn project moved forward. It has been updated to reflect our withdrawal of the application to move forward with this project.*

What was this project?

- Coconino County Public Works was proposing to construct an Equipment Barn on a 3-acre site located on U.S. Forest Service (USFS) property next to the Pinewood Water Company facility, which is adjacent to Munds Park at the north end of Hillside Drive (Map attached). The Equipment Barn would have served as storage for the two graders that support snow removal operations in Munds Park during the winter.

Why was this site selected?

- There are limited commercial properties in Munds Park that can accommodate the circulation pattern for two snow graders and a snowplow truck. Those sites were researched and many factors including the significant cost did not allow the County to move forward with securing a private property. Over the past two years the County also explored several other possible sites on USFS property, but again the lack of utility access and issues made this site much more feasible for the equipment barn. The site was selected because it did not border any residential properties and was located next to the Pinewood Water Company and the County's Hillside Drive right-of-way. However, Public Works did not fully account for or appreciate the negative public perception and reaction associated with siting the equipment barn on the forest that was clearly within sight of nearby residences. The County also could have applied for a Special Use Permit to the Forest Service for the use of the property. This was considered a cost-effective way of ensuring that the Equipment Barn better served the Munds Park community, particularly during the winter months when access to Munds Park from I-17 has been very problematic.

Why didn't Public Works send out notifications or postings regarding this proposed project?

- Although there is no official requirement for Public Works to provide advance notification for projects, we have always considered community outreach a best practice and strived to do so. Over the years, this community outreach has included notifications for capital improvement projects such as the Pinewood Boulevard Reconstruction Project and the Munds Watch Bridge Repair Project;

chip seal and pavement preservation projects and such annual events as the Willard Springs Community Cleanup Days. All of these communications were intended not only to share timely, accurate and in-depth information with your community, but also to let residents know that they could contact Public Works at any time with any questions or concerns they might have. Furthermore, the Public Works team attends every quarterly community watch meeting in Munds Park and has been reporting on our efforts to identify a location for the equipment barn for over two years. This is why not doing so in the case of the equipment barn proposal is extremely contrary to the way that Public Works normally conducts community outreach, and our department again apologizes for it.

Would there have been fuel storage on-site?

- The building would have housed a single 500-gallon diesel tank to fuel graders. The tank would have been located within the proposed building and would have been placed in secondary containment to address spill issues. This is a standard element for all Equipment Barns.

What type of equipment would have been stored in the Equipment Barn?

- Public Works would have stored two motor graders at this location, which would have primarily been used for snow removal during the winter months. Equipment stored at the proposed site would have been used for maintenance operations in Munds Park.

Would other communities have been served by this Equipment Barn?

- Most of the County's unincorporated communities already have Equipment Barns that meet road maintenance operational needs. On temporary road maintenance routines, other equipment may have been stored in the Equipment Barn to support small road and drainage projects during the rest of the year.

What would have been the hours of operation for the proposed Equipment Barn?

- Equipment would have been primarily running during snow events, and these hours of operations are weather dependent. Any other maintenance activities would have occurred during the 5AM-5PM hours.

Would the Hillside social trail have been negatively impacted by the Equipment Barn?

- No, access to the trail would have remained open. A proposed trail relocation was included in the project with trail access to be maintained during and after construction.

Would there have been a traffic increase due to the Equipment Barn?

- No, the County did not plan to deploy any additional equipment in the Munds Park area. Traffic would have been positively impacted by the storage of equipment within the community because we would have been traveling fewer miles.

Would there have been any negative noise consequences in the Community?

- Not from the current baseline. The site would have been used only for equipment storage and accessed during snow operations or in support of discrete road maintenance projects only. The sound impacts would have been limited to these operational periods.
- Additionally, equipment is already operating in the community. This project was anticipated to have created only marginal increases in current levels of sound over current.

Would the project have negatively impacted our Dark Skies?

- No, the County would have observed the Dark Sky Communities ordinance. The only proposed exterior lighting would have been dark sky-compliant fixtures on the building itself over the bay doors. No other site lighting was proposed.

What would there have been the impact to the roadway system?

- Coconino County Public Works maintains 25 miles of roadway in Munds Park. The projects that would have been served by the Equipment Barn are already taking place in the community. Wear and tear on the roads would actually decrease because there would have been less need to transport equipment to the Community from outside of Munds Park. Having equipment stored in Munds Park would have reduced the number of road miles needed to deploy equipment in the Community.

What are the next steps?

- We have withdrawn the application for the Munds Park Equipment Barn to allow for a community process to take place, which will discuss the value of this potential community resource. If there is value identified by the community, then the discussion will return to a location that meets the community needs as well as the conditions within which the County can move forward (cost, utilities are accessible, etc.).



PUBLIC WORKS

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