

COCONINO COUNTY QUESTIONS FROM COMMITTEE and CITIZENS

Questions about the need for the Equipment Barn project:

- 1. Current snow removal response times have received high ratings by many winter residents. Why is this Barn needed?**

The Equipment Barn further enhances snow removal service levels in the Munds Park community. The placement of an Equipment Barn in a property adjacent to Munds Park eliminates the need to transport Graders on I-17. Transportation of graders on I-17 is a safety risk for staff. Graders only travel 15 Miles per Hour (MPH) on an Interstate that has a speed limit of 75 MPH. Furthermore, each Grader costs approximately \$400,000 and storing them in a Barn extends their lifespan and reliability, increasing our stewardship of public funds.

Questions about the location of the Equipment Barn

No site has been identified for the placement of an Equipment Barn in Munds Park. Coconino County Public Works is working with the Munds Park Committee to identify viable solutions that are consistent with the values of the Community and meet the County's needs.

- 2. Can you confirm Hillside is forever "off the radar"?**

Coconino County withdrew the Special Use Permit Application with the Forest Service for the Hillside parcel in May. The initial Special Use Permit process was canceled with the withdrawal of the application. The Charter of the Munds Park Committee is to identify a viable site for the Equipment Barn and understand the values of the Community in the future placement of an Equipment Barn.

- 3. How far past the cattle guard is the site on Pinewood Blvd?**

The sites evaluated off Pinewood Blvd on FS 240 were located on Forest Service property approximately 600' – 1,200' from private residential parcels. These sites were not selected.

- 4. Has a site by the turn around area been considered North of the Crystal Point Trailhead?**

Again, no sites are identified for a future placement of an Equipment Barn. The work and solutions from the citizen driven Munds Park Equipment Barn Committee will inform future site placement for this project.

- 5. Have you considered the end of S Munds Ranch Road on the west side of I-17?**

The County has considered sites to the west of I-17 and would be willing to explore those options further if they present viable options. The budget does not allow for purchasing or leasing a site and most of the accessible land on the west side of I17 is private land. However, at this time the County is not considering any sites. We want to work with the MP Committee to identify any viable sites.

- 6. What are other locations being considered for Equipment Barn?**

The County is working with the Munds Park Committee to identify a viable site for the Equipment Barn. No locations have been put forward so far as part of the Committee's work. The Committee is receiving the facts about the County's operations, the Forest Service Special Use Permit process, and other questions. We want to engage with the community and understand the values that should be taken into account for future placement of an equipment barn.

- 7. You have also now made public the map showing the potential sites for placement of this Barn. This map publication immediately reduces the property value of every residential home bordering and in the vicinity of these sites marked. This also forces liability upon each homeowner to disclose on the MLS Seller Property Disclosure Statement that there is a "potential equipment barn" that may be constructed near the property. Now, this is on hold for an extended period of time, and property holders are now indefinitely subject to this disclosure.**

The County will not construct an equipment barn in the Munds Park area for at least three to five years. There is no site identified for an Equipment Barn at this time. Any "potential equipment barn" sites are speculations and we cannot comment on real estate values.

- 8. Why are the non-residential forest sites not being explored as potential locations?**

The County will continue to explore options and partnerships in storing equipment on adjacent property in Munds Park but will not invest in an equipment barn for at least 3-5 years. For over 15 years we have tried to locate an equipment barn. We have worked specifically on this project for the past 2-3 years and frequently communicated in the Community Watch meetings. For several years we partnered with the Pinewood Sanitary District to store our equipment in their yard. We currently keep our equipment at the ADOT Antelope Yard on I-17. The challenge we are faced with is the cost of private property, which makes the economics of a public project of this size fiscally unattainable.

Questions about the Project and Construction Timeline

- 9. The previous description on the Forest Service "Scoping Letter" dated April 29, 2020, was: [approximately] 3 acres cleared for the [up to] 5,000-sq-foot Barn, up to 5 bays, two graders, 2 10 wheel dump trucks, backhoe, front end loader, bulldozer, roller, parking for staff vehicles, 1000 gallon propane, 500-gallon diesel tank, restrooms. What is the accurate description and scope of the project?**

The scope of the project is to construct an approximately 3,000-square foot equipment storage barn on about 3 acres site. The primary purpose of the facility is for the storage of equipment for snow removal operations in the Munds Park community. The secondary goal would be to support road maintenance operations in the Munds Park community during the spring/summer season.

The Equipment Barn will house two graders during the winter. One 10-wheel dump truck that services Munds Park and carries cinder is dispatched from Flagstaff – Sheep Hill Facility. There are no plans to store on a long-term basis a backhoe, bulldozer, roller in the equipment barn.

- 10. The current timeline is to place the project on hold for at least 3-5 years?**

The County has incurred significant impacts on budgets due to the COVID-19 pandemic. Capital project investments are forecast to be significantly reduced for the next several years. Due to the budgetary uncertainty, the project is on indefinite hold and will not be constructed for at least 3-5 years.

- 11. What is the "all-in" cost of this project? How will it be funded?**

The high-level, conceptual budget for the project was established at \$620,000. This was for environmental permitting, design, construction of a building, site improvements, and project contingencies. This budget did not include funds for land purchase. The estimate was based on past

construction projects of a similar size and scope. The primary sources of funding for our facilities capital projects is through the Highway Users Revenue Fund (HURF), known as the "gas tax" and the Road Maintenance Sales Tax.

12. Has the County considered downsizing project so it can be placed on non-forest land? Maybe 1 acre versus 3, a 2,500 sf building versus 5,000, etc.?

The scope of the project is to construct an approximately 3000-square foot equipment storage barn on about 3 acres site. The primary purpose of the facility is for the storage of two (2) Graders for snow removal operations in the Munds Park community in the winter and allow for safe circulation and loading/offloading of equipment on the site. The secondary goal would be to use the facility on a limited basis to support road maintenance operations in the Munds Park community during the spring/summer season. There is a practical limit to how small the facility can be and meet operational requirements and be viable. As with all projects, the County will seek to make the proposed design as cost-effective and minimally impactful as is possible.

Questions about the Equipment Barn Operations

13. Will the Barn be used to service other communities or just Munds Park?

The Barn is intended to service primarily the Munds Park community. However, as a County taxpayer-funded project, the County cannot commit to exclusive use for only the Munds Park community. The County is a regional organization, and if needs arise in communities across the County, we respond with all of our resources as appropriate. However, in the vast majority of cases the equipment would be hauled to a location that is needed and would not be working directly out of the Munds Park Equipment Barn.

14. How does the County plan to handle the increase of heavy equipment traffic on our residential streets to accommodate other everyday equipment trucks, recreational vehicles, hikers/walkers, pets, bicyclists, etc.? Is part of the plan to widen and strengthen roads and create safe pedestrian walking paths on truck routes?

The County maintains and operates the road system in Munds Park. The equipment housed in the Equipment Barn is already in use, clearing snow on the County road system in Munds Park, maintaining roadside drainage, etc. We will bring forward traffic-related information at the October meeting of the Munds Park Equipment Barn Committee. The expected level of traffic will have very, very little impact on the roadways.

15. The County is getting land for "free" at the expense of property value losses for homes along truck route and forest. How will homeowners be reimbursed for the negative impact on property values?

The County cannot speculate about property values.

16. Has County considered postponing until they can afford the project without the destruction of forest land?

Again, the goal of the Committee is to identify a viable site that is consistent with the values of the Community and meets the County's business needs and resources. The cost/benefit for this project would likely never be able to afford paying for private land through a lease or purchase of private property.

17. Would County honor a “Community Vote” on the project and location?

Again, the goal of the Committee is to identify a viable site that is consistent with the values of the Community and meets the County’s business needs and resources. Given nothing will be constructed for at least 3-5 years there is no value in conducting a vote now.

Questions about other sites

18. Is the County considering storing equipment at the 240 Crystal Point turnaround this winter? If so, then has a decision been made when equipment will start to be brought in?

No, the County will not be storing any equipment at 240 Crystal Point this winter. We are planning on staging our equipment at the ADOT Yard - Antelope Hill.

19. Is the County preparing an Application for SUP to send to the Forest Service for the Crystal Point area to build a barn? If so, then what is the target date to send it?

No, the County does not have any plans to submit a Special Use Permit Application for any Forest Service sites to build an equipment barn. The County is very interested in the work of the MP Committee in identifying viable solutions, before taking any actions and exploring a future equipment barn site. Furthermore, The County does not have the resources now.

Questions for the FOREST SERVICE

- 20.** Why did only a small number of residents receive the letter of April 29, 2020? How was the list determined?
- 21.** Why is forest land in a neighborhood being given to the County for the use of a Commercial Equipment site?
- 22.** What is the process of getting forest land granted for free? Can others request?
- 23.** Has Forest Service received a copy of the Petition against locating a construction site (Equipment Barn) in a neighborhood forest?
- 24.** Is Forest Service aware of the Community's safety concerns (people, pets, wildlife) surrounding this project?
- 25.** Has Forest Service walked all proposed sites to see impact on near-by residents making note of impact to views, lifestyle, and property values?
- 26.** Would the Forest Service consider limiting forest land gift options to be outside of a residential neighborhood only?
- 27.** Who determined no Environmental Assessment and no Environmental Impact Assessment was needed when there are a 1,000 pound propane tank and 500 gallon diesel fuel tank being put in a neighborhood forest? Noise, traffic or pollution studies? Is there supporting documentation supporting your position - no Environmental Assessments required?
- 28.** If non-profit Conservation and Environmental Groups weighed in on long-term effects this project will have including safety hazard concerns, environmental issues, and impact on plants, trees, and forest wildlife -would the Forest Service be willing to listen to their valid concerns and advice?