



April 4th, 2025
(Updated July 17, 2025)

Coconino County Community Development, Planning Department
2500 N Fort Valley Rd
Flagstaff, AZ 86001

RE: Narrative for Maclaine Meadows Arcana Resort Subdivision Proposed Mixed-Use
Development Zone Change and Subdivision Application

To whom it may concern:

The following narrative outlines the proposed development for Maclaine Meadows Arcana
Resort Subdivision for a Zone Change and Subdivision application.

Project Overview

The **Maclaine Meadows Arcana Resort Subdivision** is a proposed mixed-use development located in **Coconino County, Arizona**, encompassing a **resort and residential subdivision**. The project is situated on **parcels numbered 503-34-005A and 503-34-010**, approximately **0.7 miles north of the intersection of Highways AZ-64 and US-180**, in Valle, AZ. The property currently does not have a physical address.

Access to the development will be made with ADOT's approval directly off HWY 64 to APN 503-34-005A. The resort will be accessed immediately from the HWY 64 entrance. Workforce housing will be accessed by traveling north from the HWY 64 access point along a frontage road in the existing 60' access easement along the western parcel boundary of APN 503-34-005A to a proposed road in the access easement running west to east along the north parcel boundary of the same parcel. Secondary access is planned via Highgrove Road approx. 0.5 mi to the east to a proposed improved road running through an existing easement north, approx. 0.3 mi to Arcana resort and 0.6 mi to workforce housing. The above-mentioned frontage road will continue south through the existing 60' easement along the west side of 503-34-005A south to Highgrove Road.

Zoning Request

A **zone change** is proposed for the property, currently designated **General 10-Acre Minimum**, to enable two distinct land uses:

- **Mobile Home Park (MHP):** To allow for the development of **workforce housing** using **RV-certified tiny homes, Manufactured Homes, and other MHP-permissible uses** as permanent residences.
- **Resort Commercial (RC):** To allow for the **hospitality-focused resort development**.

Development Components

Subdivision Details

The overall project includes:

- **151 MHP residential lots** as workforce housing (zoned MHP); each lot with electrical power, water, and wastewater utility connections; [Underground Utilities](#)
- Other residential development features:
 - **3.4 acres of Park & Open Space/ Common Area**
 - **Centrally located cluster mailboxes**
- **150 commercial lodging rental units** within the resort (zoned RC)
 - **(45) 4-person cabins**, 450 sf ea.
 - **(105) 2-person cabins**, 300 sf ea.
 - Units will be certified to FBB Modular Certification and installed on permanent foundations
- Resort amenities including:
 - **Restaurant/ Bar**, 3000 sf (also open to general public)
 - **Art Studio/ Retail**, 5000 sf (exclusive to overnight guests)
 - **Art Studio II**, 5000 sf (exclusive to overnight guests)
 - **Spa/ Hydrotherapy/ Pool**, 5600 sf (also open to general public)
 - **Odeum/ Sound Therapy**, 1500 sf (exclusive to overnight guests)
 - **(6) Private Sauna/ Hot Tub Pods w/ Outdoor shower**, 360 sf ea. (exclusive to overnight guests)
 - **Central Pavilion**, 6100 sf (honor bar lounge & informal gathering) (exclusive to overnight guests)
 - **Welcome Monument**, 450 sf (open air sculpture at resort entrance) (also open to general public)
- Other resort building/ structure components:
 - **(3) Support/ Maintenance Buildings**, 4900 sf, 5280 sf, & 7400 sf, respectively
 - **(2) Water Wells**
 - **400,000 gal total water storage; incl. 180,000 for firefighting**
[What about EV charging stations?](#)

Only the commercial uses requested for this RC zoning will be allowed to be constructed in this development, per the CCZO.

Infrastructure Plan

Water Supply

- Water service will be provided by **two proposed on-site wells**, as permitted by ADWR, expected to meet the demands of both the workforce housing and the resort.
- A water distribution system and storage tanks will support delivery and reliability.

Wastewater Treatment

Where is this located on the site plan? What type of system will it be?

- Both the workforce housing and resort will be connected to a **centralized on-site wastewater treatment system**.
- **Sewer lift stations** distributed across the site will pump sewage to the treatment facility.

Electrical Service

- **APS** electrical service is available adjacent to the property and will serve as the power source for the development. Will all electrical service be underground?

Refuse Collection

- Waste collection will be handled by **private contractors**, with collection points located at each lot. Will recycle containers be available also?

Signage and Landscaping

- Signage will comply with **Coconino County Zoning Ordinance requirements for the CG zone** for the resort component of this development, with all necessary permits obtained.
- Landscaping will also adhere to the **June 20, 2024, Coconino County Zoning Ordinance**, with an emphasis on preserving **existing vegetation** wherever feasible. All nighttime signage to be dark sky compliant

Paving Waiver

- A **paving waiver** is requested as part of this rezoning application. A compacted gravel road surface, such as we propose, consistent with Coconino County Engineering Design and Construction Manual, will produce less stormwater runoff compared to asphalt paving, otherwise required by the CCZO. It will also be more in character with the neighboring properties and “back to nature” feel of the resort. Regular dust mitigation measures will be applied for the sake of air quality. What are the dust mitigation requirements?

Curb & Gutter Waiver

- In alignment with the reasoning for the paving waiver request, a **curb & gutter waiver** is also being requested.

Purpose and Justification

The requested zoning changes support the implementation of a **mixed-use development** that is consistent with the goals of the **Coconino County Comprehensive Plan** and broader land use priorities. The project delivers **community, economic, and environmental benefits**, including:

1. **Land Use Compatibility:** The proposed zoning aligns with existing and planned land use designations.
2. **Infrastructure Readiness:** Existing and planned infrastructure supports the intended uses. Note: Planned infrastructure includes the formation of an improvement district to provide road improvement and maintenance, community drinking water and wastewater treatment.
3. **Community Enhancements:**
 - New **hospitality accommodations** to support tourism along the Highway 64 corridor. According to the AZ Office of Tourism, both lodging occupancy and demand increased at a greater rate than lodging supply from the fourth quarter of the previous year. [nau.edu/economic-policy-institute]
 - Affordable **workforce housing** on lots complete with water, sewer, and electrical utility connections with flexible ownership and rental models. This would be the only development in the Valle area to offer such amenities on this scale. According to the Economic Collaborative of Northern Arizona, Northern Arizona is experiencing a housing affordability gap affecting approximately 39% of all households. This development would potentially provide affordable housing within the reach of many residents between the areas of Flagstaff, Williams, and the Grand Canyon. ["Forging the Future: An Economic Development Roadmap for Northern Arizona." July 2023]
 - **Roadway improvements**, including **turn lanes off Highway 64** and upgraded internal roads.
 - **Compliance with Dark Sky and Firewise standards** for environmental preservation and fire safety.
 - A strong emphasis on **visual appeal and natural integration** with the surrounding environment.
 - **Reduced development density**, responding to community feedback and remaining well below allowed zoning limits.
 - No request for additional commercial zoning beyond what is specified in the Development Plan. **This is much more dense than the current zoning allows**
4. **Environmental Considerations:**

The project will employ **sustainable design principles** to minimize impacts, including:

 - Off-site construction of homes to reduce on-site disturbance
 - Native and drought-resistant landscaping
 - Reclaimed water from the wastewater treatment process will be used to irrigate landscaping
 - Low-volume plumbing fixtures in the resort and workforce housing
 - Centralized guest parking

Hospitality Component: Arcana Resort

The developer has partnered with **Arcana** to deliver a **health-and-wellness-focused hospitality experience**. Arcana will construct the cabin-style lodging units off-site to minimize site disturbance. They will be certified to FBB Modular Certification and installed on permanent foundations. Arcana will also oversee the design and operation of the guest experience.

Key features of the resort include:

- **Architecturally designed units**, low-profile and finished in natural materials, placed in natural, quiet, and private settings.
- **Year-round comfort**, with air conditioning and heated floors.
- **Low-impact development**, with off-site construction and use of native, drought-resistant landscaping.
- **Centralized parking**, for reduced on-site resort vehicular traffic, and to promote quiet and natural views.
- **Fine dining**, in a gourmet restaurant open to both lodging guests and the general public
- **A hydrotherapy spa and pool**, also open to both lodging guests and the general public,
- **Wellness programming for guests**, community activities, and support for mental well-being.
- **Short guest stays (2–3 nights)** providing consistent, year-round economic activity for the surrounding community.

Workforce Housing Component

The workforce housing community will be located on the **northeast 40 acres** and will consist of **151 improved lots**, each **7,000+ square feet**. The housing model offers flexible options for individuals and employers, including:

- Purchase of a lot to place an RV or Manufactured Home.
- Lease or rental of a lot to install a personal home.
- Rental of a Park Model RV already placed on a lot.
- Purchase of a **turnkey package** (home and lot).

Local employers will have the option to purchase units to provide housing for employees. **Short-term rentals of fewer than 30 days will be prohibited by the CC&Rs to maintain a focus on long-term residential use, not vacation stays.**

Project Phasing

Phase 1 (Resort Only)



(60) 2-person cabins
(25) 4-person cabins
Restaurant
Welcome Monument
Outdoor Open Air Gallery
Odeum
Hydrotherapy & Pool
Artist Studio / Retail

Phase 2 (Resort & Workforce housing)

(45) 2-person cabins
(20) 4-person cabins
Open Air Wellness Space
Central Pavillion
Artist Studio 2
Private Saunas
Workforce housing lots (entirety)

Traffic and Access Considerations

The development is directly accessible from **Highway 64**, a key transportation route to the Grand Canyon. Planned transportation improvements include:

- **Turn lanes from Highway 64** to facilitate safe entry and exit, directly into the resort, and thereby the housing component, as primary access to the development. Secondary access would be onto Highgrove Road, then to the development via either the proposed frontage road along Highway 64 or the proposed road from Highgrove Road north along the easement that runs along the parcel line between the two parcels.
- **Internal road enhancements** to improve access to and within the site.

The Traffic Impact Statement included in this application indicates that the proposed development will not adversely affect traffic conditions and includes mitigation measures where needed.

ADOT has been provided the development plan and accompanying Traffic Impact Statement. ADOT engineering initial feedback concerning the proposed access location to HWY 64 has been positive. Turning lane length and approach remains to be quantified.

Conclusion



This rezoning application supports a thoughtful, mixed-use development that addresses **critical community needs** and promotes **economic growth** in Coconino County. With a combination of **hospitality accommodations** and **affordable housing**, this project will deliver meaningful, sustainable benefits to the region.

The Valle Area Plan states rezoning to commercial will only happen when all current commercial zones are developed.

We respectfully request approval of this zone change and subdivision to allow the Maclaine Meadows Arcana Resort Subdivision development to proceed.

The development of **Maclaine Meadows** conforms to the Coconino County Rezoning Findings of Fact and complies with both the *Valle Area Plan* (1999) and the *Coconino County Comprehensive Plan* (2015). The following list explains how the **Maclaine Meadows** project conforms to each of the Coconino County Conditional Permit Findings of Fact:

1. That the change is consistent with the goals, objectives, and policies of the Comprehensive Plan and this Ordinance.

The ways in which **Maclaine Meadows** will help meet various goals included in the *Valle Area Plan*, *Coconino County Comprehensive Plan*, and *Coconino County Zoning Ordinance* are listed in this narrative below the three findings of fact. In summary, the proposed 151-lot MHP-zoned development will provide utility-served housing and home ownership opportunities for residents of the area. The 150-unit commercial resort will provide lodging for tourists visiting the region, contribute economically to Valle by providing job opportunities and tax revenue to the County, and add positively to the visual aesthetic of the Valle community.

2. That the change will not be detrimental to public health, safety, comfort, convenience, and welfare.

The proposed development will operate and be maintained in a manner that protects the public health, safety, and welfare of those residing in the development as well as nearby properties and improvements.

An initial Traffic Impact Statement for the development indicates that both north- and south-bound turning lanes into the development are warranted for the safety of travelers and residents along HWY 64. Roads adjacent to and through Maclaine Meadows will be constructed to Coconino County Engineering Standards with sufficient width, turn radii, and surfacing materials to support emergency vehicle access. Most of the lots in the Valle area lack safe vehicle access, including access for first responder and fire protection services. Neighboring parcels to Maclaine Meadows would benefit greatly by having safe roads for convenience and in the event of emergency. The Maclaine Meadows developer is engaged in conversations with adjacent property owners, particularly the owners of APNs 503-34-006A, -006B, -009, and -008, about forming an improvement district to provide road improvement & maintenance, (also drinking water and wastewater treatment) as a long-term solution to local road quality.

Maclaine Meadows will engage with High Country Fire and Rescue for fire protection and first responder services. Highcountry Fire and Rescue Chief Robert Trotter is in the process of

forming a Fire District; Maclaine Meadows will become part of that district. Formation of the district depends on passage of AZ HB 2457. Once the bill passes, the formation of the district will be placed on the Coconino County ballot in the August elections. In the event the AZ HB 2457 is not passed by the AZ Senate OR the district formation fails in the County August elections, Maclaine Meadows would contract directly with High Country Fire Rescue to provide services. Conversations have been held and are ongoing with Chief Trotter to develop an agreement for Maclaine Meadows and Highcountry Fire & Rescue to work together.

What if the Fire District is not approved by the BOS and/or property owners?

(2) Water wells will be drilled on the premises with the intent of providing potable water for drinking, landscaping, and firefighting, for both the MHP lots and the resort. There will be a minimum of 400,000 gallons of water storage on site, 180,000 of which will be set aside for firefighting. The MHP lots and resort will likewise be served by a community wastewater system. Maclaine Meadows will be forming an improvement district to provide these services and secure their long-term quality. The Maclaine Meadows developers are currently engaged in conversation with neighboring parcel owners to encourage their participation in the improvement district. This district would be one of the largest providers of potable water and wastewater treatment in the Valle area and thereby contribute greatly to the health and well-being of residents and visitors to Valle.

What if the wells do not strike or provide adequate water?

Entrance signage will conform to CG zoning standards per the Zoning Ordinance. Outdoor lighting will adhere to requirements for Zone II. One of the powerful draws for development and visitation to the Valle area is the pristine quality of the night sky. To that effect, Maclaine Meadows Subdivision is committed to fully-shielded outdoor lighting. The resort will echo this commitment in their operation policies; the mobile home park will do so in the CC&Rs. Trash receptacles will be located within a wood-gated, masonry enclosure. Refuse removal will be contracted by the resort and by the MHP HOA.

3. That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

The adjacent property to the south APN 503-34-006A is an MHP-zoned 40.88-acre parcel with a residence and a large existing water tank. The other small parcel to the south 503-34-006B ("G" General-10AC) is undeveloped. Clear Sky Resort Campground on APN 503-34-009 lies to the east of the proposed development. The other parcel to the east 503-34-013 is undeveloped. The adjacent northern parcels 503-34-003D, 503-34-003B, both zoned "G"-General 10AC are undeveloped. 503-34-011C, and 503-34-011D also north and zoned "G"-General 10AC each have a residence on them. Highway AZ-64 runs along the west side of the development, with the Valle Airport located across the highway.

There are a few commercial lodging venues in Valle: Grand Canyon Inn, Flintstones Bedrock City, and Clear Sky Resort, in addition to the B&B and STR options in the area. They all capitalize on the unique local geography and the proximity to Grand Canyon National Park. The commercial lodging resort part of this development builds on these same features to attract and host visitors while it would maintain a vital interest in preserving the natural beauty of the area. The resort will rely on a few low profile buildings finished in natural materials (rammed earth,



cor-ten steel) with small (325 sf & 450 sf) units spread over its 80 acres, interspersed with and fronted by earthen berms to mitigate the perception of a large development. Extensive and intensive locale-appropriate landscaping will contribute to the integration of the built environment into the landscape.

Local housing tends to be small houses on large lots with limited landscaping. This development incorporates small units with large areas of open space and native and drought-resistant landscaping. Originally planned for the smallest permitted subdivided lots within MHP zoning, the developer listened to community concerns about the density of the development and made the decision to reduce the number of lots by over a third (243>151.)

The nature of the residential housing and health-and-outdoor experience-focused tourism of this project align with the positive character of existing developments in Valle.

This development helps meet goals for both short-term accommodation for tourists and long-term housing for residents of Valle and workers employed in Williams, Tusayan, or at Grand Canyon National Park. The development will also benefit nearby businesses by attracting more visitors and potential customers to the area.

Within Valle's role as a gateway to the Grand Canyon, the proposed **Maclaine Meadows** subdivision will add to the local aesthetic and gently complement—without disturbing--the area's natural visual appeal.

Demonstration of Consistency with the Valle Area Plan (1999)

Utility Infrastructure

Goal: To develop and maintain a sustainable and reliable water supply and distribution system for domestic use and fire protection.

(2) Water wells will be drilled on the premises with the intent of providing redundant sources of potable water for drinking, landscaping, and firefighting, with 400,000 gal. of storage, for both the MHP lots and the resort.

Goal: To provide adequate access to utilities for all residents.

Electrical power (APS), water, and sewer will be provided to the (151) MHP zoned lots. This would be the provision of utility access on the largest scale yet in the Valle area.

Policy: Verification of an adequate water supply for domestic use and fire protection shall be required prior to approval of all zone changes and developments requiring Commission or Board action. Such verification shall be provided by the applicant or developer.

USGS Scientist Emeritus, Donald Bills, has provided promising information on water availability in the Valle area. He has stated it is likely that successful wells could be drilled on 3000-3500 feet deep and may yield 50-100gpm. Barbie Drilling, a local drilling contractor, has

estimated such a well would cost \$1M, and recommended drilling (2) wells to secure a continuous water supply. The developer has confirmed these expenses lie within the budget of the project. In the interest of responsibly securing the best possible water sources, the developer will likely retain Mr. Bills or another consultant in the near future.

Policy: Water conservation measures shall be included in all major development proposals requiring Commission or Board approval. Such measures may include the use of reclaimed water for non-potable uses, low water using plumbing fixtures, and drought tolerant landscaping.

Reclaimed water will be used for landscaping irrigation. Native and drought tolerant species will comprise new landscaping. Low-volume plumbing fixtures will be specified in resort buildings and required in the workforce housing.

Policy: All new developments, including subdivisions, requiring Commission or Board approval shall be required to provide adequate basic utility services.

Electrical power (APS), water, and sewer will be provided to the (151) MHP zoned lots. This would be the provision of utility access on the largest scale yet in the Valle area.

Are EV chargers, cell phone coverage and wi-fi considered basic utility services?

Policy: Wherever possible, all utilities shall be provided underground for new developments requiring Commission or Board approval.

New utility (electrical, water, and sewer) infrastructure will be provided underground. The existing overhead power line running north-south on APN 503-34-005A will be relocated underground.

Policy: Utility installations, such as antennas and substations, should be located in areas with minimal visual impact on the community and traveling public.

Strategic locating, earth berming as screening, and landscaping will be utilized to minimize the visual impact of utility installation.

Policy: Major new developments shall be encouraged to incorporate energy conservation measures through the use of passive solar design and appropriate site planning, landscaping, and building materials.

All buildings and structures will be designed and built according to the codes and measures adopted by Coconino County, including the required energy conservation measures. Additional measures may be implemented upon review of economic impact and feasibility.

Policy: Major new developments shall be required to provide the necessary utility upgrades to telephone and electric services to service the development in a manner that will not be detrimental to the existing community.

Electrical services will be coordinated with APS in such a way to provide power to the new subdivision without compromising service to the existing community.

Policy: Recycling shall be encouraged in order to reduce the solid waste flow into regional landfills.

Recycling will be practiced at the commercial level at the planned resort. Recycling services will be offered to the housing residents via the same provider for trash removal.

Public Safety

Goal: To provide a safe environment for all residents.

The proposed development is designed and will be constructed to appropriate standards to provide a safe living environment, beginning with the provision of electricity, clean drinking water, and safe treatment of wastewater. Fire protection and emergency services will be provided as mentioned above. Roads to, from, and within the development will be built to County engineering standards to provide consistently safe vehicular travel.

Goal: To promote a high level of fire protection and emergency response.

Firewise measures will be implemented in the design and maintenance of the development. Access roadways and turning radii within the site will provide multiple loops for emergency vehicle circulation. Fire protection and emergency services will be provided as mentioned above.

Policy: Adequate emergency vehicle access shall be provided for all new major developments.

Newly constructed and improved roads as part of this development will be built to County engineering standards required for supporting emergency vehicles.

Safety Policy: Water storage shall be retained at a level that is adequate for firefighting.

As part of the water supply and storage system for the development, 400,000 gallons of water storage are planned—180,000 gallons which is allocated as firefighting resource.

Community

Goal: To foster a greater sense of community identity while allowing for the diverse nature of the residents.

The 151 new housing lots offer opportunities to residents for home ownership with utility connections. **This is a unique development for the area.** The greater ease of living afforded by utility services and quality roads will encourage growth, mobility, and interconnection for the area residents. This synergy will provide visibility and communication among residents—and thereby the chance to express identity, individually and as a community.

Goal: To provide opportunities for future development of community-oriented facilities.

The new housing and its residents, employment opportunities offered by the resort, and added sales at existing services and retail in Valle, will add to the economic base required for funding and use for community-oriented facilities. The developer is currently talking to Canyon Community Alliance (“CCA”) about how to support community-oriented facility development and if there would be a good fit for any such type of facility in the subdivision.

Goal: To encourage the establishment of local schools.

A larger population and economic base are required to establish local schools in Valle. The 151 new housing lots, the employment opportunities offered by the resort, and the added sales at existing services and retail in Valle, will contribute to both.

Goal: To preserve and enhance the quality of life for all area residents.

During the Community Participation meeting held for this development, residents directly or indirectly expressed deep appreciation for these qualities of Valle and the neighboring area: the dark and clear night sky, the relative quiet, and the open space. They also expressed concerns about the availability of water, the need for fire protection, and the poor quality of local roads. The resort at Maclaine Meadows promotes the quiet and dark sky aspect of the area as part of its attraction and so has in its own interest the preservation of the quality of the night sky and quiet atmosphere of Valle. The resort features are spread sparsely over 80 acres with extensive and intensive landscaping among the single-story buildings, to integrate the resort into the landscape rather than dominate or dismiss it. Similarly, the workforce housing was reduced in density by over a third in response to community concerns. It will have locale-appropriate landscaping and retain native plants as much as possible. The housing HOA will be fully committed to preserving the night sky by requiring fully-shielded exterior lighting fixtures.

The development will provide water to housing residents via new wells, contract with an emergency services provider for fire protection and emergency services, and improve roads around the development to County standards. The developer is also working with Canyon Community Alliance to assist in the realization of community-centered facilities, such as a post-office, fire station, or community center.

It is the intent of the developer to balance providing needed housing and economic development while respecting the character of the area that draws people to live in and experience it.

Policies: Major new developments shall be required to set aside lands for community uses; Development of community facilities and services shall occur at the same pace as commercial and residential development; Developments that include the establishment of a multiple-use community center and other community-oriented facilities shall be encouraged.

The developer is also working with Canyon Community Alliance to assist in the realization of community-centered facilities, such as a post-office, fire station, or community center.

Transportation

Goals: To promote a safe, environmentally sensitive, and efficient circulation system which gives convenient access to existing and future residential areas, employment centers, commercial areas, public facilities, recreation areas, and public lands.

Maclaine Meadows subdivision will provide new access off of HWY 64 with ADOT encroachment permits. While there are currently a number of access points off of HWY 64 north of the junction with HWY 180, none of them have been permitted or approved through ADOT. The roads in, immediately around, and to Maclaine Meadows will be developed to County engineering standards to allow for vehicles (including emergency vehicles) to travel to and through the development. There are almost no such improved roads in the Valle area. Permitted encroachment and standardized road improvement will greatly enhance vehicular safety and convenience in the area, allowing for safer access to highways, residences, and services.

Policies: Developers shall pay the cost of road improvements necessary to provide safe and adequate access to proposed new developments; The improvement of frontage roads platted with the Grand Canyon Subdivision should be accomplished at the same rate as the development relying on these roads for access. The cost for improving and maintaining these roads shall be equitably shared by businesses/ property owners served by these roads. Abandonment of frontage roads shall not be supported unless it can be clearly shown that they serve no future need. "Planning on paying" or "will pay", including dust mitigation?

The developer is **planning on paying** for the cost of road improvement for Maclaine Meadows as well as the roads to/ from the development, including a frontage road along HWY 64 through other parcels within the Grand Canyon Subdivision to Highgrove Road.

Policy: The visual appearance of Highway 64 and 180 shall be improved through requirements for appropriate landscaping and signage for new developments, and redevelopments or expansions of existing businesses.

The developer, architects, and engineers for Maclaine Meadows are intent on designing a subdivision that will be attractive yet subtle from the highway. The resort development along HWY 64 will be comprised of low-profile buildings finished in natural materials. They will be fronted generously with intensive locale-appropriate landscaping and interspersed with landscaped berms to reduce the visual impact of the development.

Tourism

Goal: To provide quality visitor services while preserving natural resources and the environmental quality of the area.

The resort at Maclaine Meadows is promoting the opportunity to engage with nature as part of its attraction. It has in its own interest the preservation of local natural resources and the quality of the environment, including the quality of the night sky and quiet atmosphere of Valle. Energy conservation measures and low-volume plumbing fixtures will be required in the design and construction of the resort, as well as be required by the CCRs for the housing development. Drought-tolerant landscaping will be irrigated with reclaimed water. These measures will also contribute to the world-class resort experience.

Goal: To help alleviate congestion in the Tusayan/Grand Canyon area.

By offering lodging and services near the Grand Canyon outside of the town of Tusayan and the National Park, the project would relieve tourism pressure from the Tusayan/Grand Canyon area.

Goals: To play a key role in addressing regional tourism-related challenges; To create an inviting community that entices visitors to return and spend time.

Some tourism related challenges for the Valle area: 1) little affordable workforce housing exists for persons working in the tourism-related business of Tusayan and Grand Canyon National Park; 2) while Valle is en-route to the Grand Canyon and many thousand vehicles pass through Valle on a daily basis, bringing highway noise and creating potentially dangerous traffic, a relatively small amount of tourist dollars is spent in Valle; 3) the "just-passing-through" ethos of vehicle-bound tourism creates a disconnect with Valle's environment and culture. This project would create affordable workforce housing for people working in the tourism sector in Valle

itself and in neighboring Tusayan and Grand Canyon National Park; money made by people working in the tourism sector would be bringing their paychecks to Valle to invest in the local economy. The resort at Maclaine Meadows will prompt visitors to get out of their cars, enjoy local dining and other services in Valle, while growing a deeper appreciation of the place.

Policy: Development of facilities which enhance the visitors' Grand Canyon experience while not degrading the integrity of the Canyon, and which encourage the traveling public to spend more time in Valle should be encouraged.

The Arcana resort will focus on health, wellness, and natural beauty. When stopping at the Arcana resort, visitors will be encouraged to more greatly appreciate the unique natural beauty of Valle and the general area near the Grand Canyon. Visitors will have the chance to enjoy the many services the resort and the Valle area have to offer, from the restaurants to the resort spas, and view Valle as a destination itself.

Policy: Greater preference should be given to developments using building and site design which is inviting to visitors and will entice them to stay longer.

The resort features are spread sparsely over 80 acres with extensive and intensive landscaping among the single-story buildings, to integrate the resort into the landscape rather than dominate or dismiss it. The resort will be comprised of low-profile buildings finished with natural materials. They will be fronted along HWY 64 with intensive locale-appropriate landscaping, and interspersed with landscaped berms to reduce the visual impact of the development. The resort will give visitors the impression of well-designed buildings tucked into the landscape and inviting discovery from visitors. The intent is to welcome new visitors and provide a compelling experience for visitors to stay longer and keep coming back.

Policy: Development of a strong base of visitor services should be only a part of the local economy. Community oriented businesses and support services are critical elements as well.

In addition to the Arcana resort, the developer will be providing space on the development for a community park.


Natural Resources and Environmental Quality

Goal: Water quality of all surface and groundwaters shall be protected to preserve or improve existing quality.

Septic systems will comply with Arizona Administrative Code, Title 18, Chapter 9: Water Pollution Control. New roads will be compacted gravel (per a paving waiver) to reduce stormwater runoff compared to asphalt or concrete paving.

Goal: Every effort shall be made to preserve or improve air quality.

Dust control measures will be used consistently during construction to mitigate airborne dust. Most roads off HWY 64 in Valle are unimproved dirt roads. They are major sources of air pollution in the area. New road construction associated with Maclaine Meadows will adhere to County engineering standards and by design will produce less dust than the current state



unimproved roads. In addition to the improved construction, dust mitigation measures will be applied the new roads to maintain better air quality.

Only during construction, or ongoing for the life of the development?

Goal: Outdoor lighting shall be minimized to preserve the dark night sky.

Lighting will follow Coconino County Zoning Ordinance standards for Lighting Zone II.

Exterior lighting will be full-shielded dark sky compliant fixtures. The resort lighting will be specified to meet these requirements; lighting for the housing will be required to meet these requirements by the CCRs.

Goal: Protect native vegetation, natural areas, and wildlife habitat.

Road grading will follow existing topography as much as possible. Septic installation will be localized, and disturbed areas will be re-seeded with native plants. Reclaimed water from the wastewater treatment process will irrigate landscaping. Wildlife-friendly fencing will be used. New landscaping will be native and drought-tolerant plants. Where existing conditions are disturbed in the construction process, the intent is to recreate suitable habitat for local flora and fauna.

Policy: Because of the importance of U.S. Highway 180 and State Route 64 as scenic gateway corridors to the Grand Canyon the community shall strive to improve the visual appearance and aesthetic quality of the environment, including the built environment, and to prevent negative impacts on property values and quality of life.

The developer, architects, and engineers for MacLaine Meadows are intent on designing a subdivision that will be attractive yet subtle from the highway. The development along HWY 64 will be comprised of low-profile buildings finished in natural materials. They will be fronted generously with intensive locale-appropriate landscaping and interspersed with landscaped berms to reduce the visual impact of the development.

Policies: Landscaping standards emphasizing preservation of native vegetation and materials and the use of indigenous and low water consuming plants shall be applied to all new developments other than single family homes. Revegetation of areas disturbed during development shall be required.

Native vegetation will be retained and preserved as much as possible during the construction process. Most of the trees existing on the site will be in the housing part of the development. They will be retained as much as possible. New landscaping will be native and drought-tolerant plants. Where existing conditions are disturbed in the construction process, the intent is to recreate suitable habitat for local flora and fauna.

Policies: Every effort shall be made to protect the night sky from unnecessary lighting and glare. The Valle Planning area shall conform to the provisions of Zone II of the Lighting Ordinance and require that all fixtures be fully shielded.

The development will conform as required to the Lighting Ordinance and will specify fully-shielded dark sky compliant fixtures.

Quality Policies: The reuse of treated wastewater shall be encouraged wherever possible for appropriate irrigation or industrial purposes.



Water reclaimed from the on-site wastewater treatment process will be used to irrigate landscaping.

Land Use

Goal: To allow and provide for growth and development which is consistent with the rural character and lifestyle of the area; which has positive benefits to area residents and property owners and the region as a whole; and, which is compatible with the protection of the natural environment.

The resort will be comprised of low-profile buildings finished in natural materials and sparsely distributed over 80 acres, interspersed with landscaped berms to reduce the visual impact of the development. The workforce housing will have locale-appropriate landscaping and retain native plants as much as possible. Roads will be compacted gravel, keeping in character with the area yet will be constructed to County engineering standards. The workforce housing will still be in character with housing in the area—smaller houses on affordable lots. The differences between this development and current housing are positive: better roads and connections to utilities. Most area housing lacks utility connections and are accessed by roads that can become impassible in the winter.

Goal: To provide a mix of housing opportunities, for residents and employees, which are in keeping with the character of the area.

There will be (151) 7000+sf lots, all MHP zoned. They will be strictly available for ownership and long-term renting. Short-term rentals will be prohibited by the HOA CCRs. Small houses on affordable lots are consistent with the character of existing area housing.

Goal: Improve the visual appearance of the community.

The low-density resort layout of low-profile resort buildings finished in natural materials, preserved vegetation with new intensive and extensive landscaping, and new workforce housing units paired with native and drought-resistant landscaping—kept viable with irrigation from reclaimed wastewater--will contribute to an improved community appearance.

Goal: Minimize conflicts between adjacent land uses.

Adjacent zoning and uses include “G” zoning with a campground (tourism/ lodging) operating under a CUP, single family residences, and MHP zoning. Also, Arcana resort (for which we are requesting RC zoning) at **Maclaine Meadows** is less than one mile (0.7) from the HWY 64/ US 180 junction, well within the prescribed distance (1 mi) for commercial development. Maclaine Meadows’s zoning and uses are in concert with neighboring uses and zoning.

Land Use Policies:

General: New developments shall be required to pay their own way for any required infrastructure improvements, including roads and utilities.

Maclaine Meadows is expecting to shoulder the cost for infrastructure improvements, including roads and utilities.

General: New developments and redevelopment should use building and site design to help in creating an attractive community which is inviting to visitors and will entice them to stay longer.

The resort features are spread sparsely over 80 acres with extensive and intensive landscaping among the single-story buildings, to integrate the resort into the landscape rather than dominate or dismiss it. The resort will be comprised of low-profile buildings finished in natural materials. They will be fronted along HWY 64 with intensive locale-appropriate landscaping, and interspersed with landscaped berms to reduce the visual impact of the development. The resort will give visitors the impression of well-designed buildings tucked into the landscape and inviting discovery from visitors. The intent is to welcome new visitors and provide a compelling experience for visitors to stay longer and keep coming back.

General: Rezoning to accommodate higher density single family developments shall not be considered except in conjunction with a subdivision plat.

This rezone request is in conjunction with an application for a subdivision plat.

Housing: New rental housing projects which provide opportunities for employee and affordable housing are encouraged. Projects shall be located in areas where they are compatible with surrounding land uses. Employee housing shall be addressed with all new major development projects. Employee housing projects should be encouraged to include neighborhood amenities such as parks, recreation areas, childcare facilities, and community centers.

(151) lots for workforce housing are included in this development, for ownership and for long-term rental. Adjacent lot zoning is "G" and either undeveloped or has SFD. There are approx.. 3.4 acres in the workforce housing development set aside for parks and open space. The developer is conducting an ongoing conversation with Canyon Community Alliance ("CCA") about setting aside space for additional parks.

Commercial: The exterior boundary of the commercial area should be restricted to within one mile of the Highway 180/ State Route 64 junction.

Arcana resort (for which we are requesting RC zoning) at **Maclaine Meadows** is less than one mile (0.7) from the HWY 64/ US 180 junction, well within the prescribed distance (1 mi) for commercial development.

Commercial: New commercial development, as well as redevelopment, shall encourage design standards that achieve the vision of an attractive gateway community.

The resort features are spread sparsely over 80 acres with extensive and intensive landscaping among the single-story buildings, to integrate the resort into the landscape rather than dominate or dismiss it. The resort will be comprised of low-profile buildings finished in natural materials. They will be fronted along HWY 64 with intensive locale-appropriate landscaping, and interspersed with landscaped berms to reduce the visual impact of the development. The resort will give visitors the impression of well-designed buildings tucked into the landscape and inviting discovery from visitors. The intent is to welcome new visitors and provide a compelling experience for visitors to stay longer and keep coming back.

All of these design decisions could become duplicated as standards for the aesthetic benefit of Valle as a gateway community.

Coconino County Comprehensive Plan

In addition to meeting the several above-indicated goals and policies for the Valle Area Plan (included by reference in the Coconino County Comprehensive Plan), the Maclaine Meadows Arcana Resort Subdivision additionally meets goals specified in the Coconino County Comprehensive Plan itself. These goals and their respective policies are itemized below, along with the means by which Maclaine Meadows subdivision meets them.

GOAL: Protect the integrity and resiliency of the natural environment with special attention to environmentally sensitive features.

Development projects and subdivisions, including the placement of lots, alignment of roads, and installation of other structures and infrastructure, will be designed to minimize alterations to natural landforms, hydrology, and native vegetation and to maximize the conservation of environmentally sensitive features.

The land where Maclaine Meadows is planned to be built has very low slopes and has large nearly-flat areas. Please see the Slope Exhibit drawing accompanying the Engineering Package. Natural drainage patterns will be retained. Native vegetation, when removed, will be replaced by native and drought-tolerant landscaping. On-site earthmoving will be done in the interest of preserving viewsheds from the highway and across the development and will be landscaped and irrigated.

Policy: Development projects will be located outside of floodplains to prevent property damage, protect riparian areas, and facilitate water infiltration into the ground.

Floodplains will be delineated by the County using the best available data.

Maclaine Meadows will be constructed outside of a floodplain. The roads and walkways throughout the development will be compacted gravel to better allow water infiltration and reduce storm water runoff.

GOAL: Conserve wildlife, their habitats, and movement corridors.

Policy: The County encourages use of integrated conservation design, zoning, and other land use strategies to conserve wildlife habitat, wildlife movement corridors, and environmentally sensitive features.

Maclaine Meadows will use “wildlife friendly fencing” where fencing is necessary. Native trees and shrubs will be preserved as much as possible. New landscaping will be native and drought-tolerant plants. Where existing conditions are disturbed in the construction process, the intent is to recreate suitable habitat for local flora and fauna.

GOAL: Conserve and restore native plant communities while controlling populations of invasive weeds through prevention and environmentally responsible eradication.

Policy: The County will create comprehensive invasive guidance for weed management and/or a weed ordinance. Weed management plans will be required for most development and forest restoration projects involving ground disturbance or road maintenance.

Management plans will be required to address preventing weed establishment and timely control.

Maclaine Meadows has implemented a Weed-Mitigation strategy for the workforce housing by inserting appropriate language into the CCRs. Arcana resort will likewise adopt a similar approach to prevent the growth and spread of noxious plant species. A weed mitigation plan will be included in the civil engineering construction documents.

Policy: Construction plans for development, infrastructure improvements, and forest restoration projects will include a plan for minimum disturbance of native vegetation and soils.

Maclaine Meadows construction plans will include a plan for minimizing the disturbance of native vegetation and soils as part of the civil engineering and landscaping documents.

Policy: Landscaping for new developments shall emphasize minimizing the area disturbed and using native plants and drought-tolerant species that are appropriate to the area. Revegetating disturbed areas will be required in most cases and planting/seeding native species will be strongly encouraged.

Native trees and shrubs will be preserved as much as possible. New landscaping will be native and drought-tolerant plants. Where existing conditions are disturbed in the construction process, the intent is to recreate suitable habitat for local flora and fauna.

GOAL: Improve forest and land health and promote the restoration of forest eco-systems.

Policy: Educate and encourage property owners to participate in fuels reduction and other measures that reduce risk to human safety and property.

Maclaine Meadows workforce housing CCRs have adopted “Firewise” components to encourage property owners to mitigate fire dangers on their property.

GOAL: Coordinate with state, federal, and local resource management agencies to ensure sustainable management practices that preserve and improve the quality of surface water and groundwater.

Policy: Conserve and enhance riparian buffers, protect floodplains from development, and require the capture of stormwater on site.

Stormwater will be captured on-site in several detention basins. See stormwater drainage documents in engineering report.

GOAL: Promote water conservation practices that include new technologies and methods to reuse water.

Policies: Water conservation should be a consideration for the approval of all developments, and high-efficiency, low-net volume water use is encouraged; The use of reclaimed water and gray water will be encouraged wherever possible as permitted by State law.

Low-volume water fixtures will be specified on Arcana resort and required by the workforce housing CCRs. Rainwater catchment for irrigation and other permissible uses will be strongly encouraged. Reclaimed wastewater will be used for landscaping irrigation.

Why only strongly encouraged? Should be enforced

GOAL: Ensure a range of housing choices in a variety of communities that are well

designed in terms of character, natural environment, and availability of services.

Policies: The County encourages the design of subdivisions that protect environmentally sensitive features or special characteristics of the property.

The Maclaine Meadows subdivision will be developed to integrate into the existing environment and be a steward of the Valle area and the neighboring Grand Canyon National Park.

GOAL: Ensure that commercial development is well designed and appropriately located within communities and activity centers.

Policy: Commercial development projects shall be located and designed in a manner that is compatible with the character of the area in which the project is proposed.

The Arcana resort at Maclaine Meadows is within the 1-mile distance from the junction of HWY 64 and US HWY 180 as prescribed by the Valle Area Plan. As reiterated above, the development builds upon and respects the positive qualities of the area character in building design and site design and the attention paid to the environment and natural resources.

Policy: Large-resort commercial uses should only be sited in appropriate locations that can be adequately served by roads, water, sewer, and other public facilities and services, and shall be discouraged from locating in inhaling areas.

Maclaine Meadows will be located immediately off-highway and less than one mile from the junction of HWY 64 and US HWY 180. Utility electrical power runs across the site. Water wells will be drilled and wastewater will be treated on-site to provide utility services to the Arcana resort as well as the workforce housing.

Policy: Where new commercial development projects are proposed adjacent to residential areas, connectivity shall be provided while efforts to mitigate sound, smell, and unsightly views shall be required.

The Arcana resort at Maclaine Meadows will place landscaped berms among building components to reduce perception of the development outside and across its boundaries.

GOAL: Increase creative and mixed land uses that result in self-sustaining communities and walkable and vibrant activity centers.

Maclaine Meadows is working with Canyon Community Alliance to locate and design (a) community park(s) as part of the development.

GOAL: Ensure that every new development pays its fair share of costs associated with that development.

Policy: Development projects shall be required to pay their fair and roughly proportional share for off-site improvements and public facilities such as the roads and utilities necessary to support the development.

Maclaine Meadows shall pay the fair and roughly proportional share for off-site improvements and public facilities to support the development.

Policy: Applicants for all new development projects shall assure an adequate level of services including roads, water and wastewater, fire protection, and utilities.

Maclaine Meadows will provide an appropriate level of services as mentioned above to the development. The formation of an improvement district (road improvement and maintenance, drinking water, and wastewater treatment) and fire district ensure long-term quality services.

Policy: As deemed necessary to support major developments and subdivisions, developers in cooperation with utility providers shall be responsible for the installation, construction, or upgrade of necessary public utilities without diminishing the level of service to existing residents.

Maclaine Meadows is committed to providing services to the new subdivision without detrimental effect to the rest of Valle. The formation of an improvement district (road improvement and maintenance, drinking water, and wastewater treatment) will improve the services available to other residents of Valle.

GOAL: Develop well-designed communities that promote rural character and conserve open space and natural resources while enhancing quality of life and economic vitality.

Policy: The County encourages developing employee housing in and around gateway communities.

Maclaine Meadows workforce housing subdivision provides (151) lots in this gateway community. They lots—available for purchase--will be 7000sf+ in size with utility connections, set back from HWY 64 approx. 1/5 of a mile and connected to the highway with roads designed to County engineering standards.

Policy: Where feasible, the establishment of intensive land uses within existing communities should be compatible and integrated into the area through appropriate mitigation measures such as buffering, density transitions, landscaping, or increased setbacks.

The Arcana resort at Maclaine Meadows will place landscaped berms among building components and at its boundaries to reduce perception of the development outside and across its boundaries. New landscaping of native and drought-tolerant plants will be used to buffer neighbors from the subdivision.

Policy: The County encourages the protection of significant natural, cultural, and historic resources and unique community characteristics.

The Arcana resort is promoting the opportunity to engage with nature as part of its attraction. It has in its own interest the preservation of local natural resources and the quality of the environment, including the quality of the night sky and quiet atmosphere of Valle. Energy conservation measures and low-volume plumbing fixtures will be required in the design and construction of the resort, as well as be required by the CCRs for the workforce housing.

Drought-tolerant landscaping will be irrigated with reclaimed water. The resort components will be spread sparsely over 80 acres with extensive and intensive landscaping among the single-story buildings, to integrate the resort into the landscape rather than dominate or dismiss it. The resort will be comprised of low-profile buildings finished in natural materials. They will be fronted along HWY 64 with intensive locale-appropriate landscaping, and interspersed with landscaped berms to reduce the visual impact of the development. The Maclaine Meadows subdivision will be developed to integrate into the existing environment and be a steward of the Valle area and the neighboring Grand Canyon National Park.

Policy: Developers are encouraged to gather and integrate local public input early in the process of creating the conceptual designs for their projects.

During the two Community Participation Meetings, feedback was given about a desire for a low-impact development while expressing concern for the density of the workforce housing and the perception of the resort from the highway. The developer has responded by reducing the density of the housing by over 1/3 and taken several design measures to reduce the visual and other impact on the highway experience and other properties through building scale, siting, building materials, earthwork, and landscaping. Another concern expressed by the community is the quality of roads adjacent to the property, availability of water, preservation of the dark night skies, and potential fire danger. The developer has since determined to develop the adjacent roads to County engineering standards, spent resources to investigate the availability and dependability of water in local wells, and committed to using dark sky-compliant fully-shielded lighting fixtures. The developer has also engaged in conversations with Highcountry Fire and Rescue to arrange first responder fire and emergency services and intends to arrive at a service agreement as part of the development of this subdivision.

GOAL: Conserve local heritage areas, cultural landscapes, and open space.

Policy: The County favors development projects that protect and incorporate cultural and natural resources features of the site and surrounding area.

The Arcana resort is promoting the opportunity to engage with nature as part of its attraction. It has in its own interest the preservation of local natural resources and the quality of the environment, including the quality of the night sky and quiet atmosphere of Valle. The workforce housing shares these goals as a desirable place to live and as a neighbor to Arcana resort and the Valle community as a whole. Maclaine Meadows also values its proximity to Grand Canyon National Park and its status as a gateway community and aspires to preserve the natural beauty of the area.

GOAL: Conserve and enhance the integrity of the county's scenic resources and unique features.

Policy: The County supports the use of simulation technology and viewshed analysis when siting development projects affecting scenic corridors and unique features.

Renderings of the development accompany this document, illustrating the perceptual experience along HWY 64 of the landscape "before" and "after" with the development.

Policy: The County favors the underground placement of utilities in all major developments.

The developer will be placing all utilities underground, including moving the existing overhead power line underground.

Policies: To reduce impacts on view, structures and infrastructure shall be planned and built in a manner that minimizes impacts on horizon and ridgelines. To maintain the county's unique natural beauty, the County supports the protection of viewsheds, undeveloped ridgelines, and hillsides through the use of sustainable building and development techniques.

Infrastructure will be placed underground. Buildings will be low-profile, finished in natural materials, and placed between berms that have been intensely landscaped, in order to reduce any negative impact on the vicinity viewshed.

GOAL: The County shall continue to be a world leader in the preservation of dark skies.

Policies: Property owners are encouraged to install only the level of outdoor lighting necessary for safety, security, and utility purposes. Full shielding of all outdoor lighting, installation of low-pressure sodium of “narrow spectrum” (AlInGaP) amber LED fixtures, and the use of other best available technologies shall be encouraged and enforced through the *Lighting Ordinance*.

Maclaine Meadows recognizes that the dark sky in Valle is one of the reasons that it is an attractive place to live and visit. The development falls within Lighting Zone II. It is committed to following the County Zoning Ordinance lighting requirements as a maximum output guide. When appropriate for safety, security, and utility purposes, Maclaine Meadows will use lower lighting levels. Fully shielded low-pressure sodium and/ or narrow spectrum LED lights as compliant with the zoning ordinance will be required in Arcana resort and in workforce housing.

GOAL: Create and maintain a sustainable standard of living and a high quality of life by recognizing the economic value of the natural systems and human capital within Coconino County. Through collaboration, continue to embrace economic, social, and environmental responsibility to build prosperous and livable places.

Policy: Support tourist-related development projects that focus on conserving and showcasing the county’s unique natural, cultural, and dark sky features.

The Arcana resort is promoting the opportunity to engage with nature as part of its attraction. It has in its own interest the preservation of local natural resources and the quality of the environment, including the quality of the night sky and quiet atmosphere of Valle. The workforce housing shares these goals as a desirable place to live and as a neighbor to Arcana resort and the Valle community as a whole. Maclaine Meadows also values its proximity to Grand Canyon National Park and its status as a gateway community and aspires to preserve the natural beauty of the area.

GOAL: Encourage and support business growth and sustainable business practices.

Policy: Seek businesses that are compatible with the environment and benefit their communities.

Maclaine Meadows has in its own interest the preservation of local natural resources and the quality of the environment, including local flora and fauna, the quality of the night sky, and quiet atmosphere of Valle. The workforce housing shares these goals as a desirable place to live and as a neighbor to Arcana resort and the Valle community as a whole. Maclaine Meadows also values its proximity to Grand Canyon National Park and its status as a gateway community and aspires to preserve the natural beauty of the area. Maclaine Meadows will also benefit the Valle community by providing affordable lots with utility connections, jobs at the Arcana resort, and land set aside for parks. Maclaine Meadows will also be instrumental in bringing a fire district to the area.

GOAL: Plan for and provide a variety of recreational, cultural, historic, and educational opportunities throughout the county, in developed and future parks as well as natural areas.

Policy: The design of developments should include public recreation amenities.

Maclaine Meadows includes 4.65 acres of Parks and Open Space. Not very much space

GOAL: Promote the installation of utilities in a manner that is compatible with community character, scenic resources, and ecological conditions.

Policy: Approval of development projects shall be considered only if public utilities or alternative technologies necessary to serve the use are available or can be provided by the developer. Utilities infrastructure shall be located in a manner that is sensitive to community character and environmental and scenic resources. The County encourages placing utility distribution lines underground whenever possible and, when above ground, efforts should be made to minimize environmental, visual, and aesthetic impacts. The County encourages cooperation between developers and the owners of utility corridors to use such corridors for trails, open space, and greenway features.

Maclaine Meadows will access electrical power to the development via the existing APS transmission line that runs across APN 503-34-005A. Water will be provided to the development via (2) new wells and an underground distribution system. Wastewater treatment will be centralized, and collection lines will be underground. In the resort and in the workforce housing, utility corridors will be located within green space and open space as much as possible.

GOAL: Reduce solid waste, minimize the impact of its disposal, and support and encourage recycling.

Policy: Proposed methods of solid waste disposal and recycling must be considered in the planning for major developments and subdivisions.

Solid waste disposal and recycling for the resort will be contracted in a coordinated effort by the resort administration and the HOA for the workforce housing.

GOAL: Implement best practices associated with wastewater technologies or management.

Policy: Development projects should consult with CCCD-EQ to determine the most appropriate type of wastewater treatment system for the development. The County encourages the use of environmentally sensitive, on-site, wastewater treatment systems or centralized community wastewater systems. Development projects that include centralized community wastewater systems are encouraged to incorporate treated effluent disposal areas into greenbelts as part of an integrated conservation design or to reuse treated wastewater for environmentally beneficial uses.

Maclaine Meadows and their civil engineer will consult with CCCD-EQ to determine the most appropriate type of wastewater treatment system for the development. Maclaine Meadows will construct a centralized on-site wastewater treatment system for the resort and the workforce housing. Reclaimed wastewater will be used for landscape irrigation.

GOAL: Ensure emergency services and response to meet residents' needs.

Policies: The availability of adequate emergency services and emergency access routes shall be considered in the review of major developments and subdivisions. The County encourages emergency medical services and response agencies to locate facilities in

communities so as to be accessible to and compatible with surrounding neighborhoods. Development projects shall provide for two means of vehicular access (ingress/egress) to ensure adequate entrance and exit routes for emergency response and management activities.

There are two routes in/out of Maclaine Meadows (see accompanying development plan.) Turn lanes from Highway 64 would facilitate safe entry and exit, directly into the resort, and thereby the housing component, as primary access to the development. Secondary access would be onto Highgrove Road, then to the development via either the proposed frontage road along Highway 64 or the proposed road from Highgrove Road north along the easement that runs along the parcel line between the two parcels. There is a lot on the parcel to the south (APN 503-34-006A) dedicated for the use of Highcountry Fire and Rescue. Maclaine Meadows's developer and their civil engineer are working to further the development of that lot and the construction of a fire station.

GOAL: Ensure safe, crime-free neighborhoods and communities.

Policy: In the design of development projects, developers are encouraged to consult with the County Sheriff's Office to identify and address potential public safety issues and to provide for adequate access for response and evacuation.

Maclaine Meadows' designers and engineers will consult with the County Sheriff's office during design in the interest of promoting public safety.

GOAL: Provide for a high level of fire protection and safety.

Policies: Development projects shall include adequate fire protection measures, as determined by the BOS with input from the local fire district and/or appropriate fire management agencies. The County encourages and supports property owners in forming fire districts, annexing into existing districts, or otherwise organizing formal fire protection organizations pursuant to state law.

In addition to providing 180,000 gallons on site of water storage for firefighting, incorporating Firewise practices into the workforce housing CCRs, providing an on-site hydrant network, Maclaine Meadows will solicit additional fire prevention measures from the BOS. Maclaine Meadows is committed to becoming part of a fire district formed by Highcountry Fire Rescue or forming its own district and contracting for services with Highcountry Fire Rescue.

GOAL: Reduce the threat of catastrophic wildfire in the W/UI.

Policies: Major developments and subdivisions in the W/UI, including more remote residential developments abutting national forest lands, must provide a forest stewardship/fuels mitigation plan and property maintenance covenants incorporating the principles of defensible and survivable space. For development in the W/UI, the use of Firewise landscaping and construction design and materials is encouraged to maintain defensible space. Technical assistance for fuels mitigation and fire prevention measures should be sought from the local fire district or the Arizona State Land Department (ASLD).

Maclaine Meadows has adopted Firewise landscaping and property maintenance language into their preliminary CCRs for the workforce housing. More technical information and direction will be sought from Highcountry Fire Rescue and be incorporated into the CCRs for the workforce housing and the operating procedures for the Arcana resort before final plat.

GOAL: Ensure the quality design and development of circulation systems that include both motorized and nonmotorized modes of transportation.

Policies: The County supports low impact design and decreases in impervious areas where dust, safety, and maintenance impacts can be minimized. The County supports the creation of road access easements that are both legal and functional.

Maclaine Meadows has requested waivers for the paving & curb & gutter requirements to decrease impervious area and to be more in character with the area. Dust mitigation measures will be regularly applied for health and safety. Maclaine Meadows will be applying to ADOT for an encroachment permit for access from HWY 64.

GOAL: Use best practices in the design and management of transportation infrastructure to minimize the impacts to soil, hydrology, and wildlife.

Policies: Minimize the construction of new roads and encourage the construction of wildlife-friendly fences where necessary. The County strongly supports the use of low-level lighting, subdued illumination, and limited application in the use of outdoor lighting along roadways and encourages the conservation of the dark skies inherent in the natural outdoor setting.

Where fencing is necessary, Maclaine Meadows will use “wildlife-friendly” fencing, as indicated in the preliminary plat documents.

Maclaine Meadows is committed to being a “dark sky” community. The development falls within Lighting Zone II. It is committed to following the County Zoning Ordinance lighting requirements as a maximum output guide. When appropriate for safety, security, and utility purposes, Maclaine Meadows will use lower lighting levels. Fully shielded low-pressure sodium and/ or narrow spectrum LED lights as compliant with the zoning ordinance will be required in Arcana resort and in workforce housing.

GOAL

Improve circulation infrastructure while protecting the environment and community character.

Policy: To support local improvement initiatives, the County encourages the formation of improvement districts for previously developed areas.

The developer of Maclaine Meadows is engaged in conversations with neighboring parcel owners to consider starting a road improvement and maintenance district.

GOAL: Provide for safe travel and access to property.

Policy: The developer must provide connectivity to adjacent existing and potential future infrastructure to provide adequate access for emergency service vehicles, circulation infrastructure in major developments, subdivisions, and other residential neighborhoods.

As indicated in the Development Plan for Maclaine Meadows, access to HWY 64 will be made with ADOT’s approval directly off the highway to APN 503-34-005A. Secondary access is planned via Highgrove Road approx. 0.5 mi to the east to a proposed improved road running through an existing easement north, approx. 0.3 mi to Arcana resort and 0.6 mi to workforce housing. There is also a frontage road planned through the existing 60’ easement along the west side of 503-34-005A south to Highgrove Road. These roads and the other planned roads on the interior of the development will be developed to County engineering standards sufficient to

support an emergency vehicle. This level of improvement, while clearly identified as a policy and goal in the Comprehensive Plan, is unfortunately unusual for the Valle area. The road improvement planned for this development would provide safe access to housing much greater than what currently exists.

GOAL: Reduce energy consumption by increasing energy conservation and efficiency.

Policies: The County encourages energy conservation in both new construction and remodel and retrofits through codes and support of incentive programs. The County shall promote the conservation of water, which requires substantial energy to treat and distribute.

Maclaine Meadows will meet the IECC requirements as indicated by the County's adopted codes for construction of new buildings. Water will be conserved by the mandate of low-volume water fixtures in Arcana resort policy and the workforce housing CCRs. Native and drought-resistant plants will reduce the need for irrigation. Reclaimed water from the wastewater treatment process will be used for irrigation as needed.

GOAL: Develop efficient and appropriate energy generation while avoiding and minimizing impacts to the natural environment, wildlife, human health, and community character.

Policy: In order to protect water supplies, projects using water conservation methods or reclaimed water shall be preferred over more water-intensive systems that require additional impervious surfaces.

Water will be conserved by the mandate of low-volume water fixtures in Arcana resort policy and the workforce housing CCRs. Native and drought-resistant plants will reduce the need for irrigation. Reclaimed water from the wastewater treatment process will be used for irrigation as needed.

We hope in earnest to have demonstrated the compatibility and alignment of Maclaine Meadows Arcana Resort Subdivision with the goals and policies of both the Valle Area Plan and the Coconino County Comprehensive Plan. We therefore respectfully request the approval of our applications for preliminary plat and rezone for Maclaine Meadows Arcana Resort Subdivision. Thank you.

Please don't hesitate to contact me if you have any questions.
Sincerely,

A handwritten signature in black ink, appearing to read "A Heise", with a stylized flourish at the end.

Aaron Heise, R.A., LEED AP
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