

EVOLVING TRADITIONS

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The intent of the RPA is to enable the ranchers to keep the ranches intact, to preserve the traditional uses, and to create a situation where long term stewardship and land improvement is at the forefront. The County will continue to work with the Diablo Trust and the property owners to help achieve the goals of the RPA and to further the collaborative effort.

*Bill Towler, Coconino County
Community Development Director*

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FUTURE OF THE RPA

The Diablo Canyon Rural Planning Area was established by the Board of Supervisors as a permanent “entity” that does not go away once this plan is adopted. The RPA provides a framework to continue to provide organized comments to the County Planning and Zoning Commission and Board of Supervisors, as well as to other agencies, about activities occurring or proposed within the RPA area. According to the state statute authorizing RPAs, the recommendations of the RPA “shall emphasize voluntary, nonregulatory, incentives for compliance and accommodation of continuing traditional rural and agricultural enterprises.” There is no reason that this goal of the RPA of making recommendations to the Board of Supervisors should not be ongoing. The property owners within the RPA can do this individually or through the Diablo Trust, or County staff can assist the property owners along with the Diablo Trust. A cooperative approach is the preferred way of achieving the overall goals of maintaining the integrity of the ranches.

GENERAL GOALS AND POLICIES

Goal

Assist the property owners with the approval process for economic alternatives discussed in the RPA plan.

Policies

- The County will give favorable consideration to any zone changes that meet the intent of this plan and that do not detract from the integrity of the ranches.
- Favorable consideration shall be given to any waivers that would be necessary or would facilitate the uses contemplated in this plan, such as paving and landscaping waivers.
- Development of revenue generating activities shall further the goals and the operation of the Diablo Trust.
- The Department of Community Development shall facilitate the process of obtaining other county department and other agency approvals in order to implement the economic alternatives in this plan.

ACTION PLAN

Value Added Beef

- Develop a business and marketing plan that would outline details of pursuing a direct marketing project.
- Create standards for how products will be developed such as grass fed or feed lot operation.
- Pursue assistance from local sources supporting direct-marketing projects such as the Center for Sustainable Environments at NAU and the Canyon Country Fresh label.
- Look into other cooperative production efforts, potential for combining efforts with existing direct-market brands.
- Consider partnering with Native American tribes.
- Hold meetings with the Hopi Tribe, Babbitt Ranches, and other ranchers to explore all direct-market options for the region.

Tourism, Recreation & Education

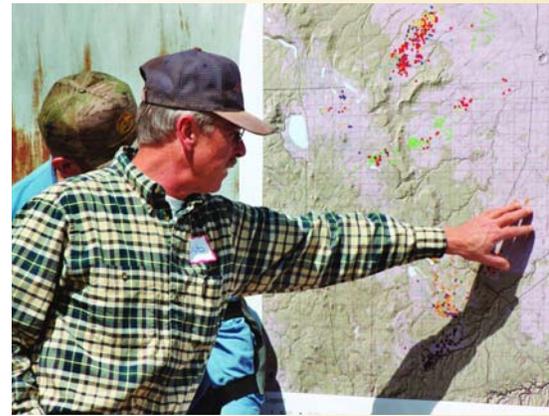
- Investigate tourism development assistance programs available through the Arizona Office of Tourism, the Arizona Council for Enhancing Recreation and Tourism, the Arizona Hospitality Research and Resource Center (NAU), and the Institute for EcoTourism.
- Initiate discussions with a tourism development consultant such as Fermata, Inc. or Ranches of the West.
- Conduct inventory of resources to identify special natural and/or cultural attributes.
- Initiate strategic planning process including impact assessments, economic feasibility studies, and marketing plans.
- Develop complete business plan.
- Identify sources of capital and partnership opportunities.

Wood Products

- Research and pursue grant opportunities. Contract with or hire a grant writer to obtain start-up funding for wood products manufacturing (e.g. manufactured fireplace logs).
- Inventory piñon/juniper encroachment areas and issue contracts for fuel wood cutting.
- Participate with local and regional forest partnership organizations to promote the development of a wood products industry in northern Arizona (i.e. Greater Flagstaff Forests Partnership, Southwest Sustainable Forests Partnership).
- Initiate discussions with a private consulting firm specializing in business development of forest products-based enterprises (i.e. Four Corners Consulting Group, LLC).
- Investigate niche market opportunities for the manufacturing of custom furniture, signs, and architectural components (e.g. custom beams and *vigas*).
- Promote the development of a biomass electrical generating station in the vicinity.

Energy

- Continue to support the construction of wind test towers, for example at the south end of the ranches, collect data for up to two years, and have the data independently reviewed.
- Continue to explore upgrades to transmission lines in order to facilitate more projects, for example upgrading the capacity of the existing transmission line between Winslow and Flagstaff and constructing the proposed new line between Winslow and Payson.
- Adopt a wind project ordinance that provides clear guidelines for future projects.
- Require a public participation process that includes property owners at a considerable distance from the project in order to mitigate concerns prior to public hearings.
- Help identify locations for future wind projects that minimize visual impacts.
- Work with APS and others to encourage the location of a biomass plant on or near the ranches in order to provide a market and a use for wood products that are removed to meet landscape description goals.



(top) Scenic area near Meteor Crater.
 (middle) Bob Prosser, Bar T Bar.
 (above) Diablo Trust “Day on the Land” field trip.

- Continue to monitor and support efforts to change the environmental portfolio standards to require that a higher percentage of the state's electricity needs are met from alternative energy sources.

Housing

- Conduct site assessments of the lands identified for possible future residential development utilizing the “sieve mapping” process discussed in the Housing section.
- Identify areas not to be developed, such as natural features, archeological sites, wildlife habitat, and areas integral to the ranching operations.
- Assess building areas, availability of utilities, and adequacy of access in light of the *County Subdivision Ordinance* requirements in addition to the overall goals and policies of this plan.
- Consider possible waivers the County could support to facilitate development, e.g. unpaved access roads, utilities, etc. Waivers would be based on ensuring public health, safety, and welfare issues are considered while preserving the open space, ranching, and other qualities identified in this plan.
- Include ADEQ, ADWR, the appropriate Fire District, and other pertinent agencies in the process early on to ensure all requirements are addressed.
- Define desirable design criteria to apply to future residential development. Such criteria should include standards that work to limit the physical and visual impact of the residential development on the landscape.
- Determine appropriate access limitations by future non-ranch residents to be included in CC&Rs.
- Develop land ethic and stewardship standards to be included in CC&Rs.
- Consider alternative development/management options including the following:
 1. A non-profit management system such as Heritage Ranch where buyers contribute assessments to support the ranches.
 2. Long term lease of land for cabins.
 3. Property owner as developer.
 4. The possibility of a time-share concept.


While the Diablo Canyon Rural Planning Area plan is not a panacea for all economic ills, it does provide the framework for increased opportunities to retain this critical watershed as largely uninterrupted open space.

*Mandy Metzger, Director,
Diablo Trust*

Other Ideas to Consider

- Determine the best agency, department, or association most beneficial to work with depending on use.
- Look into the potential of cooperating with the USFS in establishing plots (e.g. in partnership with the Arboretum, Flagstaff Native Plant & Seed, or others).
- Explore areas on the ranches with the potential for mining resources.





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Resources, Contacts, and Publications

HISTORY OF THE PLAN AREA

Neff, Don J. Notes on the Land Use History of Anderson Mesa and the Canyon Diablo Plains in the Forest Service Era, 1906 to 1940. Flagstaff, AZ: Arizona Game and Fish Department, unpublished manuscript, 1984.

Smith, Dean. A Tale of Two Families: The Tremaines and the Chilsons. Flagstaff, AZ: Bar T Bar Ranch Company Limited Partnership, 1994.

VALUE ADDED BEEF

Arizona Department of Agriculture, meat and poultry inspections, www.agriculture.state.az.us

Flagstaff Community Farmers Market, www.environment.nau.edu/farmersmarket

Flagstaff Community Supported Agriculture Project, Hydee Tubbs, (928) 773-1757, www.localharvest.org

Ervin's Natural Beef, Will and Jan Holder, www.ervins.com

NAU Center for Sustainable Environments, Canyon Country Fresh label, Dr. Gary Nabhan, www.environment.nau.edu

Oregon Country Beef, Doc and Connie Hatfield, www.countrynaturalbeef.com

Perkinsville Meat Processing, Chino Valley, AZ, specializing in domestic and wild game, Mark and Cyndy Ducote, (928) 636-6679

University of Arizona Meat Lab, innovative meat products, www.ag.arizona.edu

TOURISM, RECREATION, EDUCATION

Anderson Ranch, Canadian, TX, birding tours, value-added beef, Jim Bill Anderson, (806) 323-5632, www.andersonranchbeef.com

Arizona Office of Tourism (AOT), Tourism Development Division, Mike Leyva, Director, (602) 364-3723, mleyva@azot.com www.azot.com

Arizona Rooms With A View, cabin rentals on Coconino, Coronado, Kaibab, and Prescott National Forests, Coconino N. F. (928) 527-3600, Coronado N. F. (520) 670-4552, Kaibab N. F. (928) 635-8200, Prescott N. F. (928) 443-8000, www.fed.us/r3/recreation/

DudeRanches.com, resource listing of dude and guest ranches across North America, www.duderanches.com

Elkhorn Ranch, Tucson, AZ, dude ranch, winter vacation destination, Mary Miller, (520) 822-1040, www.guestranches.com/elkhorn

Equitours, Dubois, WY, horseback riding vacation tours, (800) 545-0019, www.ridingtours.com

Fermata Inc., Ted Lee Eubanks, owner/manager, (512) 472-0052, info@fermatainc.com www.fermatainc.com

Grand Canyon West Ranch, Hualapai Indian Reservation, AZ, Grand Canyon tours, horse-drawn wagon rides, Western-style BBQ, (800) 255-7101, <http://firststraveltours.com>

Institute of Ecotourism, Jonathan Duncan, Director, (928) 282-2720, jonathan@ioet.org www.ioet.org

King Ranch, Kingsville, TX, guided nature tours, King Ranch Visitor Center, (361) 592-8055, www.king-ranch.com

La Garita Creek Ranch, Colorado dude ranch, special themes, hot air ballooning, www.lagarita.com

Ranches of the West, Consultants to and for Recreation and Agricultural Enterprises, Reid Rosenthal, President, (406) 842-7101, info@ranchesofthewest.com www.ranchesofthewest.com

Rock Art Ranch, Winslow, AZ, petroglyphs and steaks, (928) 288-3260

WOOD PRODUCTS

Greater Flagstaff Forests Partnership, broad-based community partnership devoted to forest restoration and stewardship, Steve Gatewood, Program Director, (928) 226-0644, www.gffp.org

Mater Engineering, Ltd., small-diameter timber utilization studies, Catherine M. Mater, (541) 753-7335, www.mater.com

Southwest Sustainable Forests Partnership, collaborative partnership of communities, government agencies, forest products industries promoting forest-products business development, technical assistance, grants, Herb Hopper, Little Colorado RC&D Arizona Coordinator, (928) 524-6063, hhopper@littlecolorado.org www.littlecolorado.org

The Arboretum at Flagstaff, native plants of the Colorado Plateau, research, biomass utilization, (928) 774-1442, www.thearb.org

USDA Forest Products Laboratory, Madison, WI, grants for woody biomass utilization, (608) 231-9518, www.fpl.fs.fed.us/tmu

ENERGY DEVELOPMENT

American Wind Energy Association, wind energy basics, listing of projects in each state, new developments, photographs of wind projects, www.awea.org

National Renewable Energy Laboratory, National Wind Technology Center, Boulder, CO, research and development of wind energy technology, www.nrel.gov/wind

U. S. Department of Energy, Energy Efficiency and Renewable Energy, history of wind energy, wind energy basics, advantages and disadvantages, conditions for location, wind energy development process, www.eere.energy.gov

The Windustry, wind projects listed by state, wind basics, wind energy economics, business structure options, resource library, information clearinghouse, www.windustry.com

Utility Wind Interest Group, forum for analysis of wind technology, needs and requirements of electrical utilities, technical information on transmission, other aspects of wind energy, www.uwig.org

HOUSING

Anella, Anthony, and John B. Wright. *Saving the Ranch: Conservation Easement Design in the American West*. Washington, DC: Island Press, 2004.

Arendt, Randall. *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks*. Washington, DC: Island Press, 1996.

NATIVE SEED PRODUCTION

The Arboretum at Flagstaff, www.thearb.org

HERITAGE & SPECIALTY CROPS

NAU Center for Sustainable Environments, www.environment.nau.edu

SHEEP & GOATS

[See value-added beef resources]

MINING

Arizona Dept. of Mines and Mineral Resources, (800) 446-4259

FILMING

Arizona Department of Commerce, Online Film Directory, www.az.commerce.com

Flagstaff Convention and Visitor Bureau, Film Commissioner, (928) 779-7611.

PJ Connolly, location scout/film producer, (928) 779-6073 or (928) 779-2836.

LAND PROTECTION OPTIONS

Bill Cordasco, Babbitt Ranches, 34,480-acre conservation easement donation to the Nature Conservancy and 6,400-acre conservation easement to Coconino County, (928) 774-6199.

Land Trust Alliance, advocate and resource for land trusts across the U.S., conservation easements, publication: *The Standards and Practices Guidebook: An Operating Manual for Land Trusts* (detailed information about conservation easements, preparation of documents, legal and technical issues, tax benefits, stewardship, sample forms) <http://landtrustalliance.org>

Sonoran Institute, community collaborative facilitators, Western Landscapes Program to improve the integrity and health of ranch and farmlands in the West, research and publications, www.sonoran.org

The Nature Conservancy, conservation easements, <http://nature.org>

Anella, Anthony, and John B. Wright. *Saving the Ranch: Conservation Easement Design in the American West*. Washington, DC: Island Press, 2004.

Rosan, Liz, ed. *Preserving Working Ranches in the West*. Tucson, AZ: Sonoran Institute, 1997.

Vint, Mary, et al. *Conservation Options for Landowners: A Guide to the Tools and Benefits of Protecting Natural Areas on Private Land*. Tucson, AZ: Rincon Institute, 1998.

CONSERVATION, COLLABORATION, AND SUSTAINABILITY

Dagget, Dan. *Beyond the Rangeland Conflict: Toward a West That Works*. Flagstaff, AZ: Good Stewards Project, 1998.

Dagget, Dan. *Gardeners of Eden: Rediscovering Our Importance to Nature*. Santa Barbara, CA: Thatcher Charitable Trust, 2005.

Friederici, Peter, and Rose Houk, eds. *A New Plateau: Sustaining the Lands and Peoples of Canyon Country*. Minneapolis, MN: Renewing the Countryside, 2004.

Meine, Curt, and Richard L. Knight, eds. *The Essential Aldo Leopold: Quotations and Commentaries*. Madison, WI: University of Wisconsin Press, 1999.

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Arizona Game and Fish Department: page 14

Joan Carstensen: page 38

Diablo Trust archives: inside front cover, pages iv, vi, 7, 9, 11, 14,

22(top), 23(bottom), 26(top), 27(top), 44, 56, inside back cover

Norm Lowe: pages 32, 42

Mandy Metzger: page 56

Trent Mesa Wind Project: page 37



