



Proposed Regional Plan Amendment Tasks and Specific Plan Work

Updated January 2019

Introduction

Throughout the first five years of using the Flagstaff Regional Plan 2030 (Regional Plan) in development and policy review, text and map clarifications and corrections were identified, which have a wide range of implications from minor editorial errors to clarifications. A short summary of the work completed on these amendment tasks is incorporated into the Regional Plan annual report. These amendment tasks are focused on clarifications and reducing redundancies that have led to confusion about the plan content. So far, the only amendments that will be made to the goals and policies of the Regional Plan are the result of the High Occupancy Housing Specific Plan, which was adopted by the Council in 2018. The remaining amendment tasks are not meant to take the place of substantive policy discussions that take place during the creation of a topical or area specific plan.

Staff has organized the identified clarifications and corrections into *Amendment Tasks* that are related to a common issue. Staff proposes that each amendment task be processed as a separate application. They have been organized in order of priority. When this report was first published, over eighty individual changes were identified. Over the last three years, three of the five amendment tasks have been completed. Some of the changes proposed were incorporated into the Regional Plan through other projects, such as the High Occupancy Housing Plan, in order to efficiently issue replacement pages, and use the time of the City Council and Planning and Zoning Commission. The current list is possible 33 changes. More changes may be identified as staff works on each amendment task and specific plan.

The process of organizing and facilitating the 10-year updated to the Regional Plan will be underway from 2022-2024. The goal is to adopt regular amendments throughout the life of the current plan so that the Flagstaff Regional Plan 2040 takes advantage of a continuous community dialogue and updates.

Flagstaff Regional Plan 2030: Place Matters Chapters

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|-------|--|-------|---|
| I. | This Is Our Plan | IX. | Growth Areas & Land Use
Last Updated 2017 |
| II. | This Is Flagstaff | | |
| III. | How This Plan Works
Last updated 2017 | X. | Transportation
Last Updated 2015 |
| IV. | Environmental Planning &
Conservation | XI. | Cost of Development |
| V. | Open Space | XII. | Public Buildings, Services,
Facilities, & Safety |
| VI. | Water Resources | XIII. | Neighborhoods, Housing, &
Urban Conservation |
| VII. | Energy | | |
| VIII. | Community Character | | |

XIV. Economic Development

XV. Recreation

XVI. Plan Amendments

GL. Glossary

Outstanding Amendment Task #1

Chapter VII: Community Character

Clarify the use of terminology “Great Streets” and “corridors” along with any qualifiers used in the Plan. Clarify the terminology of historic districts and neighborhoods.

Issue: Additions or extensions of Great Streets and corridors can trigger a major plan amendment for an application, but the terms are used with numerous qualifiers and in slightly different contexts throughout the Plan. There is a need to address the inconsistent treatment of the terms “road”, “corridors” and “Great Streets” in text of Regional Plan.

Recommended Timeline: 2020-2021

Proposed Changes

These proposed changes are not yet fleshed out in a page by page detail.

Chapter	Proposed Change	Rationale
VIII, IX and X	Clean up language for great streets and corridors. Gateway corridors and Great Streets are used interchangeably and the use of corridors in this chapter is not consistent with its use in the Land Use and Transportation Chapters.	This proposal will involve cleaning up language so that it can be interpreted consistently across the Community Character, Land Use and Transportation Chapters. Inconsistencies in this area could result in legal issues for development review.
VIII	Remove language that Gateway corridors will require corridor plans. Replace with language on partnerships and coordination	Corridor plans for interstates or State highways adopted by the City are not enforceable without ADOT and FHWA cooperation.
VIII-4	Clarify that great streets are a subset of corridors and that corridors are identified in the transportation section.	Clarification
VIII-2	Corridors as Placemakers map does not exist. Redirect reference to Great Streets Map.	Editing error
VIII-26	Extend goal box CC.5. and make goal box CC.6. shorter	Editing error
VIII-27	replace image of observatory with another	Redundant image
Map 14	Should only display Historic Districts from local and state designations - Can display neighborhoods that do not have an official designation separately as “Historic Neighborhoods”	Clarification

Outstanding Amendment Task #2

Miscellaneous Edits

All the items below can be processed as one minor amendment after the update of Title 11. There are numerous non-substantive writing and editing errors that need to be fixed in order to improve the readability of the document

Issue: Final editing of the Regional Plan was rushed to meet the election timelines and, therefore, many of the internal editing issues in the document were not completed.

Recommended Timeline: 2021-2022

Text Edits

Page #	Proposed Change	Rationale
I-4	delete first bullet point at bottom: "a mandate for development"	Remove redundancy in the list
II-11	Add explanation to the Growth Scenarios form the report that describes the process in detail.	Based on issues that have been confusing to the public.
II-12	change "full report" to "citation"	The full report is not in the appendix.
V	Review Open Space Chapter for inconsistencies with Management Plans.	This chapter was written at a very early stage of the City's open space program and much progress has been made in managing and developing the program. It may be worthwhile to update the background text of this chapter to reflect that work.
VII-3	Extend goal box E.1. to end of line	Editing error
VII-5	Extend goal box E.2. to end of line	Editing error
IX-7	change "planning boundary" to "jurisdiction" in aggregates box	Factual error
IX-19	Refer to policy NH.6.1.	Editing error
IX-32	LU..5. policy needs to be renumbered as L.U.5.8	Editing error
IX-53	Density and intensity are backwards; switch content in second column	Editing error
IX-54	Change "density range" to "Intensity"	Editing error
IX-59	Employment Center should be Employment Area Type	Employment Areas
IX-59	Need intro to list of types of employment areas before Office, R&D...	non-sequitur
IX-59, IX-60	Incorporate Regional Plan interpretation into the Employment Area Type section (See below)	Clarification
IX-61	Needs a sentence or two about the scale of special planning areas versus uses that are similar in type but without a campus-like setting	Clarification
IX-62	Change "potentially new" to "future"	Consistency issue

Proposed Regional Plan Amendments

Page #	Proposed Change	Rationale
X-14	Repeated graphs, change to Total Ridership chart	Editing error
Glossary	List all in-text definitions (often in boxes) in the Glossary with the relevant page #	Editing error
Glossary	Add “Areas in white retain their existing entitlements” to the Glossary	Not described in the document currently.
Glossary	Need definitions for commercial corridor, and level of service.	Missing information
Appendix B-9	Policy LU..5 should be LU.5.8	Editing error

Map Edits

Map #	Map Edit
Map 7	Clarify map legend reference to Terrestrial Ecosystem Survey. This legend reference refers to an entire dataset rather than the more limited attribute that is displayed.
Map 12	Babbitt route is incorrect on this map
Map 12	Open Space/Preserved information in legend is wrong
Map 17	Update for current land ownership (Observatory Mesa and Picture Canyon still show as State lands)
Map 27	missing segments of Southern Beulah realignment near Tuthill

Other Possible Plan Amendment issues that need further dialogue

There have been several issues that are more complex than a clean-up measure, which have been part of the public dialogue about the new Regional Plan. Some of these projects are developing proposals for public review and others do not have specific proposals at this time. There are committees and staff efforts to bring them forward in the future. There interdisciplinary and intergovernmental discussions are the most appropriate means of examining Regional Plan policy issues because they are comprehensive. All of these topics could result in updated or new Regional Plan goals and policies, changes to the Future Growth Illustration or development of a Specific Plan.

Ongoing Intergovernmental efforts

Potential Topics	Project	Partners	Timeline
Dark Skies and West Route 66 activity centers	Joint Land Use Study	County and the Naval Observatory	2015-2019
Affordable housing, Economic development, Transportation	Bellemont Area Plan update	Coconino County	2017-2019
Transportation, Growth and Land Use, Community Character	Master Plan for Milton Road and US 180	ADOT, FMPO, County	2017-2019

City-initiated planning efforts

Potential Topics	Project	Lead/ Partners	Timeline
Growth and Land Use, Transportation, Environment and Conservation, Neighborhoods, Housing and Urban Conservation	Southside Neighborhood Plan	Comprehensive Planning/Southside Community Association	2017-2020
Transportation	Active Transportation Master Plan	FMPO/Planning and Development Services/Engineering	2015-2019
Transportation	Transportation Master Plan	Engineering/ Planning and Development Services/Public Works	2020-2021
Transportation, Public Buildings, Services, Facilities, & Safety	JW Powell Public Facilities Specific Plan,	Engineering/ Comprehensive Planning/ Property Owners	2018-2020

Unfunded and Unprogrammed Projects

Unfunded and Unprogrammed Topics	Project	Lead/ Partners	Timeline
Neighborhoods, Housing and Urban Conservation	Pine Brannon Neighborhood Plan	Comprehensive Planning	1 to 2 years
Neighborhoods, Housing and Urban Conservation	Sunnyside Neighborhood Plan	Comprehensive Planning	1 to 3 years
Land Use	Regional Plan Update	Comprehensive Planning	2022-2024
Land Use/Greenfield	JW Powell Area Specific Plan	Comprehensive Planning	1 year