

# Flagstaff Regional Plan Update for 2045

Sara Dechter, Melissa Shaw, and a  
cast of a hundred other staff





# Process for Updating the Plan

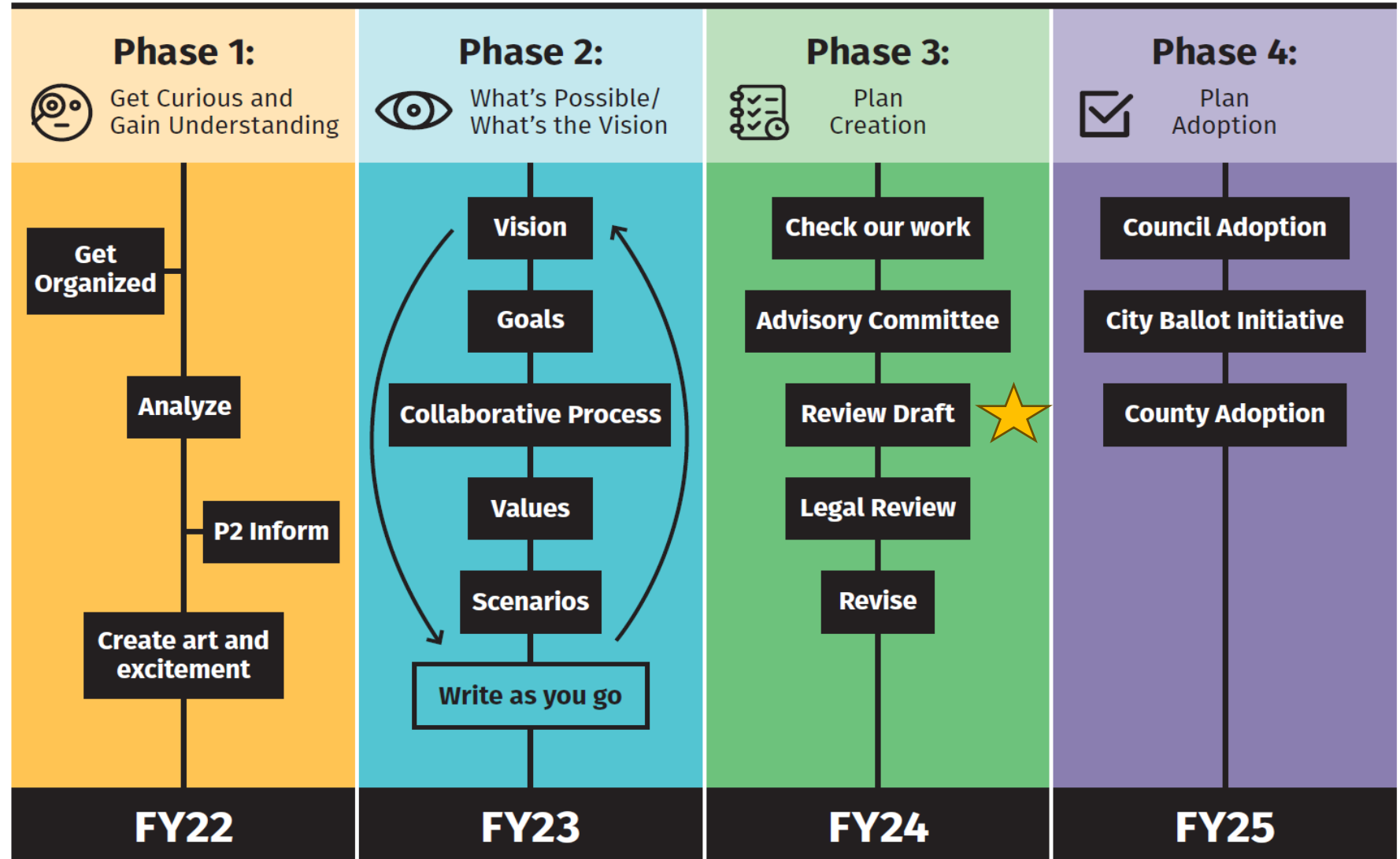


## Levels of Public Participation

Plan Development & County Adoption:  
*Collaborate*

City Adoption:  
*Empower*

## Regional Plan 2045 Update Process



# Regional Plan Committee



- Endorses the plan on Mon, Sept 30
- Selected by the City and County Manager based on recommendations from elected officials.
- Held 15 meetings over 9 months.
- Meetings were open to the public including formal boards, commissions and Council.
- Reviewed Chapter by Chapter and then the whole document





# Focus of the Plan – 5 Priorities

- Create more housing attainability in all the Region's neighborhoods and centers to mitigate displacement and reduce housing costs.
- Create mixed-use, denser neighborhoods that support a variety of housing types, and active transportation.
- Reduce community-generated climate pollution and protect air quality.
- Protect the Region's significant natural and cultural resources.
- Expand the Region's preparedness and resilience to hazards and climate change.



# Regional Plan Chapters

1. Introduction
2. How the Plan Works

## ***Policy Section***

3. Goals and Policies (all topics)
4. Growth and Land Use Framework

## ***Implementation Section***

5. Social and Economic Systems
6. Transportation
7. Resource Stewardship and Resilience
8. Parks, Recreation and Open Space
9. Water Resource Management
10. Energy
11. Infrastructure and Public Safety



# Policy Section

- Goals - desired results or future conditions that the community envisions and commits to achieve.
- Policies - courses of action to achieve the stated goals that guide decision making. Policies may be text or maps identified in the Plan.
- Land Use Categories – each parcel on the Future Growth Illustration is given a land use category. Each category has guidelines on what is appropriate in that area.



# Implementation Section

- Implementation Guidelines - are assumptions, corresponding policies, or principles that guide how the goals and policies are interpreted and applied.
- Action Items - strategies, projects, procedures, actions, or programs that implement the goals and policies.



# Maps



- Policy section
  - Policy Maps – Maps that define the geographic application of or set a policy such as future trail locations or future land uses.
- Implementation section
  - Information Maps – Maps that provide context and information to help understand goals, policies and the implementation section. These maps do not set policy and can be updated administratively.

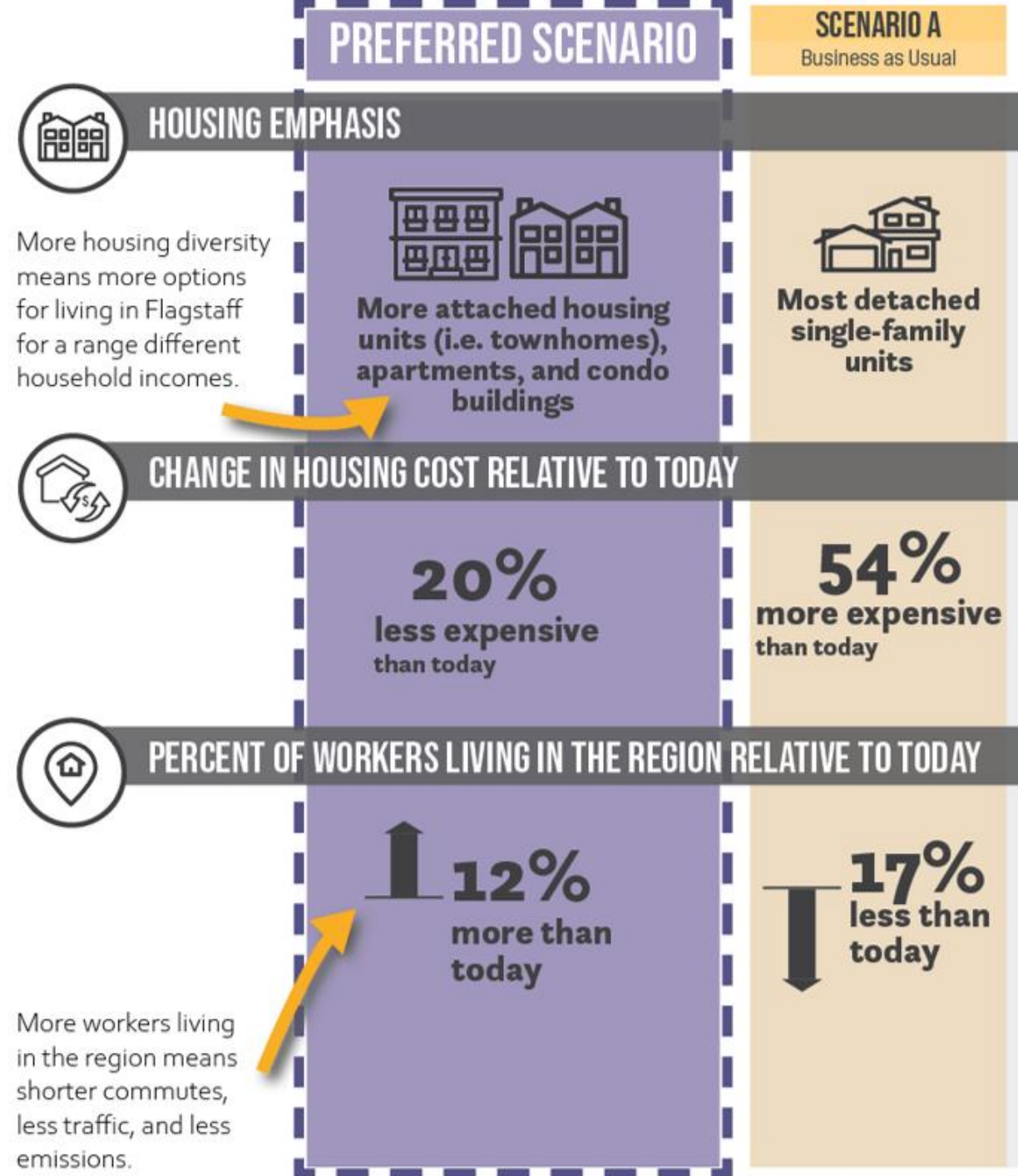


# Definitions in the Plan - Housing

- **Affordable Housing** – Housing for which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. In this Plan, “affordable housing” references housing that is subsidized through a local or federal housing program and has eligibility requirements to purchase or rent.
- **Attainable Housing** – Housing that is intended for the general population, is nonsubsidized, and has no eligibility requirements to purchase or rent.
- **Workforce Housing** – In this Plan, “workforce housing” references housing that is made available in connection with an employer for its employees. (only used in implementation section)

# Pattern and Housing Costs

- The public was engaged in several rounds of defining and refining future scenarios for “testing.”
- Based on their feedback a preferred scenario was developed.
- The model showed that by 2045 the community could turn the tide on housing affordability through strategic increases in supply.
- This also has positive implications for climate change.



R5E

R6E

R7E

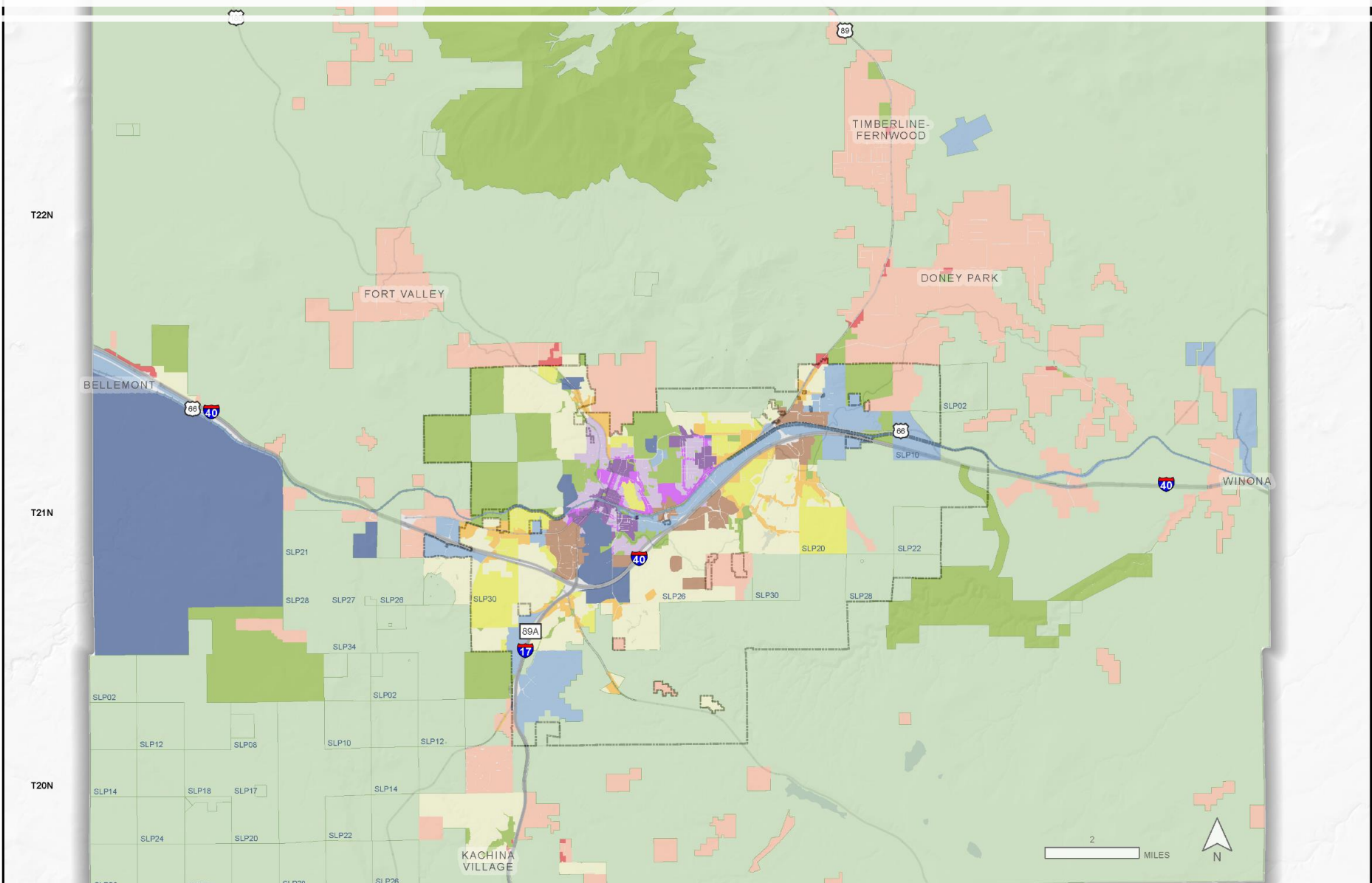
R8E

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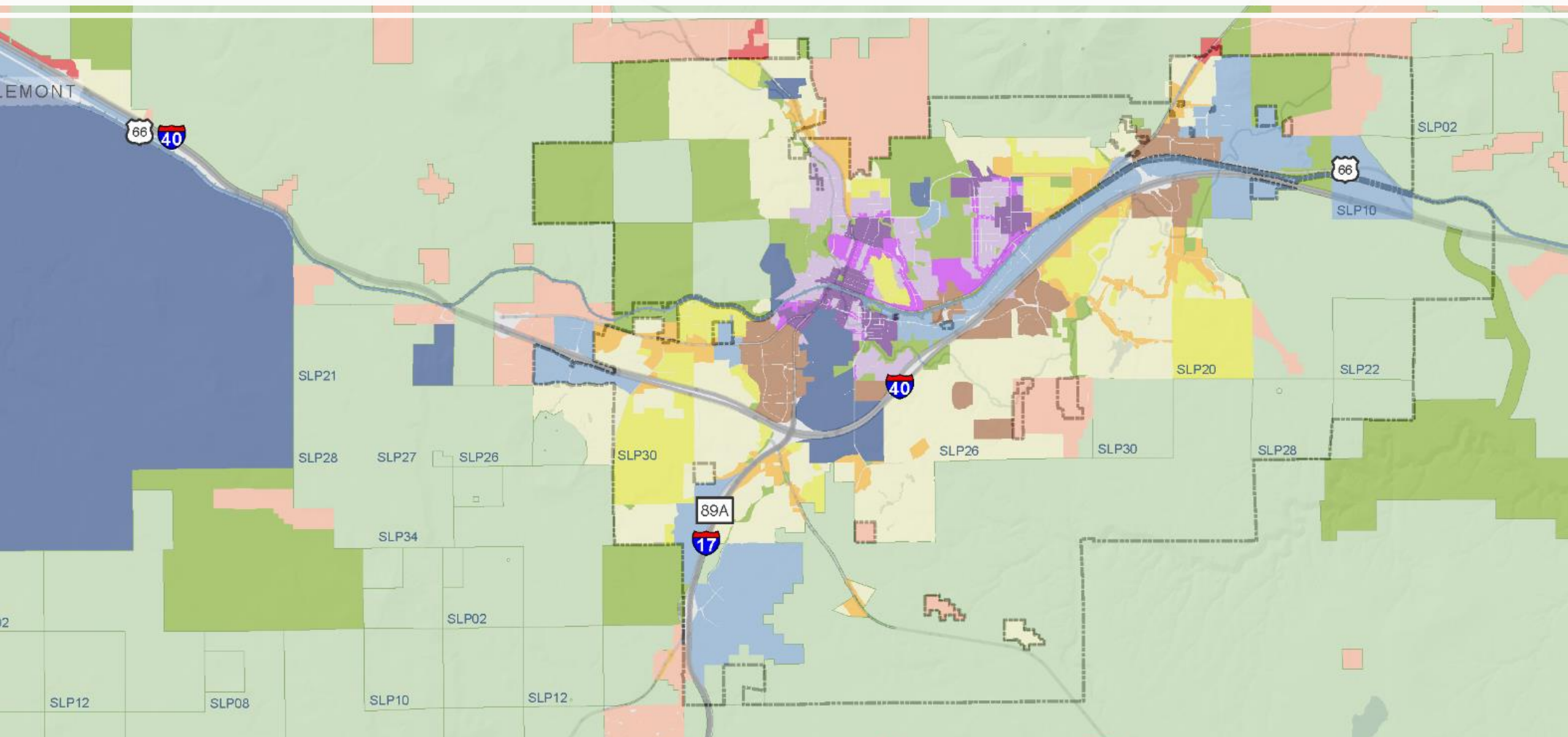
# Future Growth Illustration

## FUTURE GROWTH ILLUSTRATION

- Urban Center
- Suburban Center
- Rural Center
- Urban Corridor
- Suburban Corridor
- Employment District
- University/Research District
- Parks/Open Space
- Federal Lands and Working Landscapes
- Urban Neighborhood
- Suburban Neighborhood – High Density
- Suburban Neighborhood – Medium Density
- Rural Neighborhood
- CoF Boundary



# Future Growth Illustration





# Housing related Goals and Policies

Goal HA: Maximize the affordability of housing in every neighborhood to meet the housing needs in the Region.

- Policy HA.1: Minimize and mitigate displacement of residents and prevent the loss of existing affordable housing units.
- Policy HA.2: Expand access to homeownership by incentivizing the development of a variety of housing types, providing resources and programs to support homebuyers, and reducing barriers to homeownership opportunities.
- Policy HA.3: Coordinate with local service providers to provide resources for daily needs, temporary shelter, and transitional housing opportunities for individuals experiencing homelessness.



# Housing related Goals and Policies

- Policy NE.2: Collaborate with Indigenous nations to meet the unique housing needs of and emerging opportunities for housing Native American students, workers, residents, and elders in and around the Region.

Goal CD: Diversify the City and County financial strategies to provide for needed infrastructure development and housing production, including maintenance and enhancement of existing infrastructure.

- Policy CD. 2: Support affordable and attainable housing development through additional support for infrastructure costs and reduced development standards and fees.



# Implementation Guidelines

## **Housing Affordability**

- Barriers and restrictions
- Creation and acquisitions of affordable units
- Partnerships and collaboration
- Expanding housing programs and financial support
- Incentivize homeownership
- Preserve rental units



# Implementation Guidelines

## Cost of Development

- Code updates disclose cost of development impacts
- Incentives
- Public Private Partnerships
- Cost-recovery and cost sharing

# High Priority Action Items

- Update the City's affordable housing incentive policy to implement the goals and policies of the Regional Plan, the Ten-Year Housing Plan, and the LASS-CAP recommendations.
- Develop a comprehensive strategy to address infrastructure improvements needed to support infill development in existing neighborhoods.
- Create dedicated funding sources for affordable housing, tenant protection, homeowner assistance, and displacement prevention in the Region.
- Revise the City of Flagstaff Zoning, Building, Fire, and Engineering Codes to reduce barriers to affordable housing and development supporting the Carbon Neutrality Plan.



# Support from Other Chapters

**Policy GM.3:** To make new housing, redevelopment, and infill a more attractive, affordable, and viable development option, prioritize spending on capital improvements and continued maintenance for infrastructure that serves existing Neighborhoods, Centers, and Corridors over those that facilitate expansion on greenfield lands.

**Policy DP.3:** In all Neighborhoods, create more opportunities for accessory dwelling units (ADUs), townhouses, apartments, duplexes, triplexes, quadplexes, and other missing middle and multifamily housing.

**Policy I.2** For the City, prioritize capital improvement projects that facilitate affordable housing, infill, carbon neutrality, sustainable operations, and resilience to hazards.



# 60-day public review

## October

Oct 20

60-day Review Starts

Oct. 21

Opening Webinar

Staff – Collecting case studies

## November

Nov 13, 14, 16 & 18  
Community Workshops

Staff – Testing case studies

## December

Dec 4 Closing Webinar

Staff – Create case study report and suggested edits

Review Period Ends Dec 19  
at 5pm

**Office Hours on Fridays from 11am to 2pm (except 11/29)**

**Board, Commission and Council discussions at their regular meetings**

# Plan comments hosted on Konveio

An easy to use, interactive document comment platform.



## Public Engagement for Coconino County

[← Back to Digital Open House](#)

### Doney Park Timberline Fernwood Area Plan Open House Draft April 2022

This link contains the entire 105 page draft of the DPTF area plan. There are 12 chapters, including the introduction, vision statement, and glossary. Please note that this is a draft and therefore additional information and document editing will occur after the open house.

View Edit Pins Comments Report Embed

Page 1 of 105

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Comment Add Pins Drag

Click anywhere in the document to add a comment. Select a bubble to view comments.

Area Plan Update 2040 Open House Draft

The cover of the "Doney Park Timberline Fernwood Area Plan" document. It features a landscape photograph of a valley with mountains in the background. Overlaid on the image is the Coconino County logo and the title "DONEY PARK TIMBERLINE FERNWOOD AREA PLAN".

DONEY PARK  
TIMBERLINE  
FERNWOOD  
AREA PLAN



# What Happens after the 60 day review?

1. Analyze and incorporate public comments and staff testing outcomes
2. Bring back complex issues to the Committee
3. Complete a final legal review
4. Send the document to the Board of Supervisors, City Council and Planning and Zoning Commissioners for a retreat in March
5. Conduct City public hearings
6. Ballot initiative
7. Conduct County public hearings



Questions

