

NOTICE AND AGENDA

OPEN SPACE COMMISSION
MONDAY
AUGUST 26, 2024

HYBRID MEETING
FLAGSTAFF AQUAPLEX
AND [MICROSOFT TEAMS](#)
1702 N FOURTH STREET
4:00 P.M.

1. **Call to Order**
2. **Roll Call**

NOTE: One or more Commissioner may be in attendance through other technological means.

Chair Bruce Applin	Commissioner Chelita Runbeck
Vice Chair Jacqueline Thomas	Commissioner Lina Wallen
Commissioner Mary Norton (P&Z Liaison)	Commissioner Nat White
Commissioner Bruce Fox	Councilmember Representative: Deborah Harris

3. **Land Acknowledgment**

The Flagstaff Open Space Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. **Approval of June 24, 2024 Minutes**

5. **Public Comment**

At this time, any member of the public may address the Commission on any subject that is not scheduled before the Commission on this day. The Arizona Open Meeting Law prohibits the Commission from discussing or taking action on an item which is not listed on the prepared agenda. Commission members may, however, respond to criticism made by those addressing the Commission, ask staff to review a matter, or ask that a matter be placed on a future agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

6. **Business Items**

- A. John Wesley Powell (JWP) Project Update
Staff Recommendation: (Discussion Item) JWP Team will provide an update on the status of the JWP Project.
- B. Land Availability and Suitability Study and Code Analysis Project (LASS+CAP) Project Update and Discussion
Staff Recommendation: (Discussion Item) This is an update on the status of the Land Availability and Suitability Study and Code Analysis Project.
- C. Schultz Creek Open Space Access and Trailhead Planning
Staff Recommendation: (Discussion Item) This is an informational update and discussion item on the Schultz Creek Access and Trailhead.

7. **Reports and Updates**

- A. Council Representative Report, Council Representative Deborah Harris

- B. Planning and Zoning Commission Representative Report, Representative Mary Norton
 - C. Open Space Management Report, Robert Wallace and Sylvia Struss
 - D. PROSE Monthly Newsletter - July 2024
8. Informational Items To and From Commissioners and Staff
9. Potential Future Agenda Items
10. Adjournment

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on August 21, 2024, at 3:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 21 day of August, 2024.

Cathy Guetschow

Cathy Guetschow, Administrative Specialist

ADDITIONAL INFORMATION: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Cathy Guetschow (cguetschow@flagstaffaz.gov) at least two business days prior to the scheduled meeting time to enable the City to make reasonable arrangements.



Open Spaces Commission

4.

From: Cathy Guetschow, Administrative Specialist

DATE: 08/26/2024

SUBJECT: Approval of June 24, 2024 Minutes

STAFF RECOMMENDED ACTION:

Executive Summary:

Attachments

Approval of June 24, 2024 Minutes

Form Review

Form Started By: Cathy Guetschow

Started On: 08/21/2024 10:32 AM

Final Approval Date: 08/21/2024

MEETING MINUTES

OPEN SPACE COMMISSION
MONDAY
JUNE 24, 2024

HYBRID MEETING
FLAGSTAFF AQUAPLEX
AND [MICROSOFT TEAMS](#)
1702 N FOURTH STREET
4:00 P.M.

1. **Call to Order**

Vice Chair Thomas called the meeting to order at 4:02 p.m.

2. **ROLL CALL**

NOTE: One or more Commissioner may be in attendance through other technological means.

Chair Bruce Applin - A
Vice Jacqueline Thomas - P
Commissioner Mary Norton (P&Z
Liaison) - P
Commissioner Bruce Fox - P

Commissioner Chelita Runbeck - P
Commissioner Lina Wallen - P
Commissioner Nat White - P
Councilmember Representative: Deborah
Harris - P

3. **Land Acknowledgment**

The Flagstaff Open Space Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. **Approval of Minutes**

- a. Commissioner Norton motioned to approve the May 13, 2024 meeting Minutes, Commissioner Wallen seconded, all voted in favor.

5. **Public Comment**

Vice Chair Thomas called for public comment on items not on the agenda. There were no public comments.

6. **Business Items**

- a. Observatory Mesa Trail Planning.
Mark Loseth from Southwest Decision Resources led the discussion stating that

the proposed recommendations from the Commission are incorporated into the plan. Specifically, e-bikes are recommended to be limited to use on roads and Flagstaff Urban Trail System (FUTS) trails, and all trails would be multi-use and multi-directional. Trail 3.36 has been taken out of the plan and restored to prior conditions, per the Commission's previous direction. Trails 5.25 and 5.26 would remain open to all users including beginner and moderate mountain bike users. Trail maintenance language has been added to the plan; the appendix discusses what defines maintenance. Also found in the appendix is a section on funding and defines how the plan will utilize the city's approved budget and grants as capacity allows. The Open Space section will continue to rely on its stewards to notify the police and City about enforcement issues. Mr. Loseth discussed access road and fire service lands within the plan. Robert Wallace, Open Space Supervisor, stated that the areas within the plan are cross-jurisdictional and staff met with all partners. The city will obtain special permits from the US Forest Service where needed.

Vice Chair Thomas opened the discussion for public comment.

Truman Shoaff, Program Director for High Country Adaptive Sports shared his support for the plan and stated it will benefit bike riders and those users with disabilities who want to use the trails.

Benjamin Keeler, who uses the trails 4-5 times per week, is disappointed with the plan as it has ignored the majority who want directional downhill trails, particularly Hot Pockets (Trail 3.36) has been maintained for years. The 25% reduction in mileage is a disservice. e-bikes are here, will continue to expand, and help us reduce our carbon dependence.

Shawn Mahoney, a daily user of the trail system and an Open Space Steward, would like to see a map of the trails and is waiting for the trails at Observatory Mesa to be developed. This plan needs to be completed as all the citizens of Flagstaff need these resources, not just those in the immediate area. There is a lack of communication to residents about what is available for recreation on Observatory Mesa. Mr. Mahoney stated he likes the original version of the plan and dislikes doing away with trails that are in good shape. He discussed Hot Pockets trail, having watched the discussions about it, he was interested to hear some people say they'd hiked it many times but now mountain bike users have destroyed it. Shawn would like to see a living trail network and have the plan approved and leave it as a living document for future trails. Mr. Mahoney expressed that Hot Pockets trail going away is a major mistake, since it will impact a large percentage of users on Observatory Mesa, and people will still utilize it.

Ken Lane is a 45-year Flagstaff resident and a mountain bike rider. He noted that there has always been a confusion of formal and social trails on the Mesa. He is disappointed about some items being taken out of the plan at the last minute. Mr. Lane expressed that E-bikes are bikes and are the future of bikes. They allow more people to use bikes and get out into the forest areas. Enforcement of e-bikes is hard as you can't tell if a bike is an e-bike or not; banning them will not

work. We should be more progressive and embrace e-bikes. Hot Pockets trail is one small trail that is very popular and is public land for everyone's enjoyment. Two downhill trails have been added to the US Forest system; signage does not prohibit uses but instead recommends not going uphill—this is a safety issue. One directional trail is a good thing to be added to this system, and it should be kept in.

Joe Hazel is the Trail Coordinator with Flagstaff Biking Organization. The reason given to remove the Hotpockets trail is habitat consideration, and he has asked for relevant documents that show the habitat concerns in this area. The document describes the trail as being in a gulley but is also listed as being sustainable. Habitat should not be a discriminator for removing the trail. Mr. Hazel discussed trail density in urban/wilderness interface areas. He researched several areas outside of Flagstaff and discussed the data he found, such as the number of trails per square mile, and the number of bike-optimized trails such as directional downhill trails. He noted that the original plan was 24 miles of adopted trails plus 6 miles of existing trail (6 miles of trail per square mile), and now it is down to 5 miles of trail per square mile. He asked whether this proposed trail plan going to meet the community's future needs or the future needs of the recreational users on Mesa? He stated that the southern area of Observatory Mesa is the largest growing and the mesa will only see increased recreational pressure. He noted that FBO proposed several downhill trails, and he asks that those be considered in a revision going forward.

Anthony Quintile with Flagstaff Biking Organization asked that the commission be shown the map for Section 13. Additional trails proposed by FBO should be considered. There are not enough trails in this project. We need a robust plan to address growing demand/population. Mr. Quintile read much of the FBO letter, which was attached to the agenda, challenging the assertions that there are habitat concerns, and the assertion that the trails proposed in the previous version contradict the letter and spirit of the guiding documents, including the Conservation Easement. He asked that PROSE and the Commission present a much more recreation-robust plan to Flagstaff City Council.

Lucas Cowan is an 11-year Flagstaff resident, now in Railroad Springs because of the trail access to Observatory Mesa. He races e-bikes professionally and wants e-bike use in the plan. If we lose Hot Pockets, we need more than one directional replacement, such as those proposed by FBO.

Nathan Rupe noted that the vast majority of mountain bikers are using the Mt. Elden/Dry Lakes area and doesn't feel this plan gives mountain bikers a reason to try out other areas of Flagstaff. Being a trail runner, there is an issue with trying to make everything multiuse—it makes trails that are okay for everyone, but nobody is excited about any of them. A benefit to single-use trails are that they provide better experiences to different types of users, and those users would be willing to help build the proposed trails. Mr. Rupe expressed support with keeping Hot Pockets, and adding some other directional downhill trails, and trails catered to runners.

Aaron Ells is a 22-year Flagstaff resident in Coconino Estates and uses the Mesa trails for running and hiking and supports the new trails. They are well designed and incorporate erosion concerns. As a multi-sport user of trails, Mr. Ells would like to see a statement from the Commission on bike bells. Bike users come up on runners and hikers and are not using bells. E-bikes are the future of biking, but he sees the impact on the trails. He appreciated when City Council considered the e-bike classification system for e-bikes on the FUTS trails. He is seeing an increase of e-bikes, and electric motorcycles, and gas-powered Motocross bikes on FUTS trails, and believes there should be very strongly stated restrictions on what is allowed and what is not. Regarding Hot Pockets trail, he would hate to see the trail abandoned. We need trails to meet the needs of particular users. He is looking forward to more trails, more signage, and better engineered trails.

Daniel Dickason has lived in the Boulder Point area for the past 5 years and uses the trails several times a week for walking/running and mountain biking. He does not agree with multiuse/multi-directional nature of every trail. He does not want to be concerned about mountain bikers while he is walking on a trail, and while he's mountain biking, does not want to worry about running into hikers and runners. He noted that the public comment stated that 71% of people were in favor of some single-use directional trails, and that is being ignored. He supports the adaptive access, educational zones, and trail heads, but it needs some specific use trails.

Mike Popejoy sees positive changes with the plan and appreciates the balanced approach. With regard to future trail maintenance, he would like to see some consideration of rehabilitation of newly-made unauthorized user-created trails. He asked for clarification as to whether the US Forest Service sections needed to go through the NEPA process.

Mike Wilson supports the current plan. The plan should not be contingent on making decisions about Forest Service land. The plan needs to be moved forward, completed, and sent to City Council and the public for discussion. He supported this plan being a living document going forward with regular review every one to two years to determine if there is a real need for anything to change. Open Space is managed for passive recreation, and the comments do not seem to be about passive recreation.

An email from Dr. Jim Gibson was read, saying that he believes the trails should be accessible to everyone, via e-bikes; there is no easier area close to downtown. People who ride e-bikes get the same positive benefits, and all trails should be open to e-bikes.

Vice Chair Thomas voiced appreciation for all the public comments and realizes that it is hard to represent, value, and reflect everyone's input into the plan. The Commission is trying to be responsive to all concerns presented. The Commission left out e-bikes because of the inability to enforce the different classifications; but it should probably be a decision for City Council. It is an urban-wildlife interface area. She expressed she is not against directional trails and is not opposed to keeping the Hot Pockets Trail, because she doesn't think

we'll be able to keep people off of it. She supported the plan being a living document.

Mark Loseth clarified that the first version of the draft plan had no directional trails, but public feedback showed a desire for these trails. With this current plan, all trails would be multi-directional.

Commissioner White expressed concerns regarding a strong focus on mountain citing mandates to protect the land and keep it open for all uses under the Conservation Easement. He reiterated his concern about the destruction of the land from the Hot Pockets trail by mountain bike use, and his belief that all trails should be accessible to everyone. He expressed support of the current plan the way it stands.

Commissioner Norton read the Open Space Vision, Mission, and role of the commission. She acknowledged the letter from FBO and the public input. She supported the plan being a living document where the public can suggest changes and supported a statement about bells on bikes. Commissioner Norton is in favor of the plan the way it is and is not opposed to adding one trail at the suggestion of FBO.

Council Liaison Deborah Harris asked for clarification about directional trails, signage, and enforcement, which were addressed by Mr. Wallace and Vice Chair Thomas.

Commissioners White and Fox agreed that the plan should be approved at this time.

Commissioner Runbeck inquired about whether biological assessment has been done with the plan and how impacts to the area will be tracked, which was addressed by Mr. Wallace.

Commissioner Wallen understands that e-bike and mountain bikes are helpful to people and the commission needs to consider what types of bikes are to be on the plan. She proposed to move forward with current plan.

Vice Chair Thomas inquired about the public giving future input on the plan. Mr. Wallace stated that this can be done through the commission by adding items to the agenda. He also clarified that if City Council approves the plan, any changes to it would need to also be approved by City Council, the Forest Service, Arizona State Parks, and SHPO (State Historic Preservation Office). He also clarified that the Commission-approved plan would be shared with the public and recommended to City Council.

Commissioner Wallen motioned to move the plan forward as it is. Commissioner White seconded the motion. Vice Chair Thomas requested that an addendum to review Hotpockets be added. There was no discussion or support from the Commission for the request. The vote was all in favor and one opposed to the

motion. Vice Chair Thomas was opposed.

- b. John Wesley Powell (JWP) Project Update
Moved to the July 22, 2024 Commission Meeting
- c. Land Availability and Suitability Study and Code Analysis Project (LASS+CAP)
Project Update and Discussion
Moved to the July 22, 2024 Commission meeting

7. Reports and Updates

- a. **Council Representative Report, Council Representative Deborah Harris**
Councilmember Deborah Harris did not have updates for this meeting.
- b. Planning and Zoning Commission Representative Report, Representative Mary Norton
Commissioner Norton noted that there is a vacancy/opening in the Planning and Zoning Commission.
- c. Open Space Management Report, Robert Wallace and Sylvia Struss
- d. PROSE May 2024 Newsletter

8. Informational Items To and From Commissioners and Staff

Commissioner White expressed his concern that the FUTS trails should have speed limits posted especially on the neighborhood trails. He suggested that e-bikes should be registered as a way to educate the public on regulations.

9. Potential Future Agenda Items

John Wesley Powell (JWP) Project Update

Land Availability and Suitability Study and Code Analysis Project (LASS + CAP)

Project Update and Discussion

10. Adjournment

Commissioner White motioned to adjourn; Commissioner Runbeck seconded. The meeting was adjourned at 6:16 pm.



Open Spaces Commission

6. A.

Co-Submitter: Rebecca Sayers, Parks, Recreation, Open Space, and Events Director
From: Robert Wallace, Open Space Supervisor
DATE: 08/26/2024
SUBJECT: John Wesley Powell (JWP) Project Update

STAFF RECOMMENDED ACTION:

Staff Recommendation: (Discussion Item) JWP Team will provide an update on the status of the JWP Project.

Executive Summary:

This update to the Open Space Commission will include the latest information on the JWP alignment, the status and re-scoping of the Specific Plan, and a discussion on the anticipated timelines for project design and construction.

Information:

Connection to PBB Key Community Priorities/Objectives & Regional Plan: Sustainable, Innovative Infrastructure Utilize existing long-range plan(s) that identify the community's future infrastructure needs and all associated costs Environmental Stewardship Actively manage and protect all environmental and natural resources Council Goal 2017 -- 2019 - Transportation and Other Public Infrastructure Deliver quality community assets and continue to advocate and implement a highly performing multi-modal transportation system. Council Goal 2017 -- 2019 - Environmental and Natural Resources Actively manage and protect all environmental and natural resources Region Plan Goal -- Environmentally Sensitive Lands Goals and Policies Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process. Team Flagstaff Strategic Plan -- Priority 3 Deliver outstanding services through a healthy environment, resources, and infrastructure. Has There Been Previous Council Decision on This: The JW Powell Extension Project has been before City Council nine times in the past seven years. 10/25 October 2016 (Council Work Session) - Discussion on Infrastructure and Public Facilities Planning and Engineering in the John Wesley Powell Boulevard area. 2/6 February 2018 (Council Meeting) - Award of contract to Peak Engineering for design and planning services. 4/24 April 2020 (Council Budget Retreat) - JW Powell Blvd Extension discussed during the Capital Programming update. 10/27 October 2020 (Council Work Session) -- Land Use Framework and engineering design update shared for the original alignment. 10/5 October 2021 (Council Meeting) -- Project update and Change Order 4 approved by Council. 3/31 March 2022 (Five-Year Summary Retreat) -- JW Powell Blvd Extension discussed in project prioritization. 4/22 April 2022 (Council Budget Retreat) -- JW Powell Blvd Extension discussed during the Capital Programming update. 6/28 June 2022 (Council Meeting) -- Council direction sought on proposed alignment for new roadway. 7/7 July 2022 (Council Meeting) -- Council finalized proposed alignment for new roadway. 5/30 May 2023 (Council Meeting) -- Project update and discussion on Specific Plan and Scope of Change Order 5.

Background/History: On 20 February 2018, City Council approved the contract with Peak Engineering, Inc. for the John Wesley Powell Area Specific Plan Study to develop a Specific Plan to guide the future private development of public infrastructure, utilities and public facilities (schools, fire/police stations, libraries, parks, etc.). In November 2018, voters approved Proposition 419 which allocated a proportional share of funding for roadway and bike and pedestrian improvements along the future John Wesley Powell Boulevard extension. On 27 October 2020, City Staff and the JW Powell Design Team presented an update to the City Council regarding the current design work and the Land Use Framework. On 28 January 2021, the JW Powell Design Team conducted a corporate meeting with the small-parcel property owners and consequential one-on-one meetings with small-parcel property owners who requested to meet regarding specifics of their respective parcels. Starting in May 2021, the JW Powell Design Team has begun to meet with the large-parcel property

owners individually. On 28 June and 7 July 2022, City Council, along with copious community input, selected the final alignment for the new JWP roadway extension. The final alignment shifts the alignment to the west and out of the South Fourth Street corridor.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Assistant Parks/Recreation Director	Amy Hagin	08/15/2024 02:28 PM
Form Started By: Robert Wallace		Started On: 08/15/2024 02:19 PM
	Final Approval Date: 08/15/2024	



Open Spaces Commission

6. B.

Co-Submitter: Rebecca Sayers, Parks, Recreation, Open Space, and Events Director

From: Robert Wallace, Open Space Supervisor

DATE: 08/26/2024

SUBJECT: Land Availability and Suitability Study and Code Analysis Project (LASS+CAP) Project Update and Discussion

STAFF RECOMMENDED ACTION:

Staff Recommendation: (Discussion Item) This is an update on the status of the Land Availability and Suitability Study and Code Analysis Project.

Executive Summary:

i. Project Overview:

Flagstaff's growth in population, coupled with a housing crisis that has limited housing choice and affordability and a climate crisis that is disrupting weather patterns and threatening communities, has exemplified the need to better plan and coordinate internally and externally. The City's housing emergency, as well as the increased threats of wildfire, flooding, drought, and other climate impacts, has presented a vital need for Flagstaff to better understand the extent of land that is available in Flagstaff for housing development, the barriers that exist to developing new housing, and the changes that can be made to the City's development code and processes to encourage and increase the supply of new housing while recognizing the City's Carbon Neutrality Plan goals. This work supports several City housing and climate goals in the City's 10-Year Housing Plan, Carbon Neutrality Plan, and other documents while acknowledging the tensions between other community assets and values.

The Land Availability and Suitability Study and Code Analysis Project (LASS+CAP) is a multipronged initiative to address critical long-term planning and resilience needs. There are two components to this project: the Land Availability and Suitability Study (LASS) and the Code Analysis Project (CAP).

1. The purpose of the LASS is to understand what land is available within the Flagstaff city limits and peripheral areas for development and redevelopment/infill and the barriers that exist.
2. The Code analysis portion of the project will analyze City codes applied to development projects and will identify what works well and identify the barriers to meeting the City's housing and climate goals and policies.

The LASS and the CAP are being completed concurrently. The LASS is a land inventory study to identify what lands are left to develop or redevelop as residential and identify the opportunities and/or barriers for their development or redevelopment. While the LASS includes both private and publicly owned lands, the study does not make commitments or obligations for any of the parcels identified, rather this is a data snapshot to understand how much land is potentially available to meet our residential needs. Any private property owner whose property has been included in the inventory is welcome to reach out to staff to discuss the project in more detail. The CAP is a code analysis looking at all development codes and processes to ensure all are working towards our housing and sustainability goals. While being done concurrently, the LASS is a standalone document representing technical data from a point in time that will inform the CAP project, as well as the Regional Plan Update, regarding scenario planning and policy setting.

This effort is being completed in partnership between Community Development's Planning and Development

Services and Housing Sections, the Sustainability Division, and the Transportation Engineering Section. It will provide a much-needed base for high-level coordination between numerous other City Divisions/Sections, such as Fire, Building Safety, Economic Vitality, Water Services, PROSE, in addition to the primary City partners, and Mountain Line.

Land Availability and Suitability Study

The draft LASS report was completed using the following methodology:

- Establishing a preliminary buildable land inventory for the City of Flagstaff and peripheral areas in the project's study area;
- Determining which areas are buildable by applying screening criteria to the study area based on environmental constraints; and
- Identifying and assessing "opportunity sites" from the resulting net buildable land inventory. These are sites that present unique opportunities for the creation of housing.

Through the Land Availability and Suitability Study, the consultant has established the following key findings about Flagstaff's land availability:

- Flagstaff and the peripheral areas that make up the LASS area contain approximately 8,125 acres of vacant land spread across 2,242 parcels. Of this land area, approximately 6,735 acres are residentially zoned.
- The study area also contains approximately 5,399 acres of underutilized land spread across 1,822 parcels. These lands contain minimal structures that have a low enough improvement Full Cash Value (FCV) to suggest that economic forces could encourage their redevelopment for a greater or higher value use, such as housing.
- In total, the study area contains approximately 7,062 acres of vacant buildable land and approximately 4,865 acres of underutilized buildable land. These lands represent the lands most likely to develop or redevelop in the future.
- Approximately 13% of the vacant land within the study area is environmentally constrained by stream corridors, wetlands, steep slopes, and floodplain or floodways. These lands may not be conducive to development or redevelopment, including for housing.
- The most common environmental constraints in Flagstaff are steep slopes and floodplains and floodways. This analysis considered steep slopes as any slope 25% or greater, which impacted nearly 7% of the study area's land. However, Flagstaff currently regulates development on slopes 17% or steeper through the Resource Protection Overlay, which represents a significant barrier to housing development on sites that may be able to support development. As the LASS+CAP project team continues to evaluate code section modifications that, if implemented, could result in greater residential yield, the steep slope provisions of the Resource Protection Overlay may offer such an opportunity.
- Floodplain and floodway areas impact over 4% of the study area land. It is likely that this number will be reduced through the eventual construction of the Rio de Flag Flood Control Project. Nonetheless, the floodplain and floodway within Flagstaff currently present a significant challenge to the development of housing in the study area's vacant parcels.

In general, Flagstaff has a significant amount of buildable land within its city limits and in its immediate periphery that can be used for the development of housing. However, much of it will require being rezoned to a higher density zoning designation and is lacking the necessary infrastructure to support higher density development.

It is expected that this analysis will help inform both the CAP and the Regional Plan update by identifying the areas that could most benefit from additional density and infill, among other changes that could positively impact housing yield. For example, the CAP may recommend zoning code or development review process changes that impact the density allowed in different zoning districts or when Water Sewer Impact Analysis (WSIA) or Traffic Impact Analysis (TIA) is required. Some observations of note include:

- Currently, only individual Opportunity Site redevelopment on the smallest of downtown or Southside sites may not trigger WSIA's, and even then, this only applies if existing infrastructure appears to be sufficient to meet new development needs. Any larger developments will all require WSIA's.
- Currently, most of the higher opportunity level sites will require TIA's. Developers in the community have noted that this can be a lengthy and expensive process with difficult-to-predict mitigation. Changes to how the City manages traffic information and TIA processes could improve the likelihood and

affordability of more significant housing development projects.

- Some of the largest sites that may become entirely new development areas tend to be zoned Rural or Estate Residential, which leads to very spread-out development that only serves high income groups. Whether these sites are currently owned by other public entities or private owners, the next steps in Table 25 of the LASS report recommend the City investigate ways to help encourage at least some areas within these large sites have higher density.

The draft LASS document will help provide specific locations and examples of where significant housing opportunities exist and therefore serves as a resource for considering when, where and how future code amendments, zone changes, collaborative development planning and master planning efforts will make the most impact in the City.

Code Analysis Project -- Code Diagnostic

The Code Analysis Project is a multiphase project that will identify code barriers, provide opportunities to remove barriers, and recommend code revisions that will support the achievement of the Flagstaff Carbon Neutrality Plan and Housing Plan goals. The Project will be completed through three deliverables including a code diagnosis, exploration of concept code changes, and then a final report with recommendations. All phases of this project will be presented to supporting Commissions (Planning & Zoning, Housing, Sustainability, and Transportation). This three-prong approach will allow staff in conjunction with City Council to identify smaller code changes that may be processed prior to the final recommendations. The draft Code Diagnostic is the first deliverable in the Code Analysis Project which is attached for Commission and Council review.

The scope of the Code diagnosis, concepts, and recommendations addresses the following codes and any other identified affected codes, standards, policies, or plans as identified by the City:

- Fire Code
- Engineering Design Standards and Specifications for New Infrastructure
- Zoning Code
- General Plans and Subdivisions
- Public Ways and Property
- Building Regulations
- Transportation Impact Analysis Manual
- Incentive Policy for Affordable Housing

Additionally, an Equity and Displacement Vulnerability Assessment was conducted to assist with identifying code barriers. The consultants prepared a demographic and spatial analysis of the city to assess which neighborhoods are more vulnerable to the potential negative impacts of code changes in accelerating gentrification and residential displacement.

Each code barrier was reviewed as follows:

Relevant Goal/Policy: Identify all the relevant goals/policies that the code provision presents as a barrier to meeting.

Magnitude and Impacts: Evaluate the magnitude of the barrier and discuss the specific impact it has on the ability of the City to meet its policy goals. The Consultant Team will coordinate to use a consistent method for evaluating the magnitude of a barrier. The magnitude of the barrier may vary depending on the policy goal. If so, that variation will be identified. The barriers were graded on the following scale:

- **Critical Barrier:** Code provisions that render it physically or economically infeasible to develop a project that contributes to the City's housing and/or climate goals. These code provisions generally are barriers independent of other standards or requirements and apply broadly to many types of developments or locations.
- **Major Barrier:** Code provisions that significantly reduce the feasibility of developing a project that contributes to the City's housing and climate goals. The degree to which these provisions are barriers may be contingent on other standards or requirements and the barrier may apply to a narrower range of development types of locations.
- **Minor Barrier:** Code provisions that may have a limited negative impact on the feasibility of developing a project that contributes to the City's housing and climate goals. The degree to which these provisions

are barriers may be contingent on other standards or requirements and the barrier may apply to a narrower range of development types of locations.

Please note that the attached draft does not adequately address the cascading climate barriers identified in the Key Outcomes for each code barrier identified. Additional work is necessary to refine how the climate barriers identified in the Carbon Neutrality Plan will be addressed in the final draft of this report.

Co-Benefits: Identify areas, where relevant, reducing or removing a code barrier may have co-benefits or synergistic impacts on both housing and climate goals.

Tensions: Additionally, identify any potential tensions or trade-offs between policy goals that may arise as part of the assessment of code barriers. The consultant team identified two types of conflicts:

- **Housing/Climate Tensions:** Removing the barrier would advance one of the City's two primary goals but may constrain the ability to meet the other policy goal.
- **Tensions with Other Policy Goals:** Removing the barrier may have a negative impact on the City's ability to meet other policy goals. For example, reducing minimum parking requirements may reduce the cost of housing development, but may also impact neighborhood livability.

Feasibility of Alternatives: The consultant team, along with staff, will determine and discuss whether there are alternative regulations or standards that are reasonably feasible for the City to implement. Feasibility includes physical, legal, or economic feasibility. Specific alternatives will not be proposed at this stage.

By including all the above information for each code barrier, the City Council will be able to make more informed decisions and prioritize the most critical barriers to achieving housing and climate goals.

Project Outreach

These draft reports and a presentation were presented to the larger city staff steering committee, and the Housing, Sustainability, Transportation, and Planning and Zoning Commissions. At the time of this staff report, only feedback from the Steering Committee meetings was available and is discussed in the attached memo (Attachment A). Additional feedback from the respective commissions and Council will be incorporated into the draft reports before finalizing.

Information:

A link to the draft reports and appendices can be found here: <https://www.flagstaff.az.gov/4888/Land-Availability-Suitability-StudyCode->

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Assistant Parks/Recreation Director	Amy Hagin	08/15/2024 02:38 PM
Form Started By: Robert Wallace		Started On: 08/15/2024 02:24 PM
	Final Approval Date: 08/15/2024	



Open Spaces Commission

6. C.

Co-Submitter: Rebecca Sayers, Parks, Recreation, Open Space, and Events Director
From: Robert Wallace, Open Space Supervisor
DATE: 08/26/2024
SUBJECT: Schultz Creek Open Space Access and Trailhead Planning

STAFF RECOMMENDED ACTION:

Staff Recommendation: (Discussion Item) This is an informational update and discussion item on the Schultz Creek Access and Trailhead.

Executive Summary:

The city owns a 20-acre parcel at 3620 W Schultz Pass Rd. Flagstaff, AZ 86001, APN: 30047004. This parcel is currently zoned as Public Open Space. As a result of burn scars from the 2022 Pipeline fire and resulting flooding, the city modified the property to create three retention basins to slow the floodwaters into the Rio de Flag and capture debris coming down the mountain. When those detention basins were completed, a trail connection was redeveloped in partnership with the U.S. Forest Service to provide access to the Schultz Creek trail system. The detention basin staging area now acts as trailhead parking for residents and visitors. This is the main parking and access point for Schultz Creek Trail. During the summer, parking is typically at capacity on weekends. Despite the new parking area on city property, users continue to park on the neighboring privately held parcel, APN: 30047005C, the "Y". City staff has been working with the property owner to determine a solution that would permit continued use of the "Y" while alleviating parking on private property. This effort has included discussion of a property trade that would enable the city to obtain a portion of the privately held property in return for a portion of the City-owned property.
<https://www.coconino.az.gov/219/Geographic-Information-Systems-GIS>

Attachments

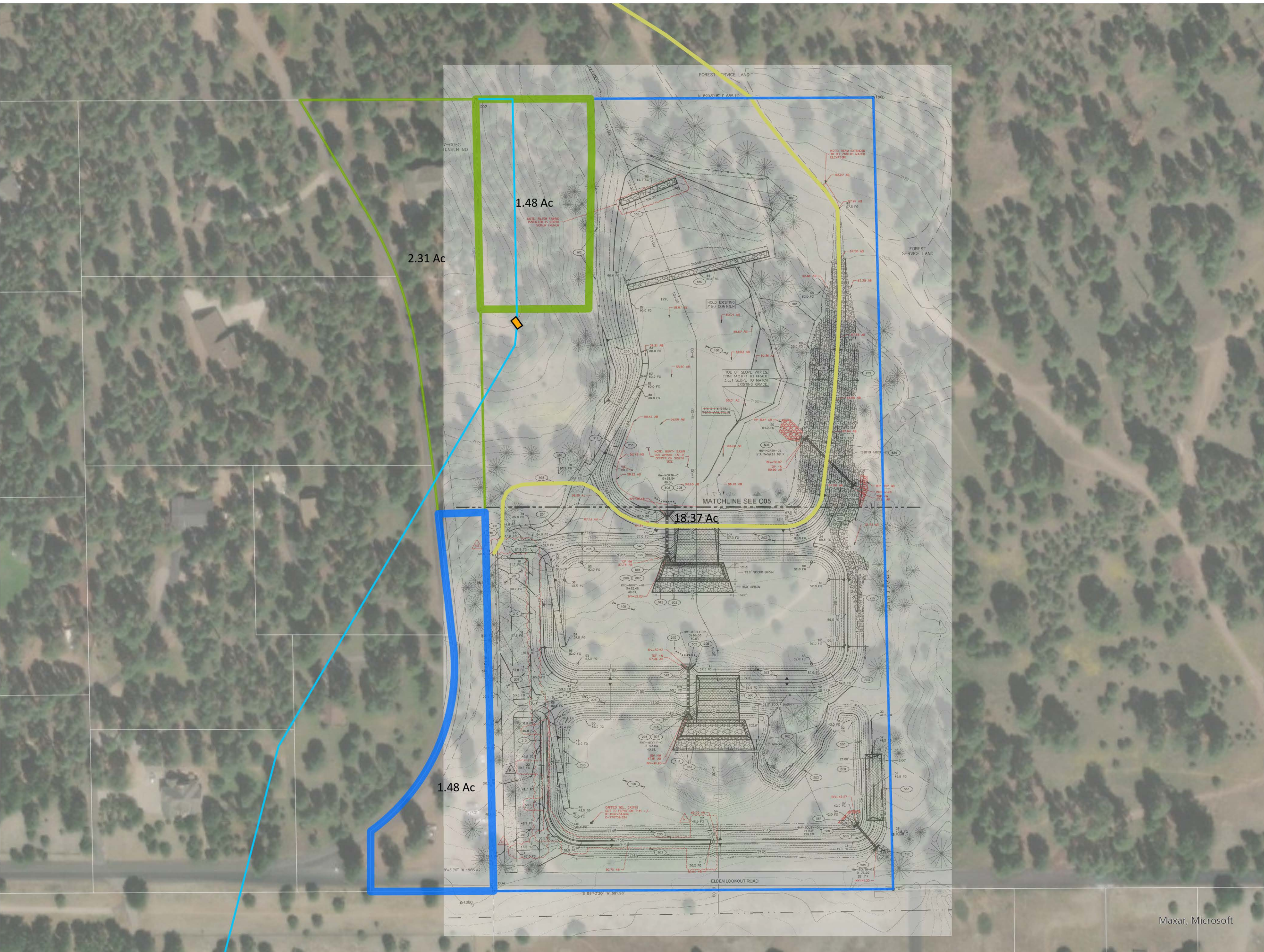
Location Map

Form Review

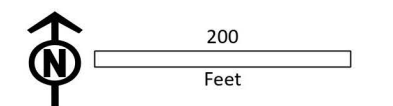
Inbox	Reviewed By	Date
Assistant Parks/Recreation Director	Amy Hagin	08/19/2024 11:35 AM
Form Started By: Robert Wallace		Started On: 08/15/2024 04:03 PM
Final Approval Date: 08/19/2024		

Schultz Y Trailhead

Christensen land trade
DRAFT



- Parcels
- Christensen remnant
 - City remnant
 - Trade from City
 - Trade to City
 - Singletrack trails
 - Pressurized Main



City of Flagstaff
May 2023

Maxar, Microsoft



Open Spaces Commission

7. D.

From: Cathy Guetschow, Administrative Specialist

DATE: 08/26/2024

SUBJECT: PROSE Monthly Newsletter - July 2024

STAFF RECOMMENDED ACTION:

Executive Summary:

Attachments

PROSE Monthly Newsletter - July 2024

Form Review

Form Started By: Cathy Guetschow

Started On: 08/21/2024 10:37 AM

Final Approval Date: 08/21/2024



PARKS, RECREATION, OPEN SPACE, AND EVENTS

JULY 2024 NEWSLETTER

Summer Sports Camp in action

Connecting our community through people, parks, natural areas, and programs.



Parks staff with a tractor at Touch a Truck

Parks and Recreation Month - “Where you Belong”

PROSE embraced this year’s National Parks and Recreation Month theme, “Where you Belong” by hosting several special events that showcased recreation facilities, programs, and creating unique experiences for the community to have fun and enjoy.



Face painting at the Aquaplex Carnival



Kids at the Bug Out event

Kids enjoying the playground at Bushmaster Park



PARKS

Congratulations Juan on U.S. Citizenship

The Parks team held a luncheon to celebrate coworker, Juan Avitia-Herrera, who became a U.S. citizen this month. The entire Division would like to give a shout-out to Juan for this great achievement!

Photo of Juan



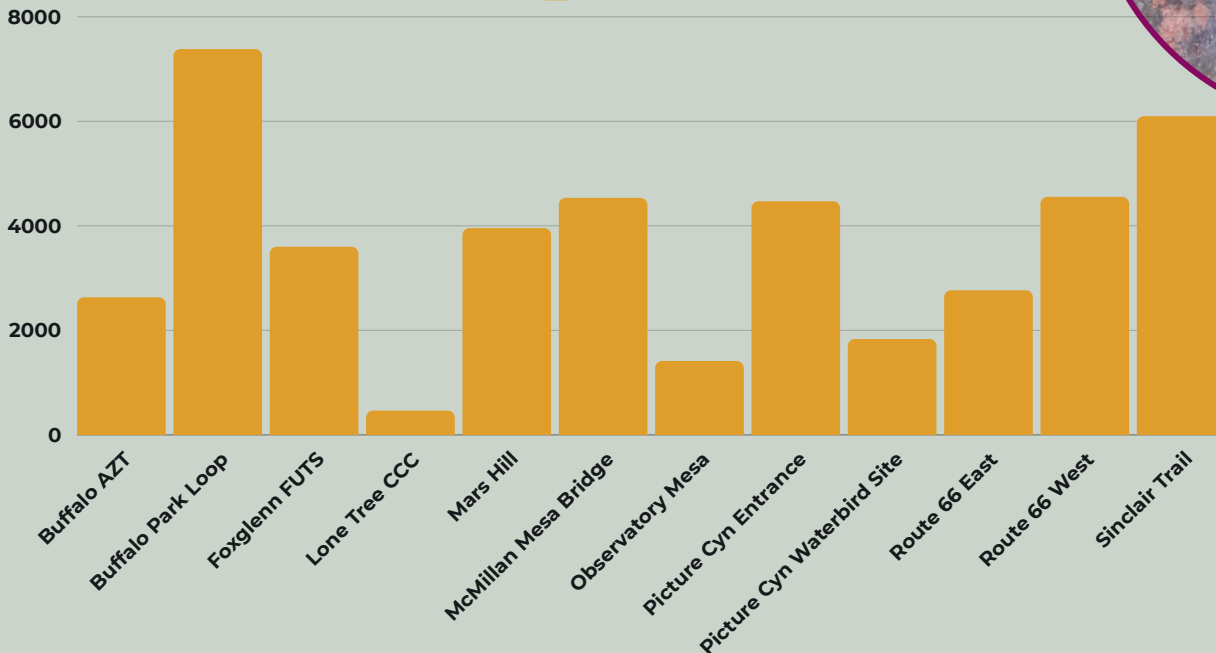
Photo of Alton laying down turf

New Parks Maintenance Worker

Parks welcomed a new Maintenance Worker, Alton Bailey, to the team. Alton has a background in maintenance and equipment operation and has hit the ground running.

June 2024 Trial Counts

Number of Users



Summer Sports Camp flag football



RECREATION

Jay Lively Activity Center

Joe C Montoya Community & Senior Center

Sports Camp attendees doing their morning stretches



Summer Sports Camp Success

Staff from Jay Lively Activity Center spear headed coordination to host a week-long Summer Sports Camp for youth. With help from Hal Jensen Recreation Center, the camp was successful with seventeen participants. Kids played new sports making use of the parks and recreation centers.

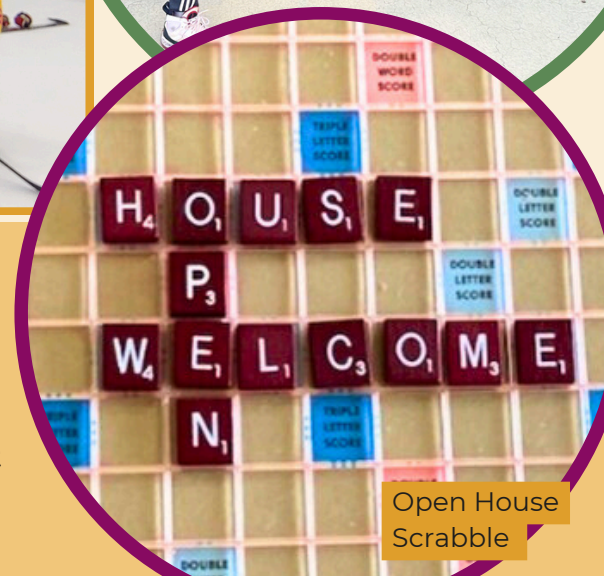
Mountain Mash Up Hockey Tournament

Jay Lively hosted their annual Mountain Mash Up Hockey Tournament for the third year in a row with great success. Participants each received a unique jersey for their team.

Kids playing street hockey at the Sports Camp



Tournament photo



Open House Scrabble

Joe C Montoya Community & Senior Center Open House

In celebration of Parks and Recreation Month, the Joe C. Montoya Community & Senior Center hosted an open house event to showcase the center's amenities, programs, and services. This event was well received by the community seeing approximately fifty people through the door.



RECREATION

Hal Jensen Recreation Center

Touch a Truck & Open House Event Success

Hal Jensen's annual Touch a Truck event was extremely successful this year with over twenty-three participating businesses and organizations and thirty-three vehicles to check out. The event saw over seven-hundred people and offered an opportunity learn about the Hal Jensen Recreation Center, meet the staff, and hear about upcoming programs and recreational opportunities.

Community Garden

The community garden is simply beaming with life, producing all kinds of vegetables and fruits.



Examples of some of the vehicles out for display at Touch a Truck



Community Garden



RECREATION

Aquaplex

Aquaplex Carnival

In celebration of Parks and Recreation month, the Aquaplex hosted a fun filled carnival. The event saw over two-hundred and fifty people! Attendees enjoyed a variety of activities such as an inflatable obstacle course, cornhole, mini-golf, pool games, duck races, balloon animals, face painting, crafts, fitness classes, and a live tap dance performance! This event brought both regular users as well as new, offering fun for everyone and an opportunity to feel welcomed at the Aquaplex.



Fun in the bouncy obstacle course



Balloon twisting

Welcome New Aquaplex Supervisor

The Aquaplex is excited to welcome Kyle Gambino into his new role as Recreation Supervisor. Kyle comes with passion and ample experience in the field of recreation. When Kyle isn't enjoying the many wonders of Flagstaff's outdoors he can be found playing softball in the City Athletic leagues!



Kyle and Aquatics Coordinator, Audrey working the Carnival event

Summer Camp fun



Summer Day Camps Are Back!

Summer day camps are back at the Aquaplex since taking a break after the COVID pandemic. Camps started off with slow with low enrollment but after reassessing the marketing scheme, camps took off and were full each week to the end. Some activities included arts and crafts, swimming, rock climbing, and water games!

OPEN SPACE



Volunteer weed pull

Education Programs Running Strong

Youth field trips, educational programs, and volunteer events are running at full speed ahead. In the month of July, Open Space hosted five programs with participants from Hal Jensen Recreation Center, Flagstaff Community Explorers, the Boys and Girls Club, and more. These programs are almost always outside and incorporate education, stewardship, and most importantly, fun!



Kids examining a native thistle

Invasive Plant Workshops and Volunteer Events

As a major part of managing Open Space properties, invasive weeds must be removed and prevented from growing in future seasons. Wednesday Weed Pulls have proven to be an effective program for invasive weed management. Open Space thanks EnviroSystems Management and their many volunteers for their time and effort in removing the many types of invasive plants found within the properties.



Identifying a plant

Bug Out Event

Open Space hosted the annual Bug Out event in partnership with Arizona Watchable Wildlife Experience. This event is always well attended and appreciated by the families that attend and organizations that participate.



Examining a millipede at the Bug Out event



Kids learning about aquatic insects

EVENTS & MARKETING



Tom McMillan from the AZ Hired Guns on his vintage Hammond B3 organ



Concert goes at the Jim Cullen Park demonstrating a proper pic-nic

Concerts in the Park Come to a Close

The Concerts in the Park series comes to a close with our last concert of the summer at the Jim Cullen Memorial Park. We estimate about 3,500 people came out to enjoy one of the concerts in our various parks. Staff received a number of people expressing their gratitude for these events and excitement for next summer.

Marketing Metrics and Success

Thanks to a conscious effort in consistent posting, as well as some strategic paid advertising, our social media accounts are reaching more people than ever before. Our marketing team has been working hard this month juggling between assisting with special events and seeing to marketing requests. This month, the team completed over twenty-five requests for marketing and continues exploring new ways to improve and streamline the process.

