



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: August 7, 2024

To: City of Flagstaff Planning and Zoning Commission

From: Sara Dechter, AICP, Comprehensive Planning Manager

Subject: Regional Plan Review Process Update

A full draft of the Flagstaff Regional Plan Use Plan 2045 is being forwarded to the Regional Plan Committee in late August. This plan was assembled based on the input of over 80 staff and public agency partners and 20 members of the Regional Plan Committee appointed by the City and County Managers to represent diverse perspectives and experiences within the community. These groups reviewed 10 chapters over 6 months. These reviews resulted in over 1,000 comments and 30 hours of committee meeting time. All of the committee meeting are posted to the City's YouTube channel and to the Regional Plan 2045 website: <https://flagstaff-regional-plan-2045-flagstaff.hub.arcgis.com/pages/regional-plan-committee>

The result is a draft that balances the need to be comprehensive with the need to streamline goals and policies. The document contains 23 goals and 84 policies which are supported by implementation guidelines and action items that staff can use to achieve them.

What is in the updated plan?

The Plan also set priorities. The Plan identifies the Region's five highest priorities based on the community feedback and committee discussions as:

- Create more housing availability in all the Region's neighborhoods and centers to mitigate displacement and reduce housing costs.
- Create mixed-use, denser neighborhoods that support active transportation and transit, where identified.

- Reduce community-generated climate pollution and protect air quality.
- Protect the most significant of the Region's natural and cultural resources.
- Expand the Region's preparedness and resilience to hazards and climate change.

To achieve these priorities in the way most appropriate to the context of the City and County, some goals and policies are identified as City-only or County-only throughout the document. These bifurcated goals and policies do not indicate that the City and County want to achieve different outcomes regarding the priorities but indicate that the path to achieve them in a rural and urban context require a different focus.

The Future Growth Illustration (FGI) has also been changed from a generalized map to a parcel specific land use framework. The land use categories applied to parcels consider the scenario planning results, community and property owner feedback, the analyses conducted as part of the Land Availability and Suitability Study conducted by the City, recently adopted area plans and the underlying zoning. The FGI for the County is largely unchanged from the previous regional plan, except in the area that is affected by flight paths from the Pulliam Airport. The FGI within the City is changed by eliminating 10 activity centers and providing more focus on infill and mixed-use neighborhoods that support strong centers.

What will happen during the 60-day public review?

Flagstaff City Code 11-10.20.020 requires:

At least sixty (60) days before notice of the first hearing of the Planning Commission on a new, comprehensive update, an element, or a major amendment to the General Plan, the Director shall transmit the proposal to the Planning Commission and the Council and shall submit a copy for review and further comment to all government agencies listed in A.R.S. Section 9.461 as it may be amended from time to time, and any person or entity that requests in writing to receive a review copy of the proposal. The proposal shall also be posted on the City's website and on the applicant or applicant's agent's website, if such website exists.

This 60-day public review is anticipated to begin on October 20, 2024 with a notice in the Arizona Daily Sun and conclude at 5pm on December 19, 2024. To engage the community during the review, City and County staff will:

- 1) Send notices to all or portions of the Region by mail or water bill insert.
- 2) Notify all agencies required by statute.

- 3) Hold an informational webinar and post videos to social media giving an overview of the plan and the review purpose.
- 4) Advertise the review via radio, newspaper, and online ads.
- 5) Hold regular Friday office hours throughout the community for drop in person questions.
- 6) Convene topical workshops in early and mid-November.
- 7) Table at community events
- 8) Provide updates and encourage feedback from all City and County Boards, Commissions and Councils.
- 9) Study boxes may be assembled and made available to groups that want to review the plan like a book club.

During this review, the Draft Plan will be accessible to the public on the County's Konveio website which allows commenters to see and respond to each other's feedback, and hard copies will be available at the Community Development Counters and City and County offices and the Flagstaff Main and East Side libraries reference desks.

At conclusion of the 60-day public review, staff will create a comprehensive comment-response documentation and revise the plan. There will be one more opportunity for staff and legal review of the updates before a joint City and County elected official and Planning and Zoning Commission Joint Retreat is convened in March 2025. This retreat will constitute the Citizen Review Session required by Flagstaff City Code and will be recorded and open to the public.