

# Flagstaff Regional Plan Update for 2045

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





# Why is it a “Regional Plan”?

## City of Flagstaff

- Serves as the General Plan
- Must be ratified by voters every 10 years
- Supports land use decisions, policy making, the 100-year water supply designation and transportation planning plus many other efforts

## Coconino County

- Is an amendment to the County Comprehensive Plan\*
- Adopted by the Board of Supervisors as a Major Amendment
- Provides a map of area and place types that is further refined by area plans

\*The Comprehensive Plan has no land use map.



# Process for Updating the Plan

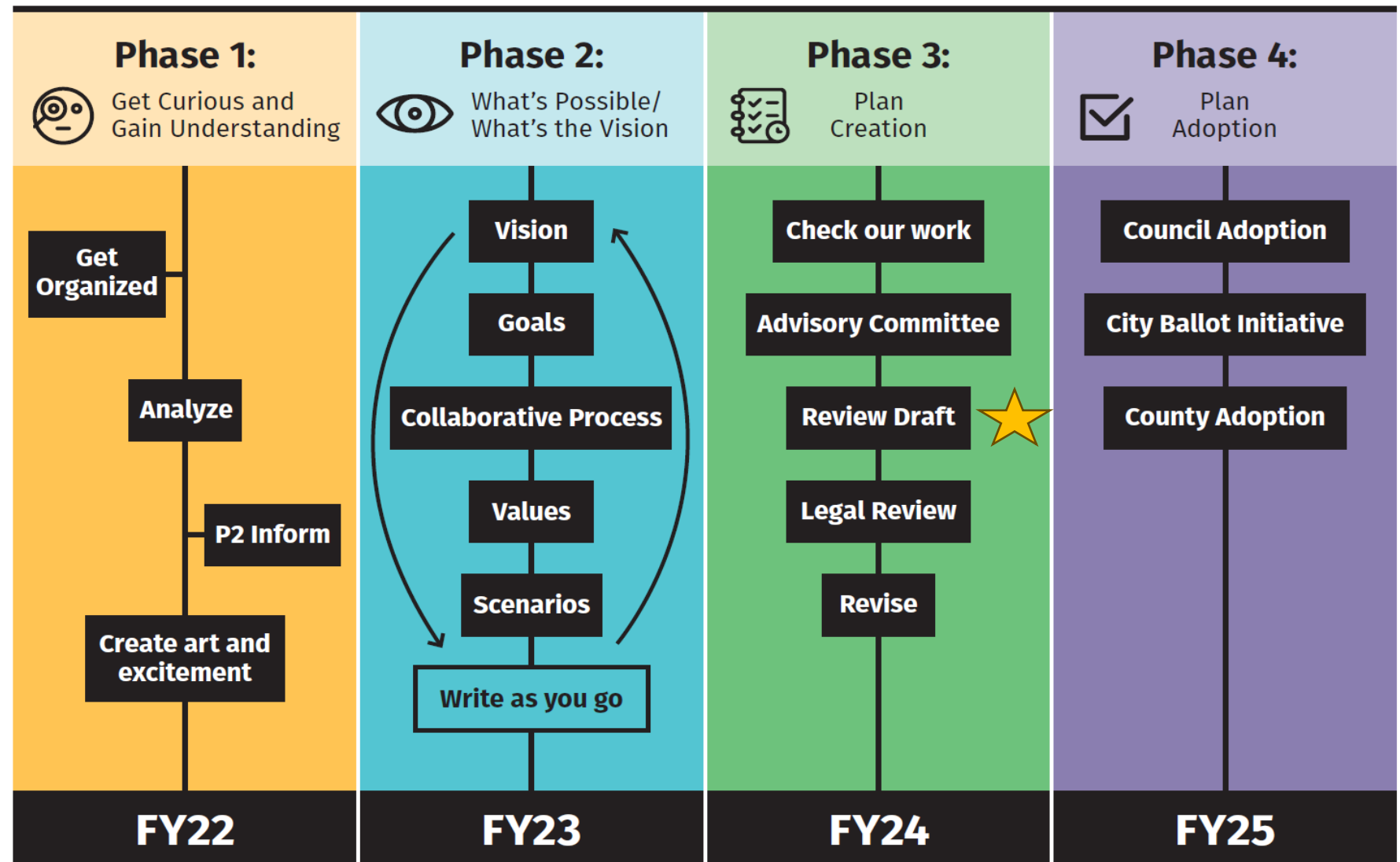


## Levels of Public Participation

Plan Development & County Adoption:  
*Collaborate*

City Adoption:  
*Empower*

## Regional Plan 2045 Update Process



# Regional Plan Committee



- Endorsed 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





# 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

Type to search

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 scenic landscape with mountains, a river, and a small settlement. The Coconino County logo is at the top, and the title "DONEY PARK TIMBERLINE FERNWOOD AREA PLAN" is centered in a white box. At the bottom, there is an image of a person hiking.



# 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



# The Planning Pyramid

## THE PLANNING PYRAMID



# Tour of the Draft Plan

- Plan Priorities
- Document Organization
- Scenario Planning findings
- Sustainability in land use decision making
- Climate Action supportive goals and policies
- Major and Minor Plan Amendments
- The Urban Growth Boundary





# Focus of the Plan – 5 Priorities

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



# Regional Plan Organization

1. Introduction
  2. How the Plan Works
- Policy Section (left side)***
3. Goals and Policies (all topics)
  4. Growth and Land Use Framework

- Implementation Section (right side)***
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.

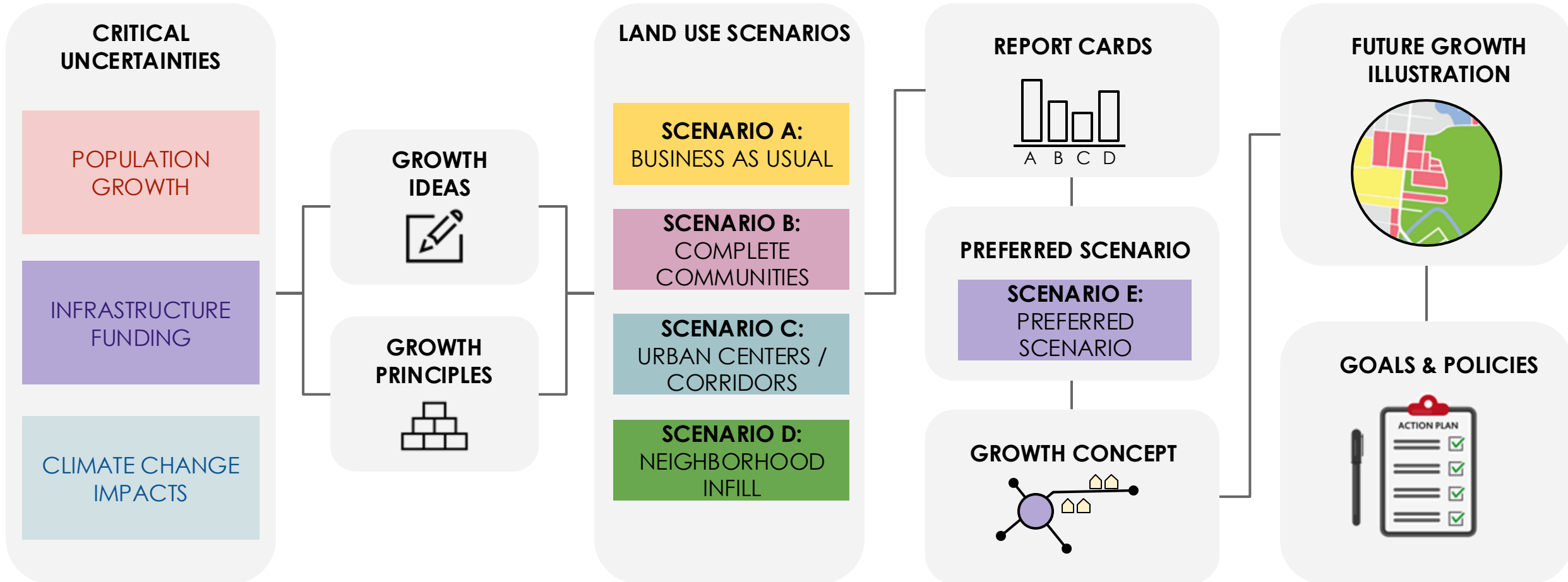


# Maps



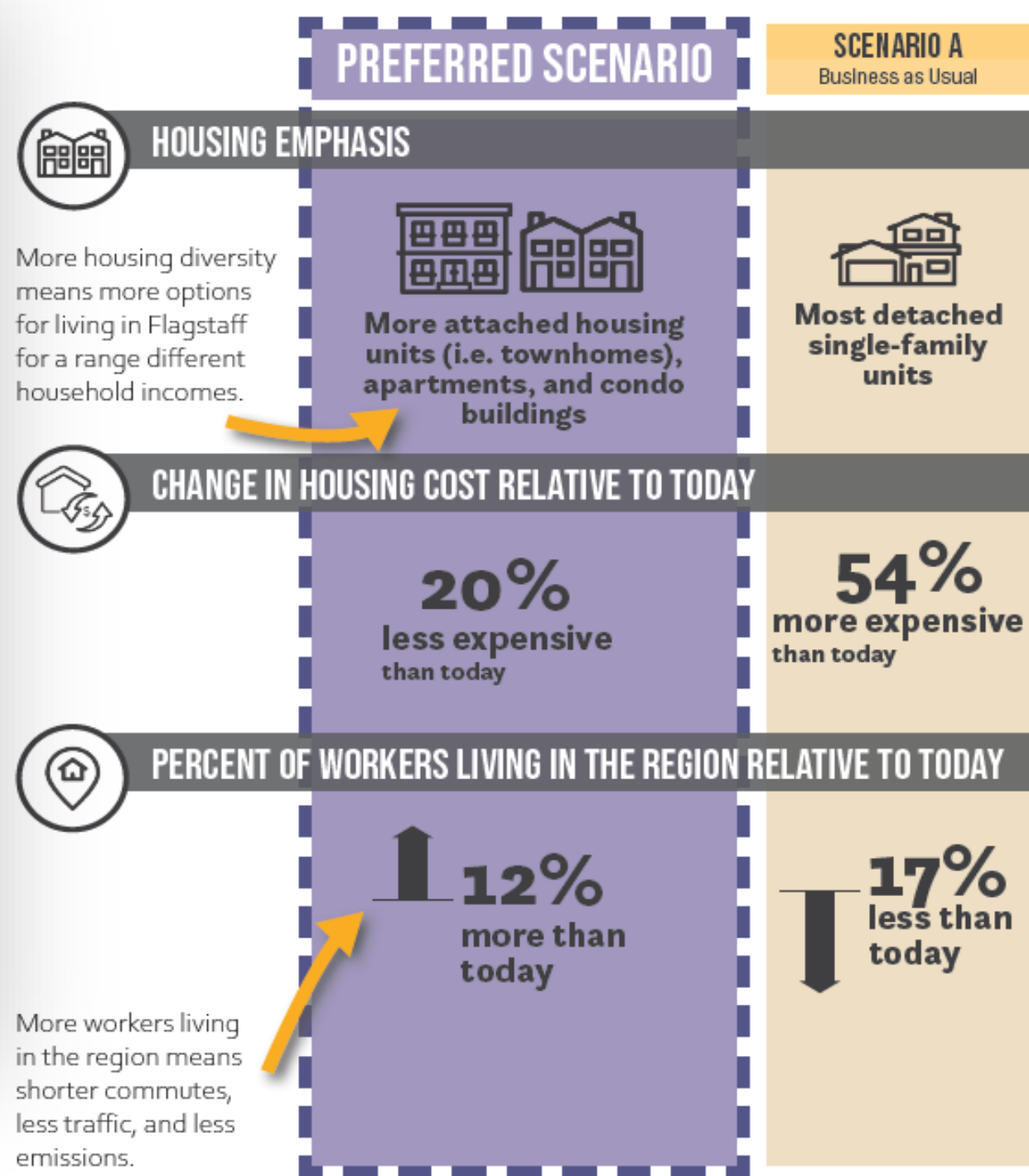
- Policy section
  - Policy Maps – Maps that define the geographic application of or set a policy such as future trail locations or future land uses.
- Implementation section
  - Information Maps – Maps that provide context and information to help understand goals, policies and the implementation section.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

# Scenario Planning Process



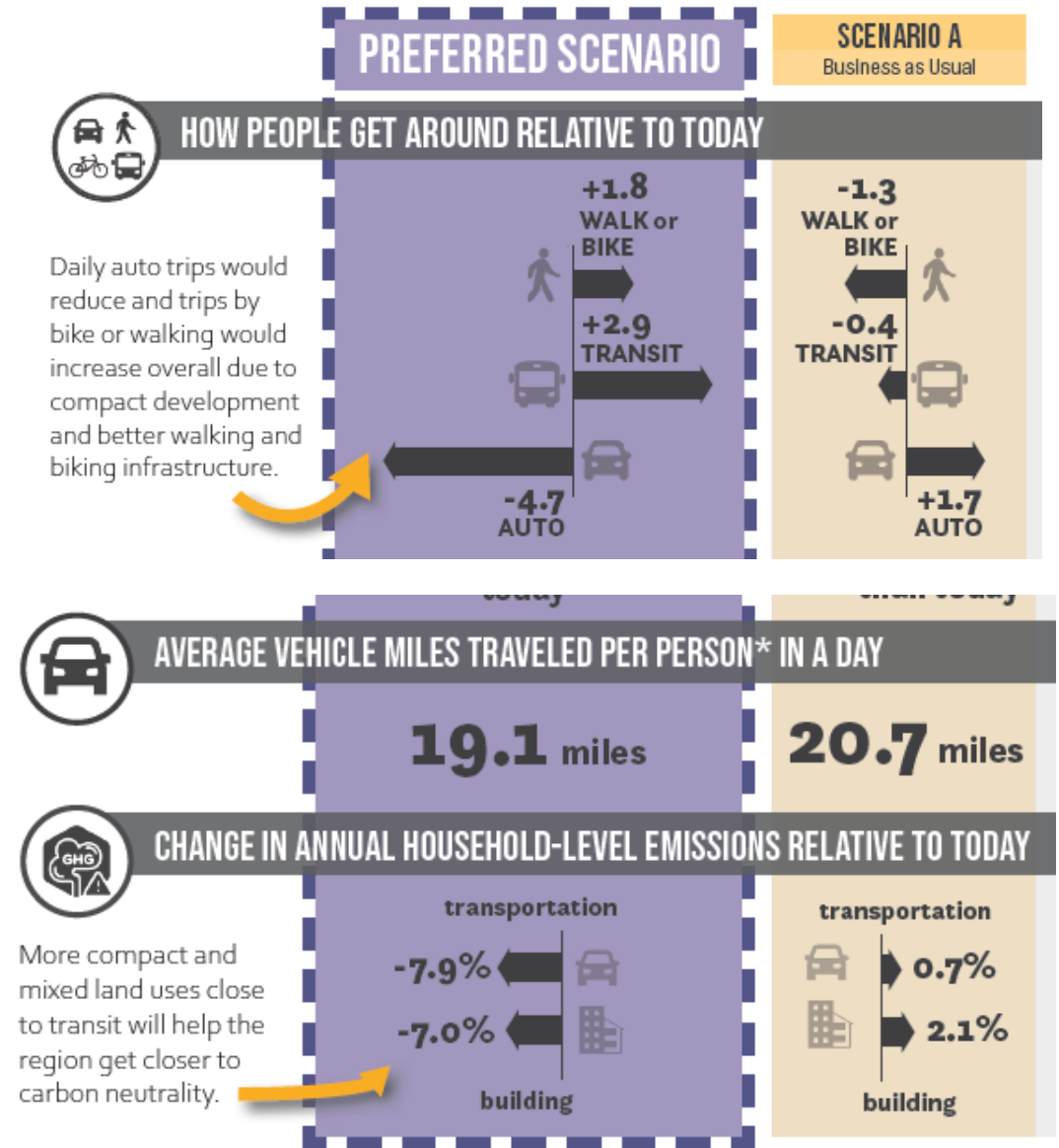
# Scenario Planning Livability and Affordability

- There is an opportunity to reverse the trend of out migration and increasing housing prices.
- It will require new development to look different than historic development.



# Scenario Planning Transportation

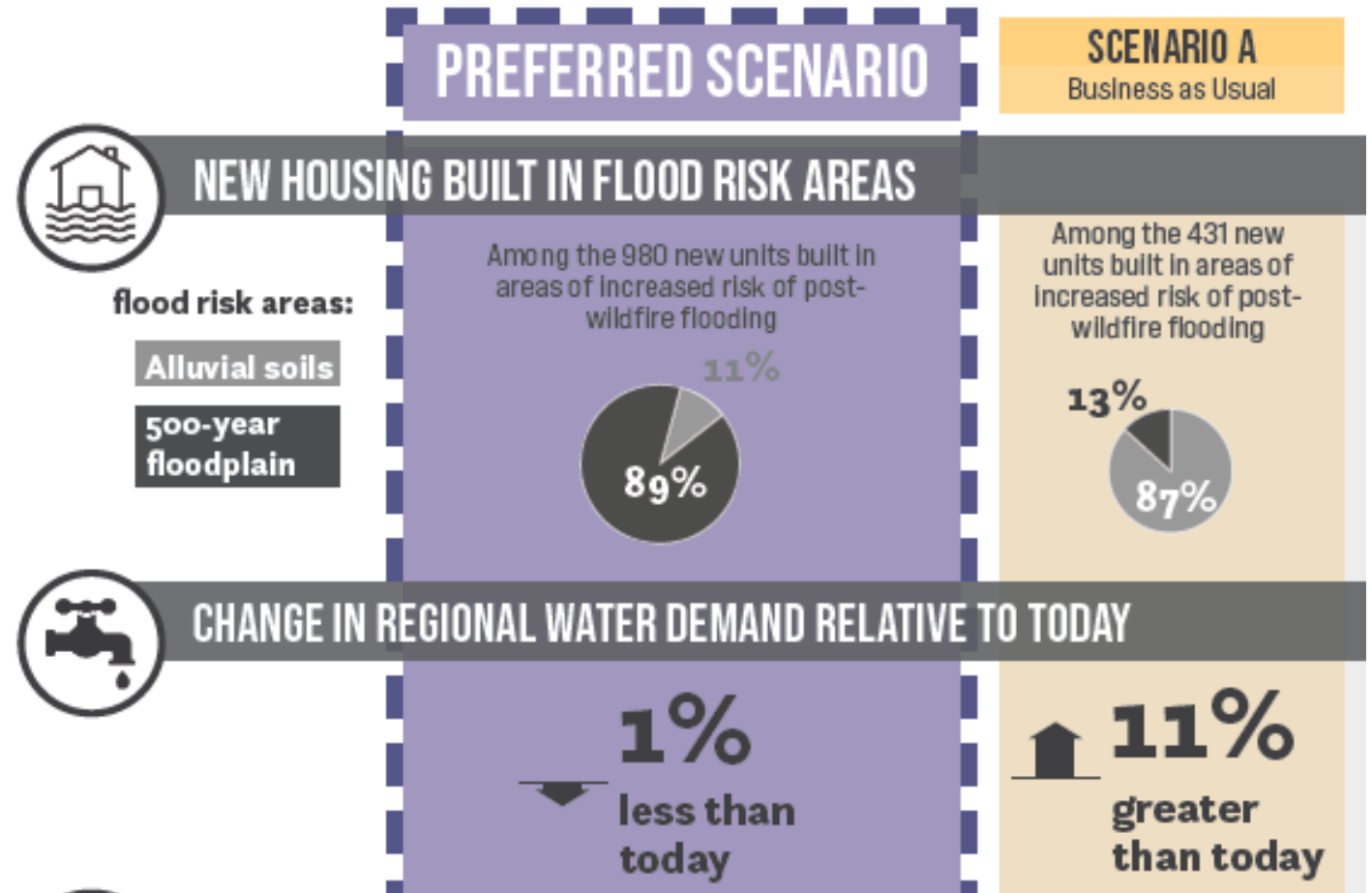
- Land use can get us closer to carbon neutrality but won't be sufficient on its own.
- Mixed land uses and density will reduce transportation and building generated emissions.



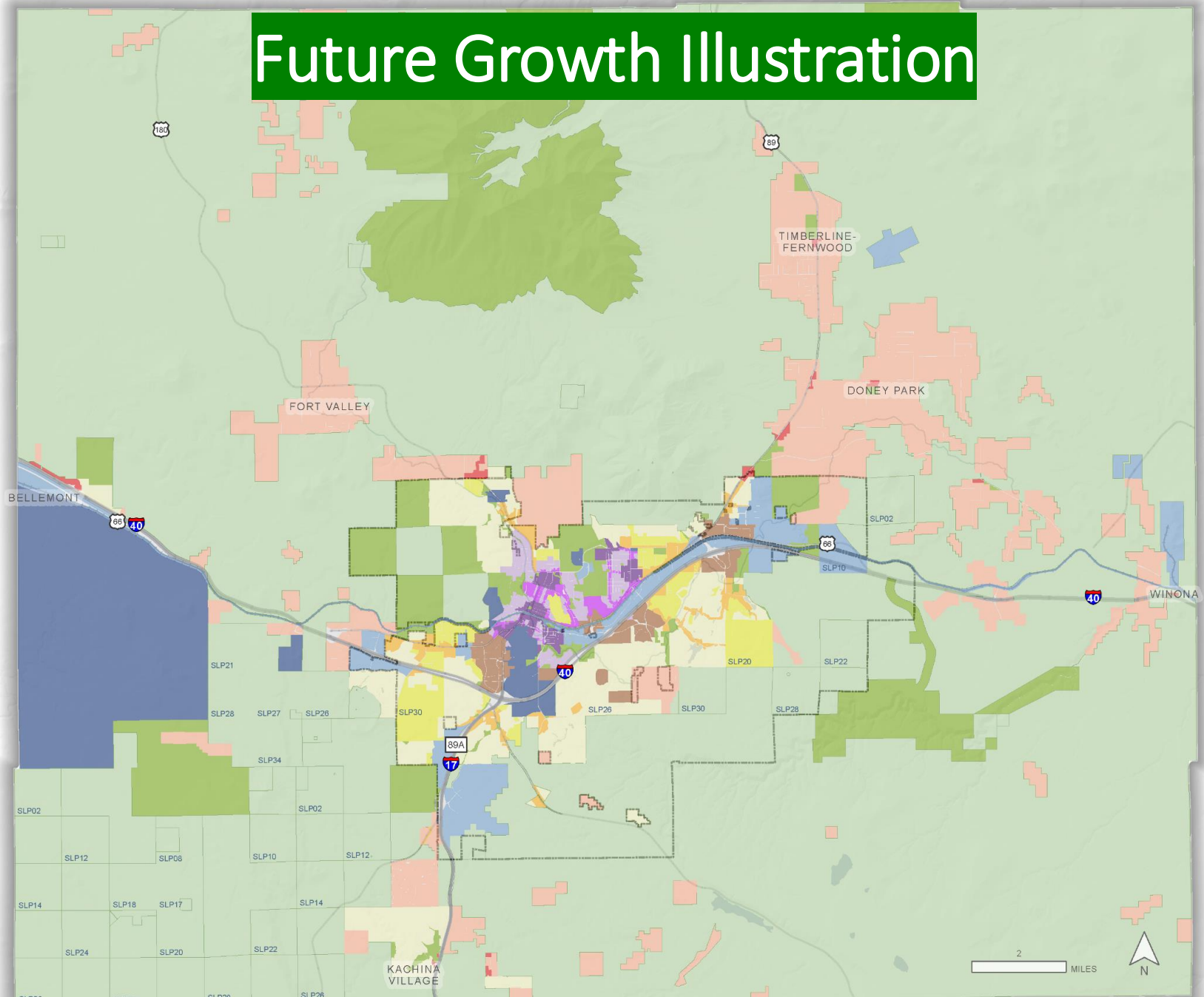
\* Average

# Scenario Planning Climate Resilience

To move towards carbon neutrality and housing affordability, we will need to address urban stormwater risks.



# 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





# Sustainability in Land Use Decisions

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.

Goal DP – Promote development patterns that support an attainable, resilient, and environmentally sustainable community.

Policy DP. 4: In Urban Neighborhoods, invest in safe and convenient biking, walking, and transit infrastructure and reform development regulations to allow and further infill development of multifamily and missing middle housing such as stacked flats and multiplexes.

Policy DP. 5: In Suburban Neighborhoods, enable and encourage greater density and intensity of development and a walkable and bikeable context, and with transit when available.

# Areas of divergence between City and County

- Goal WR – Balance water demand and water supply to **[maintain the 100-year water adequacy designation,]** support sustainable regional hydrology, and meet ecosystem needs.
- **Goal CA.a – Achieve and maintain carbon neutrality for the City by reducing emissions from all sectors. (City only).**
- Goal CA.b – Support and advance the County’s Climate Goals and Policies designed to address and respond to climate change (County only).



# Climate policies

- Policy CA. 1: Identify and pursue specific opportunities to reduce climate impacts by promoting energy efficiency and reducing greenhouse gas (GHG) emissions throughout greater Coconino County (County only).
- Policy CA. 2: Identify specific opportunities to build climate resilience, such as addressing food insecurity and food deserts, resilience of energy sources and infrastructure, water security and access, resilience hubs, and community connectivity.
- Policy CA. 3: Reduce energy consumption, increase efficiency, and reduce the carbon footprint in new and existing buildings within the Region to increase livability and sustainability.



# Climate Policies

- Policy CA. 4: Reduce GHG emissions through the implementation and promotion of fuel switching and clean energy retrofits in new and existing buildings within the Region.
- Policy CA. 5: Work to ensure that all segments of the Region have access to energy efficiency programs and vehicle electrification capabilities in or near their homes.
- Policy CA. 6: Advance the electrification of buses, micromobility devices, and electric vehicles (EVs) across the Region by working with utilities to plan for adequate charging capacity and increased electric demand.



# Energy

Goal E – Increase the Region’s use of renewable energy sources while planning for the infrastructure needed to support an expanding and evolving electric grid.

- Policy E. 1: Support renewable energy production, promote battery storage in the residential and commercial sectors, and energy storage in new utility-scale renewable energy developments.





# Transportation Chapter



- Transportation Systems
- Multimodal Transportation
- Transit
- Streetscapes – City only
- Parking – City only



# Implementation Guidelines

## Transportation Systems, Multimodal Transportation and Transit

- Lane narrowing, traffic calming and road diets
- Road to Zero, Safe Systems, and vulnerable road users
- Grid design, connectivity and minimizing cul-de-sacs
- Travel Demand Management
- Design best practices for bicycle, pedestrian and micromobility paths
- Transit priority measures and coordinated route and capital planning



# Implementation Guidelines

## Streetscapes and Parking

- Great Streets and gateways
- Placemaking, landscaping, sidewalk cafes and parklets.
- Temporary street events and alley activation
- Bicycle and micromobility parking
- ADA parking
- Parking management and reducing the need for parking on site.



# Resilience— Infrastructure and Resources

- Goal RS – Strive to build community resilience and steward natural resources in the scientific, social, economic, and cultural practices that prioritize environmental stewardship and resilience planning.
  - Policy RS.4: Mitigate hazards to reduce the risk of uncharacteristic wildfires and post-fire flooding while improving the health, structure, condition, function, and resilience of forest ecosystems through forestry best practices and wildland fire science.
  - Policy RS.5: Create resilient and sustainable flood management practices and systems that protect and enhance ecosystems and human health throughout the Region.



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# Resilience— Infrastructure and Resources

Goal R – Work across all government operations and services to reduce the risk of natural and human-caused hazards.

- Policy R.1: Allocate available public resources necessary for the City and County to prepare for and adapt to natural and human-caused hazards, so that all government operations support community resilience.
- Policy R.2: Prepare for and mitigate the impacts of fires and floods to reduce the risks of loss of life, property damage, disruption of public services, and loss of watershed health and wildlife habitat.
- Policy R.3: Effectively locate facilities to accommodate the staff, training, and resources needed to provide safe, effective, and risk-based emergency response to all hazards.



# Major Plan Amendments

## Flagstaff City Code Title 11

“Major amendments to the General Plan are substantial alterations of the City’s land use mixture or balance as established in the City’s existing General Plan land use element and which involve changes that have an impact on large areas of the General Plan and/or can affect other issues or policies. These amendments alter the substance or intent of major General Plan policies.”



# Current Categories



## Major Plan Amendments Chart

### 1 Urban Growth Boundary <sup>1</sup>

Expansion of the urban growth boundary that requires an expansion of public utility infrastructure, except where services are already provided, or for the purpose of designating Parks/Open Space area type.

### 2 Area Type – Employment

Reduction of the employment area type, unless offset by an exchange of acres within the same master planned area.

### 3 Area Type – Special District

Creation of a new special district, or reduction in the size of a special district.

### 4 Area Type – Urban/Rural

Changes from urban to rural or rural to urban area types.

### 5 Area Types – Urban/Suburban/Rural <sup>1,2</sup>

- In activity centers, changes to area types that reduce the intensity, density, and mix of uses, except where done to protect natural or cultural resources.
- In neighborhoods and along commercial corridors more than 1/4 mile from an activity center; changes from rural to suburban, or suburban to urban area types.

## Major Plan Amendments Chart (cont.)

### 6 Area Type – Parks/Open Space <sup>1</sup>

Reduction of the land designated for conservation, or active or passive recreation. <sup>4</sup>

### 7 Place Type – Activity Centers <sup>1,2</sup>

- Addition or deletion of an activity center.
- Moving the center of an existing activity center.
- Reduction in the category of an existing activity center (urban to suburban, suburban to rural, or regional to neighborhood).

### 8 Place Type – Commercial Corridors <sup>1,5</sup>

Changing an existing residential corridor, local road, or private street to a commercial corridor.

### 9 Text Amendments <sup>1,3</sup>

- Add or delete a goal or policy in any chapter of the Plan.
- Changes to the Criteria for Major Plan Amendments.

<sup>1</sup> This category excludes changes that are the result of a Specific Plan. Such changes will be processed as minor amendments.

<sup>2</sup> See tables of Area/Place Type Characteristics found in Chapter IX: Growth and Land Use, and relevant Specific Plans for the range of density, intensity, and mix of uses.

<sup>3</sup> Deletions, additions, or changes to text in the Regional Plan can only be proposed by the City of Flagstaff's Council, Commissions, or staff.

<sup>4</sup> Lands designated for conservation and active or passive recreation are displayed as Parks/Open Space on the Future Growth Illustration. Public facilities, such as tanks, utilities, roads, and staging areas, may be located within the Parks/Open Space area type. If these facilities have substantially altered the natural environment or created a brownfield site, removing them from the Parks/Open Space designation may be processed as a minor amendment. Expansion of such facilities does not require a plan amendment.

<sup>5</sup> Commercial Corridors are identified on Map 25: Road Network Illustration.



# Proposed Categories

## Major Categories

1. Decreases in Intensity and Density within the UGB, including Suburban to Rural, Urban to Suburban, Urban to Rural, Corridor to Neighborhood, Center to Neighborhood.
2. Increases in intensity and density outside the UGB, including Rural to Suburban, Suburban to Urban, Rural to Urban, Neighborhood to Corridor, and Neighborhood to Center.
3. Changing a parcel to a Corridor that does not have access to an arterial or collector road.
4. Decreasing the area of Parks/Open Space, and Federal Lands and Working Landscapes categories.
5. Deletion of a goal or policy



# Proposed Categories

## Administrative Changes

- Updates to formatting, typographical errors, Uniform Resource Locators (URLs), references, or similar edits.
- Corrections to Scrivener's errors in mapping or text.
- Changes to the Future Growth Illustration adopted by the City or County within their jurisdiction, which can be incorporated into the other jurisdiction's plan without further amendment.
- Identification of new Parks/Open Space identified by the City or County by ordinance or dedication.
- Changes to the names of zoning categories and additions of new zoning categories to the Table of Zoning Compatibility for Each Land Use Category, when included in the ordinance adopting them.
- Factual updates to any informational map or appendix.



# Urban Growth Boundary

## Regional Plan UGB History & Process

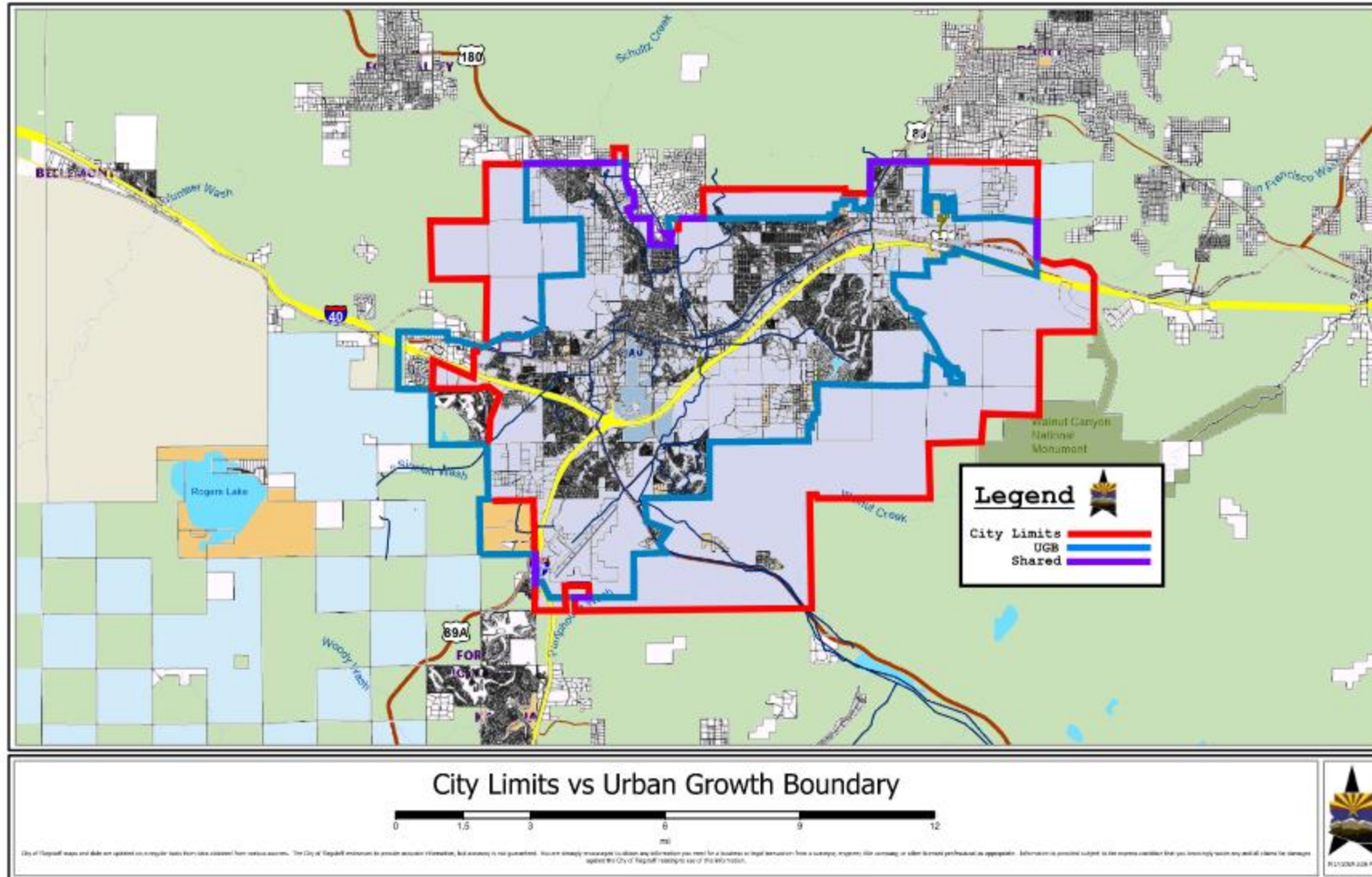
- The 2001 Regional Land Use and Transportation Plan adopted an Urban Growth Boundary (UGB) that incorporated an "Urban Services Boundary" within which water and sewer services could be efficiently provided. This was to be a boundary marking the "rural" and "urban" interface.
- Adoption of the Regional Plan 2030 required a Major Plan Amendment with extension of the Urban Growth Boundary



# Regional Plan Modification



## City Limits vs Urban Growth Boundary





# Regional Plan 2045 Modification



**Current Regional Plan 2030 Policy:** *Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary. [Major plan amendment required to change the UGB]*

**Proposed Regional Plan 2045 Policy:** Policy WR.5: Provide sustainable and reliable water and sewer services within the Urban Growth Boundary. **[Minor plan amendment required]**

## Implementation Guidelines

Implementing Department Staff should:

- Extend water and sewer services to properties within the Urban Growth boundary but outside the City limits with an annexation approval or a pre-annexation agreement.
- Considered expansion of the urban growth boundary in support of economic recruitment and retention, and the creation of affordable housing opportunities.
- Not extend water and sewer services beyond the Urban Growth Boundary unless an analysis shows the service can be provided without impacting the availability of water to property owners already within the boundary.
- Not extend water services without sewer to maintain the ability to recycle and use reclaimed water.



Questions

