

Flagstaff Regional Plan Update for 2045

City Council Public Hearing
October 9, 2025

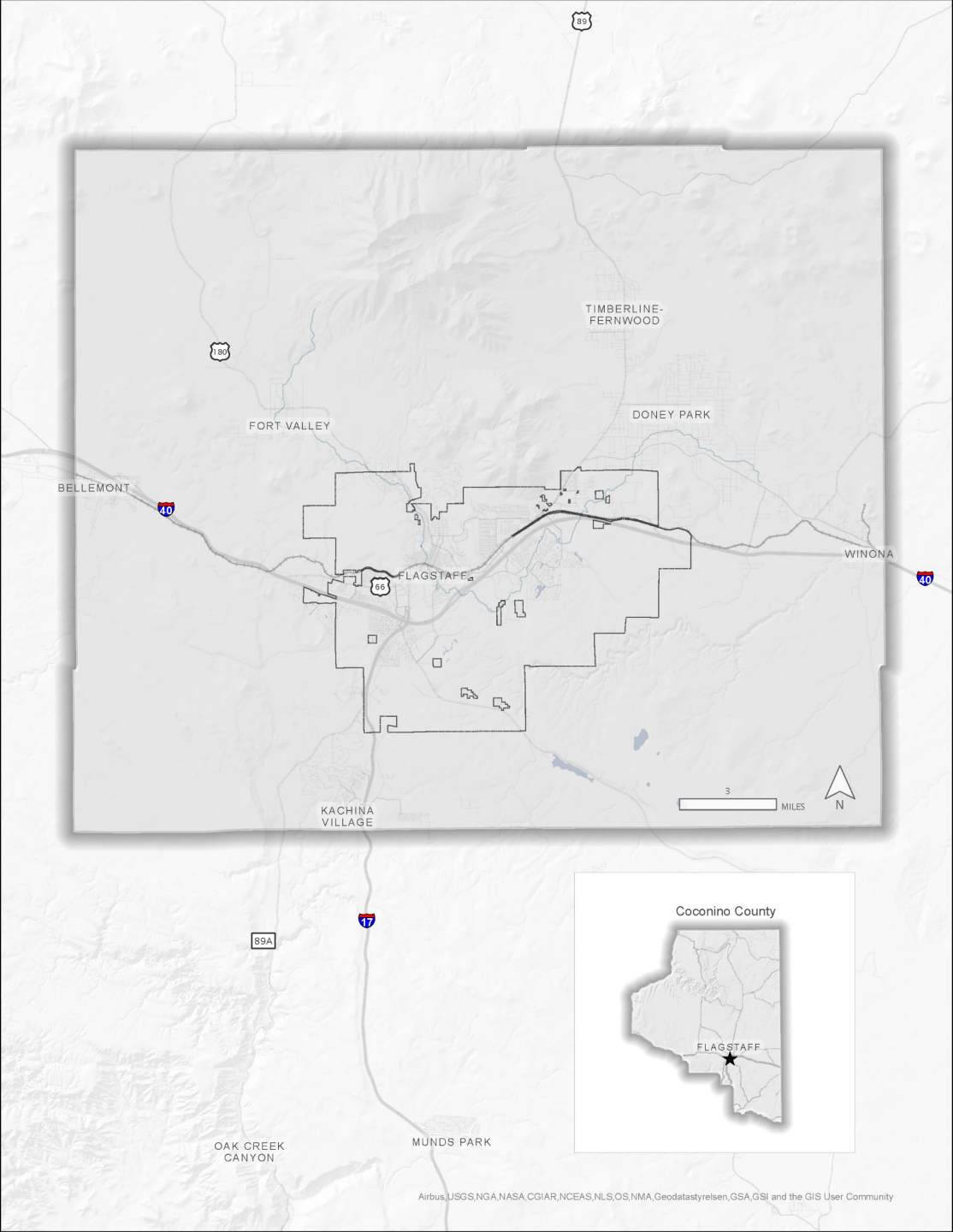




What is the Regional Plan?

- A policy guide for the Region, focused on land use, covering growth, housing, transportation, economy, climate action, natural resources and more
- General Plan for the City—if adopted it will be on the ballot in May 2026 for City residents
- Amendment to the Coconino County Comprehensive Plan – to be adopted by the Board of Supervisors

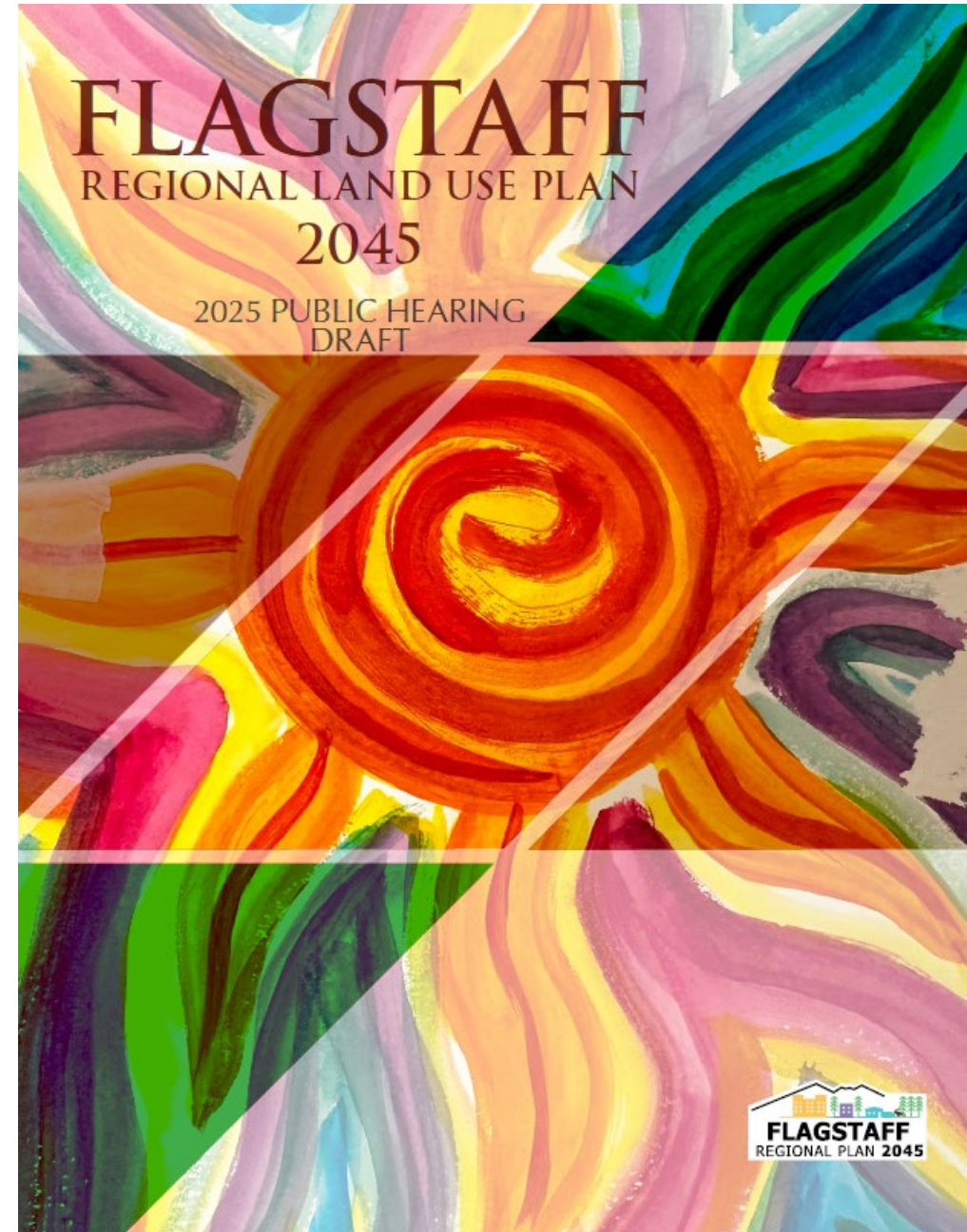
The Flagstaff Region



Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community

Quick Document Demo

[www.flagstaff.az.gov/
regionalplan2045](http://www.flagstaff.az.gov/regionalplan2045)





What Can the Plan do and not do?



FLAGSTAFF REGIONAL LAND USE PLAN

IS:

- » a collaborative community vision.
- » priorities to guide future development.
- » a collection of goals and policies to achieve the priorities.
- » a set of maps and policies that show the [infrastructure](#) necessary for [resilient](#) and safe development and redevelopment.
- » a tool for decision makers, developers, businesses, and citizens.
- » a framework for general planning.
- » adopted by the Flagstaff City Council and the Coconino County Board of Supervisors.

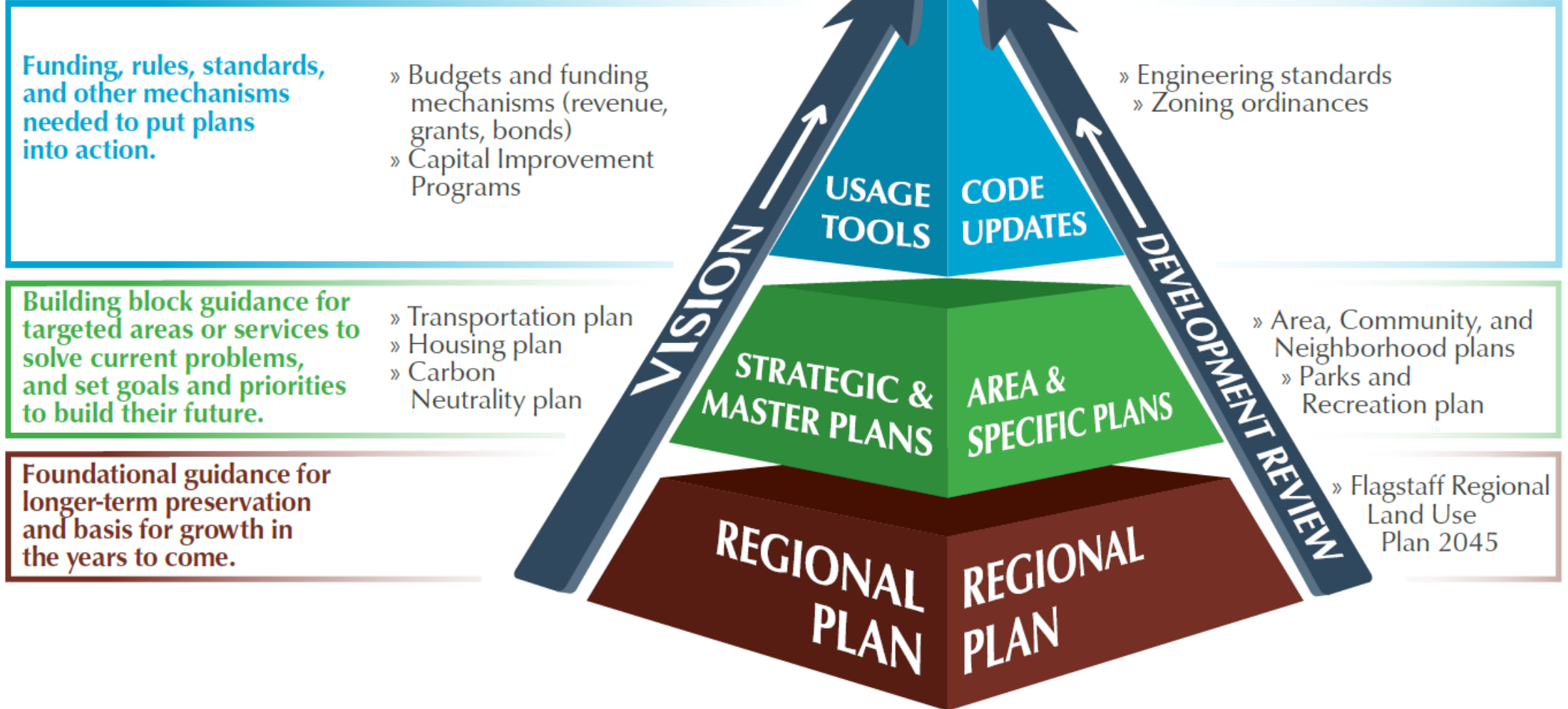
IS NOT:

- » a mandate for or against development.
- » a requirement or prohibition for a specific land use on a property.
- » a zoning ordinance.
- » a [Capital Improvement Plan \(CIP\)](#) or infrastructure master plan.
- » a City or County budget.
- » an obligation to execute a project or plan.
- » an operational or strategic plan for the City or County.
- » an unchangeable plan, or a law.



The Planning Pyramid

THE PLANNING PYRAMID





Comprehensive Update of the General Plan



Findings

- Meets the procedural requirements of Flagstaff City Code Title 11-01 and 11-02 and A.R.S 9-461
- Complies with statutory requirements of A.R.S 9-461.05 for plan elements.





Procedural Requirements

- Effective, early and continuous public participation (9-461.06.C)
- Required Notices (9-461.06 D)
- Citizen Review Sessions (9-461.06 D)
- Hearings and Ratification (9-461.06 E, F and M)
 - Ratification - ...*at a special election scheduled at least one hundred twenty days after the governing body adopted the plan*
- Coordination (9-461.05A and 9-461.06 J)

Phase 1:



Get Curious and Gain Understanding

Get Organized

Analyze

P2 Inform

Create art and excitement

FY22

Phase 2:



What's Possible/
What's the Vision

Vision

Goals

Collaborative Process

Values

Scenarios

Write as you go

FY23

Phase 3:



Plan
Creation

Check our work

Advisory Committee

Review Draft

Legal Review

Revise

FY24

Phase 4:



Plan
Adoption

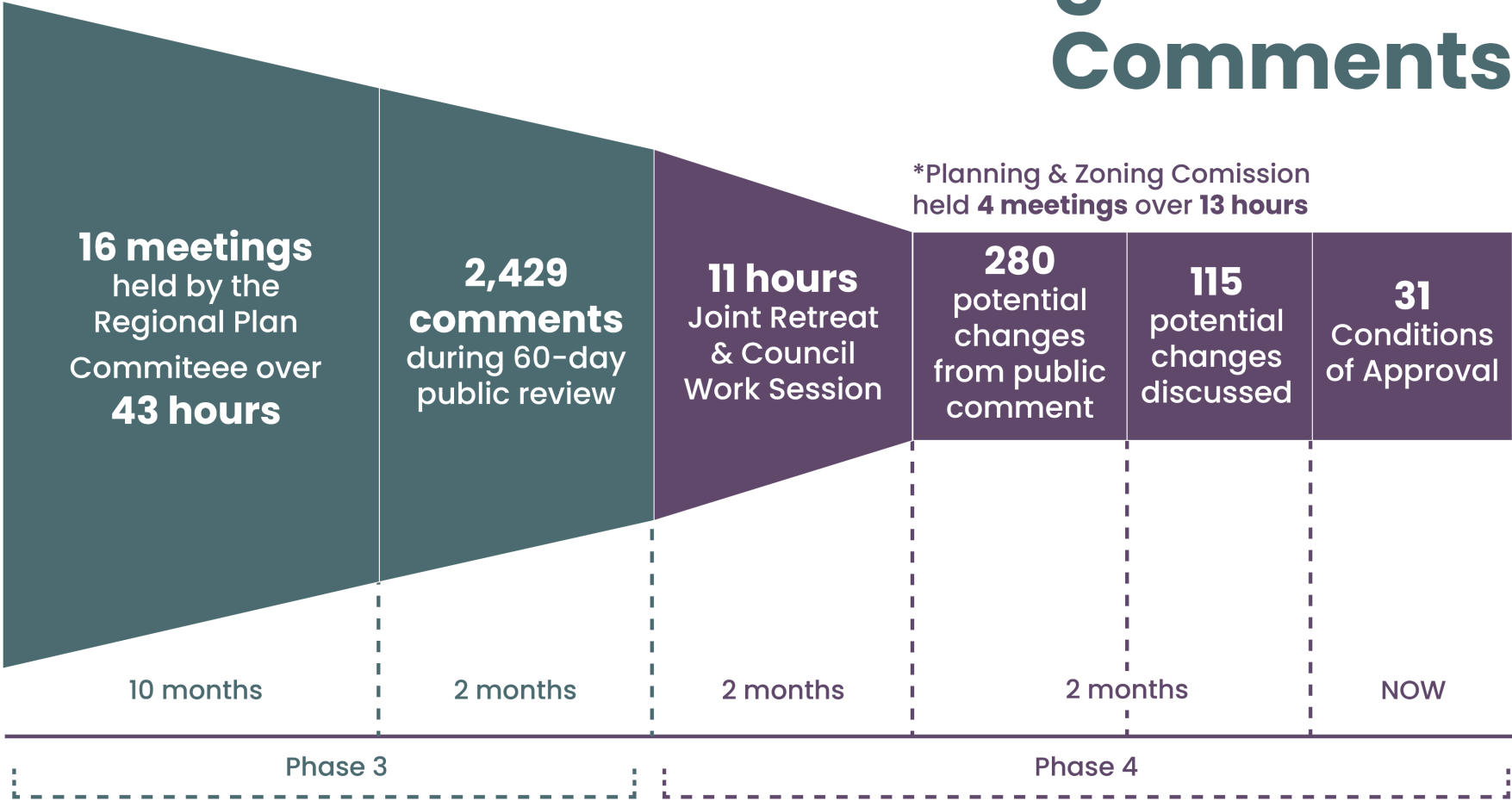
Council Adoption 

City Ballot Initiative

County Adoption

FY25

Regional Plan Comments





How did the Commission track edits?



Errata – only for grammar, spelling and non-substantive corrections



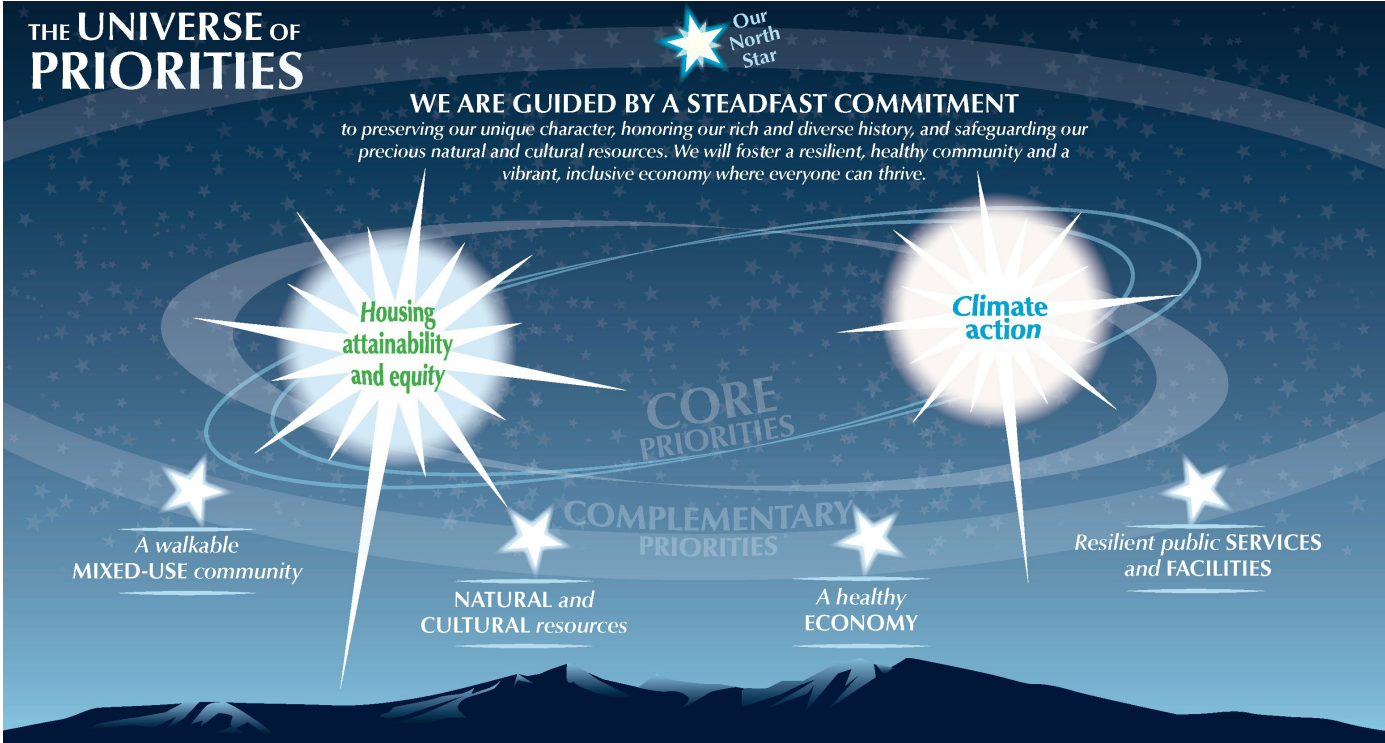
A tracking document for potential conditions of approval



The Commission finalized the list and then adopted it through the motion to recommend with conditions

Statement of Community Goals and Development Policies (9-461.05.C)

The Planning and Zoning Commission has recommended an alternative approach to organizing and incorporating the priorities without the core and complementary tiers (#64 on Conditions of Approval spreadsheet)



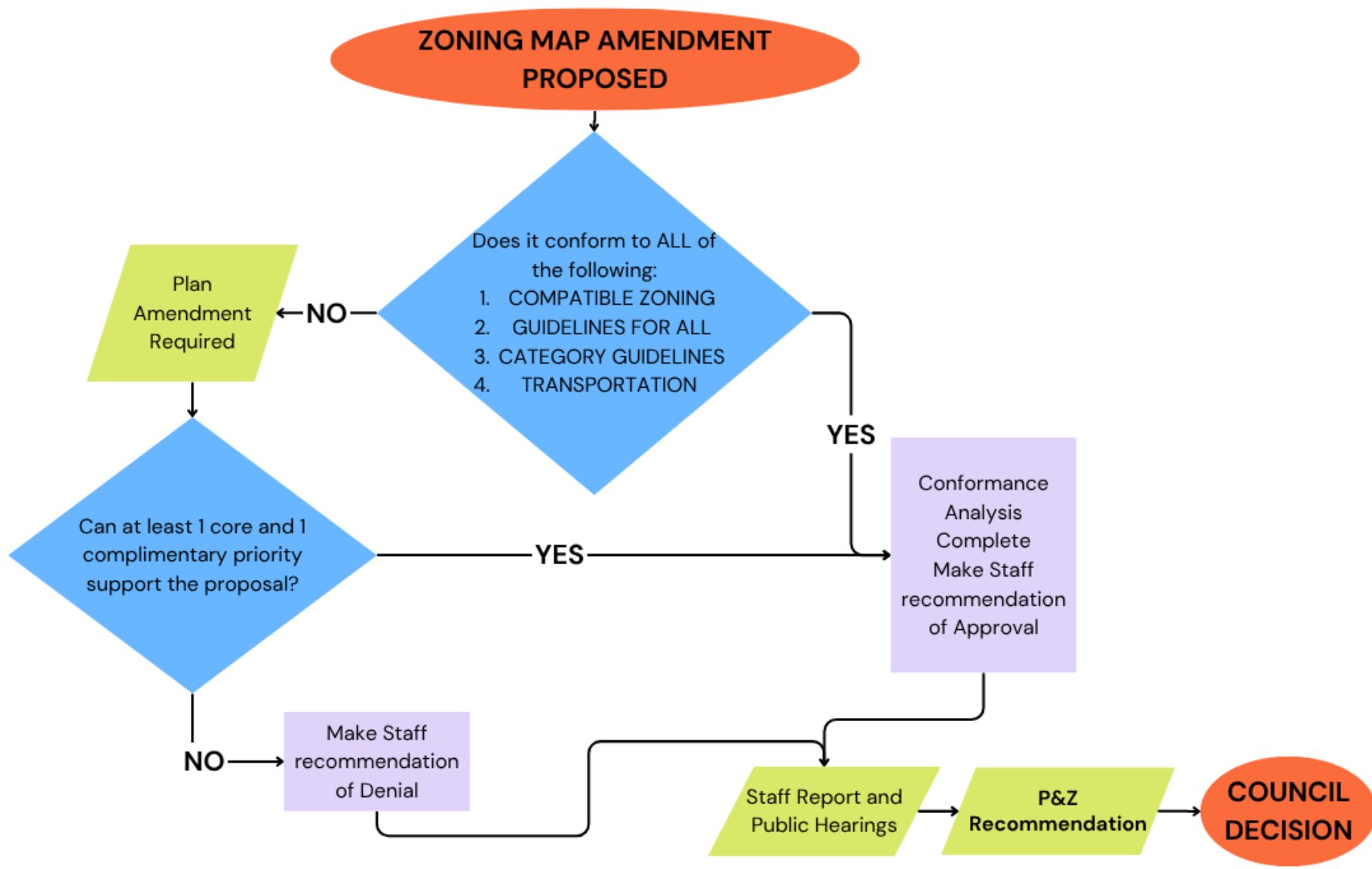
Chapter 2, Page 2-4

City only: A zoning map amendment must conform to the following:

1. **Compatible Zoning Categories** of the Table of Zoning Compatibility for Each Land Use Category,
2. **Guidelines for all Land Use Categories**,
3. **Category guidelines** for each Land Use Category under the corresponding Building Block, and
4. **The Transportation Framework.**

If it does not conform, then a Regional Plan map amendment will be required. When a plan amendment is required, it at a minimum should analyze and substantially further at least **two plan priorities** ([Chapter 3, Goals and Policies](#)), **one of which must be a core priority and be found to “and not be contrary to, the goals, policies and applicable elements” of the other priorities.** It must also demonstrate conformance with the Transportation Framework.

Text amendments to the Zoning Code will use the desired density, goals, policies, and guidelines in their conformance analysis as applicable to the proposed amendments.





Planning and Zoning Commission

P&Z Recommended Alternative

- 1) Eliminate Core and Complimentary distinction
- 2) Require conformance with three priorities

If it does not conform, then a Regional Plan map amendment will be required. **When a plan amendment is required, it at a minimum should analyze and substantially further three of the six priorities ~~at least two plan priorities (Chapter 3, Goals and Policies), one of which must be a core priority~~ and be found to “and not be contrary to, the goals, policies and applicable elements” of the other priorities.** It must also demonstrate conformance with the Transportation Framework. Text amendments to the Zoning Code will use the desired density, goals, policies, and guidelines in their conformance analysis as applicable to the proposed amendments.



Alternative Staff Recommendations

- If Council does not want to require conformance with three priorities:
 - Under "Policy Section", city only revise second sentence to "When a plan amendment is required, it at a minimum should analyze and substantially further two of the six priorities." (Staff)



Additional Staff Recommendation

Add to the Errata on page 2-4:

Conformance with the Regional Plan for annexations, dedications and abandonments, zoning map amendments (County only), and specific area plans is determined by an analysis of:....

City only: A zoning map amendment must conform only to the following:



Alternative P&Z Recommendations

- If Council does not want to eliminate core/complementary priorities:
 - Under "Core Priorities," revise second sentence to "... they make up the objectives that define..." (Comment #21. Note: This is contingent on comment #64 and should only be considered if #64 is not approved.)
 - Delete the last sentence under Core Priorities. (Comment #23)



Major Plan Amendment Categories

Category 1 Neighborhoods, Districts, and Centers: Decreases in intensity or density within the UGB, including Suburban to Rural, Urban to Suburban, Urban to Rural, Corridor to Neighborhood, Center to Neighborhood.

Category 2 Neighborhoods, Districts, and Centers: Increases in intensity or density outside the UGB, including Rural to Suburban, Suburban to Urban, Rural to Urban, Neighborhood to Corridor, and Neighborhood to Center.

Category 3 Urban Growth Boundary: Expanding the UGB to provide water and sewer services to allow an increase in intensity or density.

Category 4 Districts: Changing an area to a Corridor that does not have direct access to an arterial or collector road.

Category 5 Landscapes: Decreasing the area of Parks/Open Space, and Federal Lands and Working Landscapes categories.

Category 6 Goals and Policies: Deletion of a goal or policy



Administrative Changes

Administrative changes are not Regional Plan amendments. They shall be completed throughout the year and documented along with the Regional Plan Annual Report or may be included separately with another relevant decision, such as a strategic plan adoption. Administrative change categories include:

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



P&Z Process Recommendations

- Add a category #7 to Administrative Changes that states, “Changes to the Future Growth Illustration that match plan amendments and specific plans to the Flagstaff Regional Plan 2030 with effective dates after the adoption of the Flagstaff Regional Plan 2045 currently scheduled for October 9, 2025.” (Comment #1)
- Add a statement to the plan clarifying how any conflicts between maps and text will be addressed. Text overrides map. (Comment #68)



Comment Tabled for Council discussion

Comment #73 - Establish an acreage threshold of 5 gross acres, allowing smaller sites to be processed as Minor Plan Amendment.

- Categories that require major plan amendment have been defined in a way that is tied to the core priorities. This change would provide less information and engagement opportunities for projects that are moving away from the core priorities.
- Option is Council wants to move forward –
 - Footnote to Category 1: Parcels of 5 acres or less will be processed as a minor plan amendment.



Land Use Element (9-461.05.C.1)

Center

- Urban
- Suburban
- Rural

District

- Urban or Suburban Corridors
- Employment
- University/Research

Landscape

- Parks and Open Space
- Federal Lands and Working Landscapes

Neighborhood

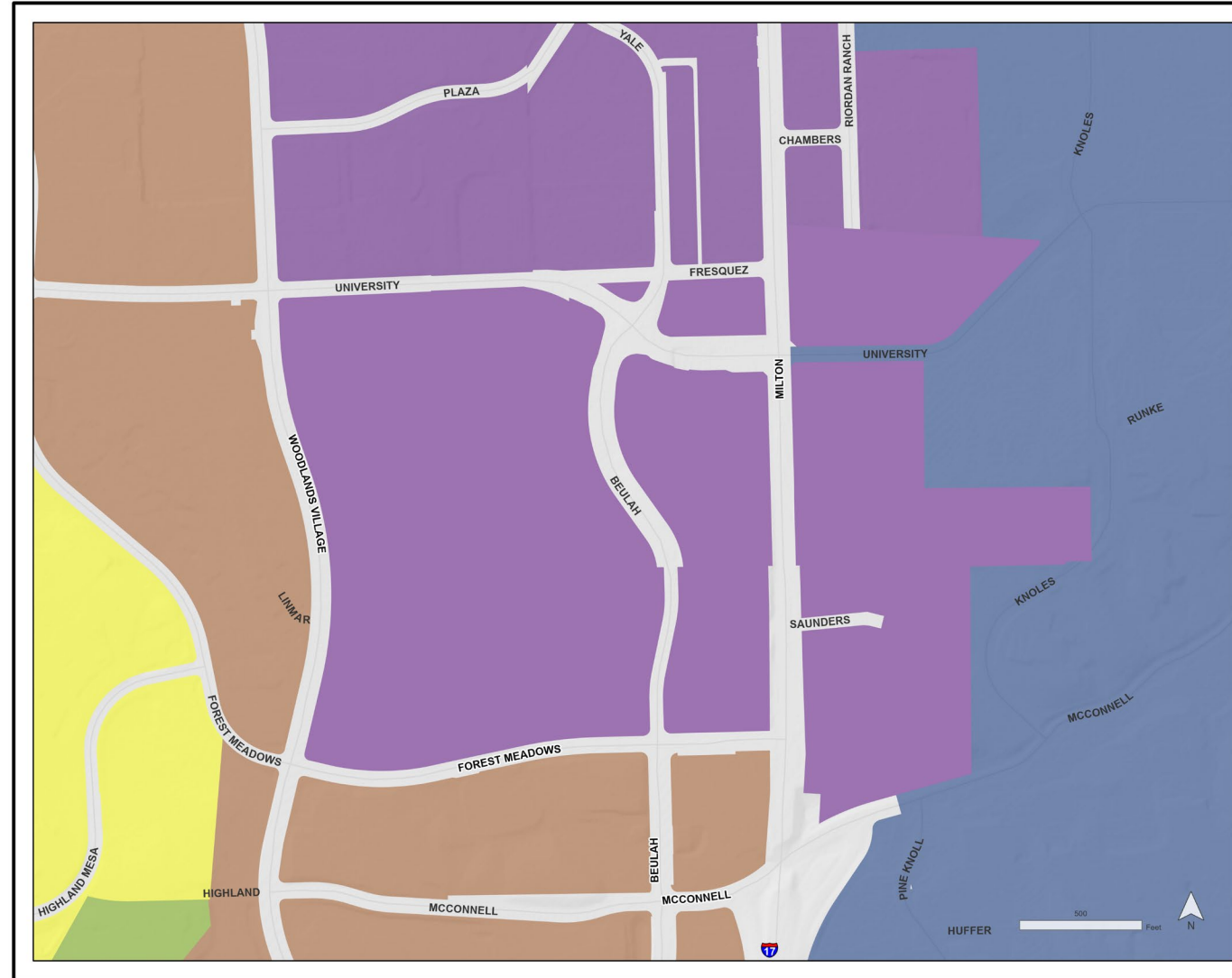
- Urban
- Suburban
- Rural
- Neighborhood Commercial



P&Z Land Use Recommendations



- Expand the Urban Center along both sides of Milton Rd southward to W Forest Meadows St (Comment #4)
- Revise first Guideline for All Land Use Categories on page 4-14 (Comment #3)



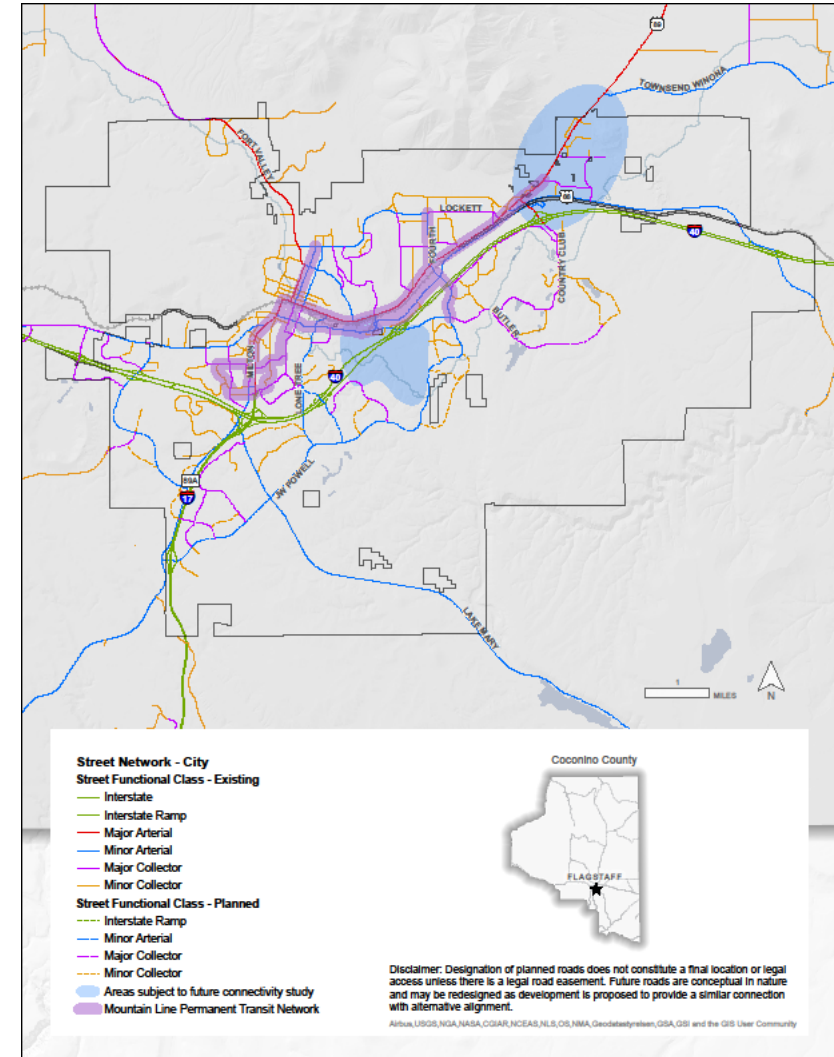
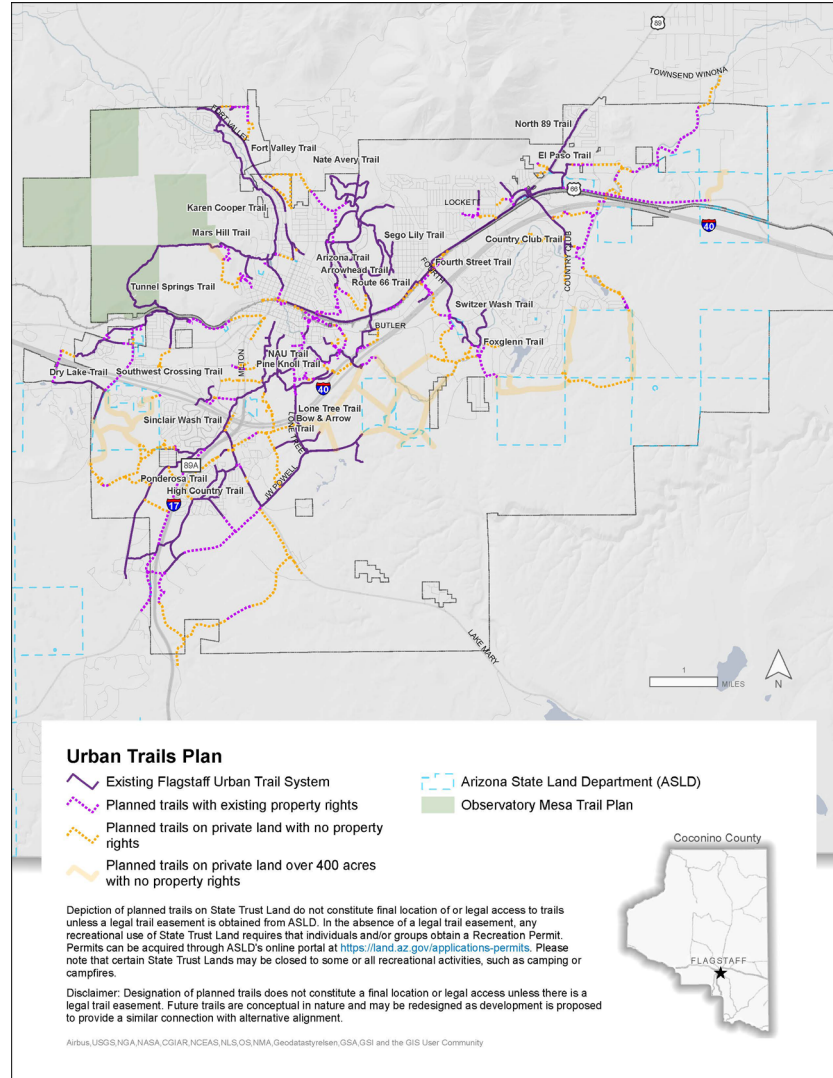


Circulation, Transit, Bicycling & Growth

Circulation
Element (9-
461.05.C.2 and 9-
461.05.E.3)

Growth (9-
461.05.D.2)

Bicycling Element
(9-461.05.E.9)





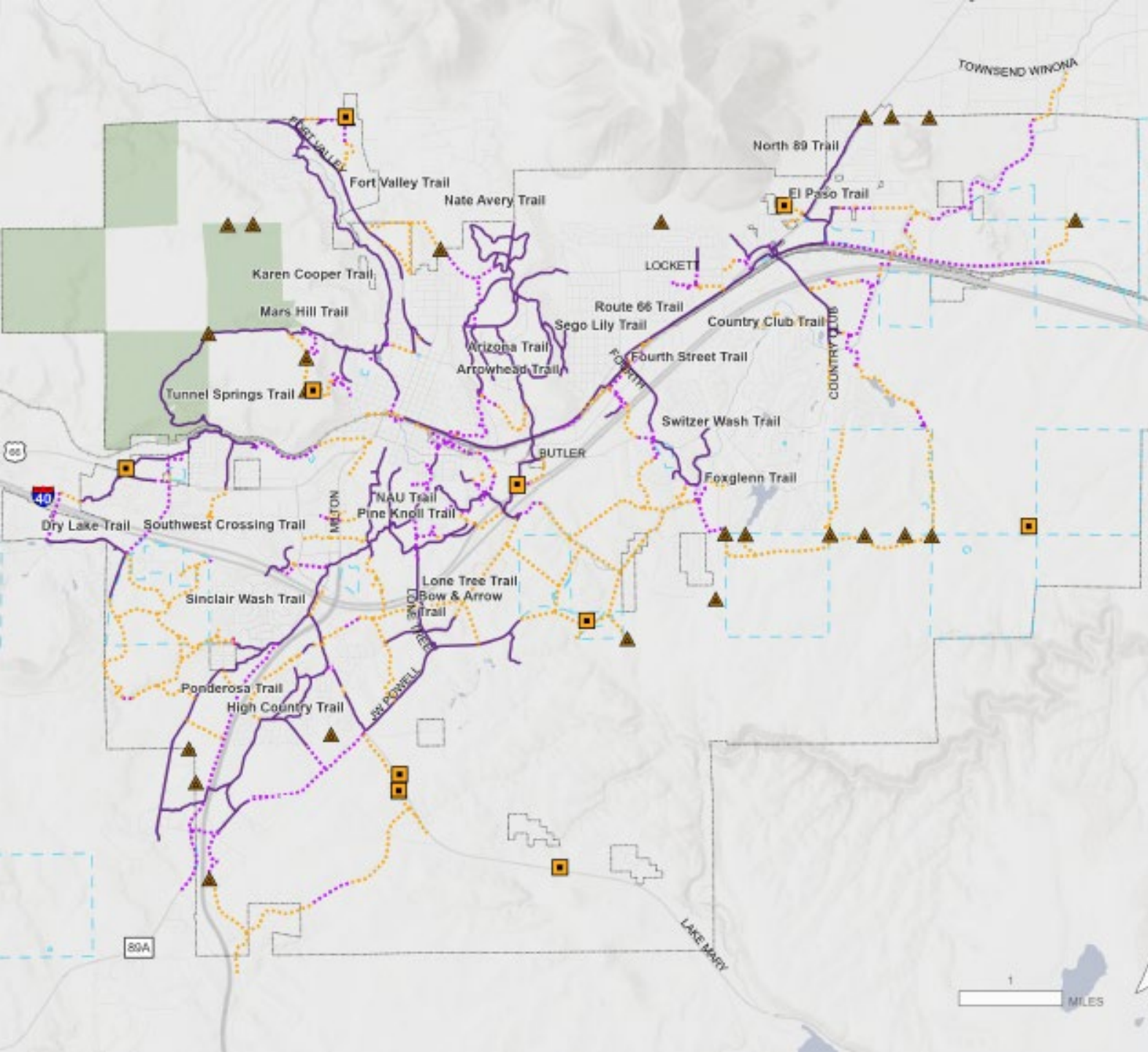
P&Z Transportation Recommendations

- New disclaimer for Regional Trails Map (Comment #65)
- New disclaimer for Bikeways Map (#36)
- Add and revise definition for Paratransit and vulnerable road user (#67)
- Add a gateway designation for Fourth St and Route 66 (#2)



P&Z Transportation Recommendations

- Add new Policy TS.7 (Comment #25)
- Add information on trail design and alignment to Chapter 4 (#31)
- Update the existing trails in the Regional Trails map and leave the planned trails that have not yet been authorized (Dry Lake Hills and Observatory Mesa) (#65)



Urban Trails Map recommendation

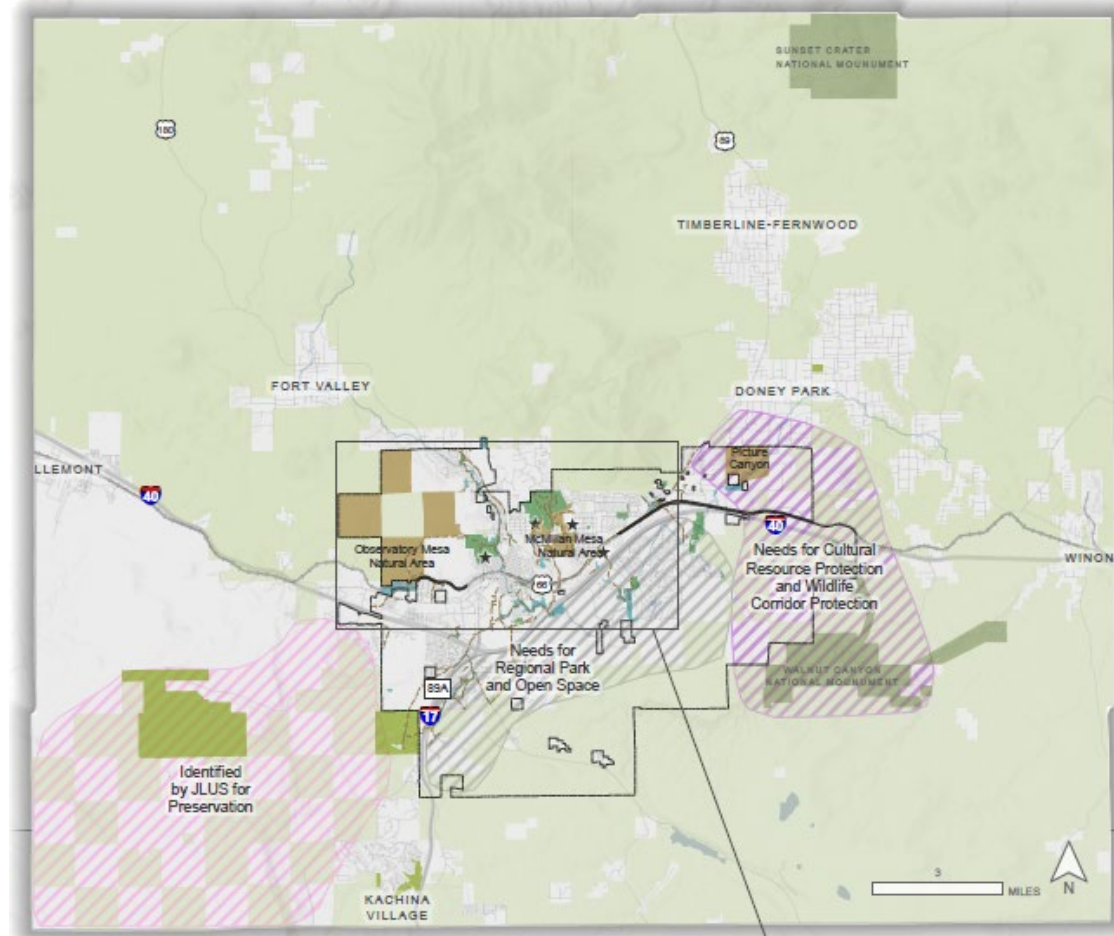
- Add Planned Forest Access and Trailheads to Urban Trails Map and Regional Trails Map (#34)
- Remove map distinction between alignments for properties over and under 400 acres. Make all planned trails a dashed line. (#11)

Open Space and Conservation

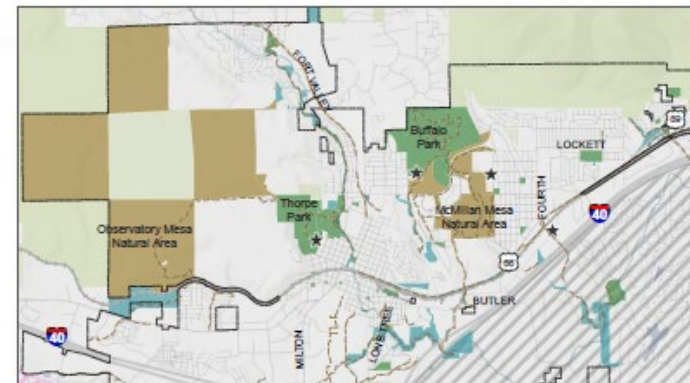
Conservation Element
(9-461.05.E.1)

Growth (9-461.05.D.2)

Environmental Planning
(9-461.05.D.3)



- ★ Recreation Centers
- Parks
- Designated Open Space
- City Owned Parcels with Open Space
- Dedications and/or Recreational Access
- County Parks and Open Space
- National Monuments (NPS)
- National Forest
- FUTA Trails
- City of Flagstaff Boundary



Part NARA NGA 11/02 Part NARA NGA 11/02 PRMA



P&Z Open Space Recommendations

- **Revise PROS.1: Provide parks and complementary open spaces within a 10-minute walk of all residents, prioritizing underserved... (Comment #26)**
- **On Map disclaimer: "Map 3-1 only identifies needs for large scale parks and open spaces. Needs at a smaller geographic scale are identified in the appropriate Master Plan." (#27)**



P&Z Open Space Recommendations

- Add new sentence on page 8-3 on typical practice of placement of new trails (Comment #37)
- Revise the first two high priority action items (#38 and #39)
- Add an action item for a tree inventory (#40)



Energy Element

- Energy Element (9-461.05.E.10)
- Energy efficiency and renewable energy are promoted by policies:
 - CA.2. Reduce energy consumption, **reliance on fossil fuels, and the carbon footprint** of new and existing buildings and public facilities through efficient building construction, orientation, and appliances.
 - CA.3. Advance the electrification of aircraft, trains, buses, micromobility devices, and vehicles by increasing the availability of charging infrastructure in public and private development projects.
 - E.1. Support renewable energy production; promote battery storage in the residential, commercial, and transportation sectors; and support energy storage in new, utility-scale renewable energy developments.



P&Z Energy Recommendations

- Update the Energy and Climate Action Chapter since APS has changed its carbon reduction commitments recently per staff recommendation. (Comment #107)
- **Revise the plan to move away from abandonment of natural gas and instead strive to maintain two energy sources to maintain resiliency, redundancy, and affordability. (#47)**
 - *Related Action Item: Update the City Sustainable Building Resolution and Sustainable Residential Building Incentives to further implement net-zero energy standards.*



Other Required Elements

- Cost of Development Element (9-461.05.D.4)
- Water Element (9-461.05.D.5 and 9-461.05.F)
- Recreation Element (9-461.05.E.2)
- Public Services and Facilities Element (9-461.05.E.4)
- Public Buildings Element (9-461.05.E.5)
- Housing Element (9-461.05.E.6)
- Conservation, Rehabilitation and Redevelopment Element (9-461.05.E.7)
- Safety Element (9-461.05.E.8)
- Neighborhood Preservation and Revitalization Element (9-461.05.E.11)



Other P&Z Recommendations

- Add abbreviations and definition for GPCD in Fig. 9-4 (Comment #66)
- Page 11-4 cites a dam failure on Lower Lake Mary. The word “dam” should be replaced by “levee.” (#43)
- Add a staff recommended definition and subdefinitions for use of the word floodplain throughout the document. (#45)
- Add mention of mental health facilities including The Guidance Center, Southwest Behavioral, Terros, etc. to the Public Health section in Chapter 4 (#82)



Other P&Z Recommendations

Add new best practice:

- Providing a variety of differently-sized public and private social spaces such as "public squares" where people can congregate, socialize, rest, people-watch, and enjoy life. (Comment #20)

Add new Urban Center guideline:

- Activation of street fronts is desired. Blank or inactive walls are discouraged (#10)



Recommended Motion

Read and Adopt Resolution No. 2025-56* with the following conditions:

- a) Update the plan per the attached and amended Errata.
- b) Make changes to the Plan as shown in the Conditions of Approval document prepared and reviewed during the Planning and Zoning hearing.

*The resolution also includes rescinding the Woodlands Village Specific Plan as part of the ratification.



Alternative Motion

Read and Adopt Resolution No. 2025-56 with the following conditions :

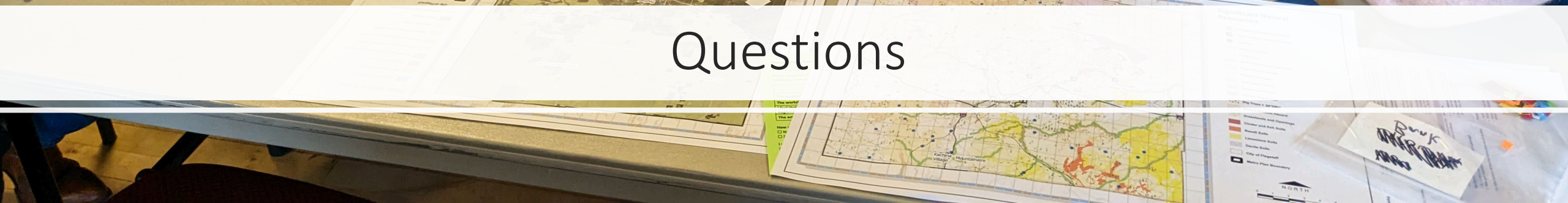
a) Update the plan per the attached and amended Errata.

b) Make changes to the Plan per Conditions of Approval document with the following modifications:

i.....



Questions



Regional Plan Committee held 16 meetings over 43 hours – 10 months

2,429 comments during the 60-day public review and staff testing during revisions – 2 months

Joint Retreat and Council Work session 11 hours – 2 months

280 potential changes to the Public Hearing Draft proposed by public comment – 2 months

115 potential changes considered and discussed at P&Z

31 Conditions of Approval

NOW

Planning and Zoning Commission held 4 meeting and discussed the plan over 13 hours

**NEW GRAPHIC TO BE PROVIDED
about comment and time spend
in review**