

Flagstaff Regional Plan 2045 Planning and Zoning Commission

NO.	Chapter	PAGE	Original Comment	Change Description - Final Language	Recommended by	Add to Conditions	Vote	DECISION DATE	Staff Comments
64	1	12	Make the six priorities have equal weight. Change Ch.2/Ch.3 language so that 3 priorities must be supported by a proposal for plan amendment.	Make the six priorities have equal weight. Change Ch.2/Ch.3 language so that 3 priorities must be supported by a proposal for plan amendment and the other priorities are not harmed.	Ian Sharp	Yes	5-2	09/24/25	No staff recommendation. This alternative approach could be done quickly so long as there are no new priorities and we don't try and reorganize the policies. Also change p.2, 4 and 3-1
21	3	1	Under "Core Priorities," revise second sentence to "... they make up the declared objectives that define..."	Under "Core Priorities," revise second sentence to "... they make up the objectives that define..." (Note: This is contingent on comment #64 and should only be considered if #64 is not approved.)	OS Commission	Yes	Unanimous	09/24/25	No staff recommendations.
23	3	1	Under "Core Priorities," revise final sentence to "...should address their conformance with the core and complementary priorities."	Delete the last sentence under Core Priorities.	OS Commission with staff recommendation	Yes	5-1 (1 abstained)	09/24/25	This suggestion could just be deleted as it is covered in Chapter 2.
1	2	8	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."	Same as original comment	Sara Dechter	Yes	Unanimous	09/10/25	Recommended after a conversation with F3 where we discussed what kind of applications might be submitted between adoption and ratification.
68	2		Add a statement to the plan clarifying how any conflicts between maps and text will be addressed.	Add a statement to the plan clarifying how any conflicts between maps and text will be addressed. Text overrides map.	Christine Sheehy	Yes	6-1	09/24/25	
4	4	9	Expand the Urban Center along both sides of Milton Rd southward to W Forest Meadows St.	Expand the Urban Center along both sides of Milton Rd southward to W Forest Meadows St, bounded to the west by Woodlands Village Blvd and including the Suburban Center parcels east of Milton Ave.	F3	Yes	Unanimous	09/10/25	Staff has some concern that breaking up this block to create an urban grid may take a decade or two. Other infrastructure could support urban environment over time per the HOH readiness study.
3	4	14	Under "All Categories," revise first guideline to "...areas already served by existing and future infrastructure and public facilities."	Under "All Categories," revise first guideline to "...areas already served by existing and planned infrastructure and public facilities."	F3 with edit from Commission	Yes	Unanimous	09/10/25	Staff recommended changing future in the comment letter to planned. F3 felt this was acceptable.
65	4	38	Regional Trails Plan. Came from regional trails strategy. Concerned about unauthorized trails included. The trails in the trails plan are on forest service land but have not been approved by the FS. Also trails on the Navajo Nation. These trails were not in the strategy that the plans data comes from. Request is that the map is updated to remove unauthorized trails from the Regional Plan.	Staff recommendation: Update the existing trails in the Regional Trails map and leave the planned trails that have not yet been authorized (for example, the Dry Lake Hills). Because the Observatory Mesa Trails Plan was recently adopted, the map should also be updated to reflect that document. Also recommend adding the short statement from the FI that "Inclusion on this map does not imply formal approval for any individual projects."	Staff recommendation on based on Mike Popejoy (in person comment)	Yes	Unanimous	09/24/25	Staff recommends updating the existing trails in the Regional Trails map and leaving the planned trails that have not yet been authorized (for example, the Dry Lake Hills). Because the Observatory Mesa Trails Plan was recently adopted, the map should also be updated to reflect that document. Also recommend adding the short statement from the FI that "Inclusion on this map does not imply formal approval for any individual projects."
71	4	38	if the map shows any illegally built (AKA "unauthorized") trails, these should be removed; otherwise the implication is that these trails are part of the regional plan and are authorized and open for legal use. Most of these trails are likely on USFS land.	Staff Recommendation: Create disclaimer for the map, see language proposed in comment #65.	Jen Blue	Yes	Unanimous	09/29/25	Staff recommends a disclaimer be created for the map. An interactive map can be created with more details but names would not be visible at this scale. Relates to vote on comment #65.
72	4	38	is there language in the plan that details the USFS requirements for environmental review and analysis under the National Environmental Policy Act before planned trails can be implemented? If not, this should be included.	Staff Recommendation: Create disclaimer for the map, see language proposed in comment #65.	Jen Blue	Yes	Unanimous	09/29/25	Staff recommends a disclaimer be created for the map. Relates to vote on comment #65.
98	4	38	Include with the map language from the April 9, 2020 letter from the Coconino National Forest Supervisor regarding the 2020 Flagstaff Regional Trail Strategy, which states that the Forest Service has not provided authorization to proceed with construction or implementation of any proposed projects, and that specific projects will require more in-depth, site-specific environmental review and/or analysis under the National Environmental Policy Act before they can be implemented.	Staff Recommendation: Create disclaimer for the map, see language proposed in comment #65.	Mike Popejoy	Yes	Unanimous	09/29/25	Can add disclaimer to Regional Trails map. Relates to vote on comment #65.
36	4	39	Add disclaimer on the map that future arterial and collector roads will be incorporated into the bikeway network as they are planned as part of future development.	Staff Proposed Alternative: Future streets not depicted on Maps 4-3 and 4-7 will be assigned a bikeway hierarchy classification administratively by the City Engineering Department.	OS Commission	Yes	Unanimous	09/24/25	Staff Proposed Alternative: Future streets not depicted on Maps 4-3 and 4-7 will be assigned a bikeway hierarchy classification administratively by the City Engineering Department.
67	G	7	Revise the Paratransit definition to add "for people with disabilities who may be unable to use standard bus services."	Same as original comment	Russell Randall	Yes	Unanimous	09/24/25	Add by staff - Good addition staff recommends this edit.
92	G	7	Revise the Paratransit definition to add "for people with disabilities who may be unable to use standard bus services."	Same as original comment	Russell Randall	Yes	Unanimous	09/29/25	Duplicate comment that was voted on twice.
96	6	8	Add "vulnerable road users" to the glossary and use the FHWA definition: "non-motorists... people walking, bicycling, using mobility aids (such as wheelchairs), or using most micro-mobility devices (whether motorized or not)." Clarify existing in-text definitions in Ch. 6.	Add "vulnerable road users" to the glossary and direct staff to determine the appropriate definition so that the usage is consistent. Overrides previous vote on comment #109.	FBO	Yes	Unanimous	09/29/25	No staff recommendation. Also 6-1 and G
109	3	10	Include a definition for vulnerable road users that is more typically used in transportation planning and limited in scope. For example, the FHWA uses the term to refer to people who have less protection than occupants in motor vehicles, making them more susceptible to serious injury or death in a crash. This category specifically includes pedestrians, bicyclists, and others using personal conveyance devices such as wheelchairs, scooters, or micromobility devices... Policy TS.1 should be clear in that it prioritizes transportation for pedestrians, bicyclists, wheelchairs, scooters, and micromobility devices.	Discussed with related comments, see #96.	Bicycle Advisory Committee	Yes	Unanimous	09/29/25	No staff recommendation. Also G-, 3-10, 6-11
2	4	41	Add a gateway designation for Fourth St and Route 66	Same as original comment	F3	Yes	Unanimous	09/10/25	Support.

25	3	9	Add new DP.8: Design and align the Flagstaff Urban Trail System (FUTS) within new developments to create a natural experience that interconnects neighborhoods and increases safe, low-carbon consumption access to community infrastructure.	Staff proposed alternative: Policy TS.7: Design trail systems to provide safe and comfortable connections between trails that emphasize the natural setting and Landscapes and those that provide comfortable low carbon transportation within Neighborhoods, Districts and Centers.	Staff recommendation based on OS Commission comment	Yes	6-1	09/24/25	Repeat of Comment 31 in a different location. The wording of this policy is inconsistent with the full breadth of FUTS contexts and uses terms that are unclear and not defined in the plan. There are locations where the FUTS is not in a natural setting such as along Route 66. A similar type of FUTS is expected along JW Powell. DP is also not the correct goal to attach this idea to. Staff Proposed alternative: Policy TS.7: Design trail systems to provide safe and comfortable connections between trails that emphasize the natural setting and Landscapes and those that provide comfortable low carbon transportation within Neighborhoods, Districts and Centers.
104	3	10	Revise TS.1 to "Prioritize accessibility for and the safety of vulnerable road users as the primary consideration..."	Same as original comment, add to Errata.	FBO	Yes	Unanimous	09/29/25	No staff recommendation. This was added to the Errata.
34	4	37	Add existing and planned access points and trailheads from the previous Regional Plan Map 26E to Policy Map 4-5 or include an additional map with these access points and trailheads.	Add planned access points and trailheads from the previous Regional Plan Map 26E to Policy Map 4-5 or include an additional map with these access points and trailheads.	OS Commission with staff recommendation	Yes	6-1	09/24/25	Staff recommends not adding existing points for readability at this map scale. Existing access points have permanent property rights already and infrastructure supporting them.
11	4	37	Add clarity to trail alignments for properties over 400 acres.	Remove map distinction between alignments for properties over and under 400 acres. Make all planned trails a dashed line.	F3 with edit from Commission	Yes	Unanimous	09/24/25	No staff recommendation - unify under the dashed line
31	4	34	Under "Building Blocks: Active Transportation Plans," add final sentence: Trail design and alignment should integrate natural experiences that interconnect neighborhoods and increases safe, low-carbon access to community infrastructure.	Under "Building Blocks: Active Transportation Plans," add final sentence: trail design and alignment should integrate natural experiences that interconnect neighborhoods and increases safe, low-carbon access to community infrastructure, where appropriate.	OS Commission with staff recommendation	Yes	Unanimous	09/24/25	Some Trails are not in natural areas and we would not want to miss trail connections in tighter infill locations. Staff Recommended edit: Add "where appropriate" after experiences.
26	3	10	Revise PROS.1: Provide parks and complementary open spaces within a 10-minute walk of all residents, prioritizing underserved...	Same as original comment	OS Commission	Yes	5-1 (1 abstained)	09/24/25	No staff recommendation.
27	3	11	Add a callout or asterisk on Map 3-1: "Parks and Open Space needs are not limited to areas addressed on the map."	Staff Proposed Alternative: "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."	Staff recommendation based on OS Commission comment	Yes	Unanimous	09/24/25	Proposed Alternative: 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.
37	8	3	Add new sentence after the first sentence on the page: Future open spaces and parks should be placed through developments to meet system connectivity, be accessible for residents, maintain natural corridors, and support neighborhood livability. [Paragraph break]	Add new sentence after the first sentence on the page: Future open spaces and parks may be placed through developments to meet system connectivity, be accessible for residents, maintain natural corridors, and support neighborhood livability. [Paragraph break]	OS Commission with edit from Chair Mandino	Yes	Unanimous	09/24/25	"should" is not an appropriate verb in Chapter 8 as it is not a location for guidelines.
38	8	4	Revise first high priority action item to "Leverage available funding to negotiate for the purchase/dedication of greenfield lands for parks, open space, and trails in the John Wesley Powell Boulevard (JWP) extension area and other priority areas, to secure integrated alignments and sites." Update to "Short term."	Same as original comment	OS Commission	Yes	Unanimous	09/24/25	That is the intent as written. Agree to update to short term.
39	8	4	Revise 2nd high priority action item to "Pursue a County and/or City bond or financing mechanisms for regional park, recreation, open space initiatives, including operations and maintenance."	Same as original comment	OS Commission	Yes	Unanimous	09/24/25	No staff recommendation
40	8	4	Add regular action item: Develop a comprehensive tree inventory that adds native tree species, highlighting the Ponderosa pine stands, as a significant natural resource to the mapped resources section in Chapter 7, p. 7-8.	Same as original comment	OS Commission	Yes	Unanimous	09/24/25	No staff recommendation
107	10	1	Chapter 10: Energy and Climate Action makes the statement "The City's goal of achieving carbon neutrality is intrinsically linked to APS's carbon-free commitment" in the background section. Then again, in the "Clean Energy Production" section, the plan lauds APS for its commitment to renewable energy. A fundamental flaw with tying ourselves so strongly to APS is that APS's commitments may change... What will the city and county do if APS abandons its renewable energy goals? I believe this is a fundamental flaw that needs significant attention before the regional plan is adopted.	Remove specificity about APS's commitment in line with staff's revisions.	Valerie Piet	Yes	Unanimous	09/29/25	Sustainability should speak to this at the hearing. Also on p.10-3
47	10		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.	Same as original comment	Ian Sharp	Yes	6-1	09/24/25	Making this change would make the proposed out of policy alignment with the Carbon Neutrality Plan page 97.
66	9	8	Define GPCD (used in Figure 9-4) and add to Acronyms and Abbreviations list	Same as original comment	Charity Lee	Yes	Unanimous	09/24/25	Add by staff - Staff concurs. This got missed.
43	11	4	Page 11-4 cites a dam failure on Lower Lake Mary. The word "Dam" should be replaced or have a footnote that clarifies it was earthen berm, or a levee that failed at Lake Mary.	Same as original comment	Ian Sharp	Yes	Unanimous	09/24/25	Support - Confirmed with Ed Schenk in Stormwater and Daniel Kelly in Emergency Management. The term levee was preferred
45	G	1	Add to glossary - "1-percent Annual Chance Exceedance flood" or "100-year floodplain" and clarify whether the definition includes only FEMA floodplains or other regulatory floodplains adopted by the City.	Staff recommendation: Keep the language as is and add a subcategorized definition to the Glossary, such as: Floodplain: an area that floods seasonally, sometimes associated with a riparian area 1. Special Flood Hazard Area -... 2. 1% annual change of flooding or 100-year floodplain.... 3. 0.2% annual chance of flooding or 500-year floodplain....	Ian Sharp with staff recommendation	Yes	Unanimous	09/24/25	Floodplain is a term used throughout the plan in a number of different contexts. It does not always refer to the 100 year floodplain. Staff recommends keeping the language as is and adding a subcategorized definition to the Glossary, such as: Floodplain: an area that floods seasonally, sometimes associated with a riparian area 1. Special Flood Hazard Area -... 2. 1% annual change of flooding or 100-year floodplain.... 3. 0.2% annual chance of flooding or 500-year floodplain....
82	5	14	Add mention of mental health facilities including The Guidance Center, Southwest Behavioral, Terras, etc.	Same as original comment	Russell Randall	Yes	Unanimous	09/29/25	No staff recommendation
20	3	9	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.	Same as original comment	F3	Yes	6-1	09/24/25	This would be difficult to require for a small infill parcel.
10	4	16	Add new guideline under "Design and Other Considerations": Activation of street fronts is desired. Blank or inactive walls are discouraged.	Same as original comment	F3	Yes	4-3	09/24/25	