

Public comments provided but not discussed by the Planning and Zoning Commission 9/10 to 9/30/ 2025

Chapter	PAGE #	Original Comment	Recommended by	Add to Conditions	Vote	DECISION DATE	Staff Comments
5	18	Add discussion of accessibility and inclusion in action items, specifically related to the Sense of Place guidelines.	Russell Randall				Needs more specificity
NA		Add discussion of universal design throughout the plan	Russell Randall				Needs more specificity
NA		Update maps and charts to be accessible for people with vision impairments. Add patterns, textures, labels, or icons, and increase font size.	Russell Randall				This will be done as part of the interactive map creation. The complexity and scale of the print maps do not allow for this to be easily achieved.
5-	?	Add discussion of accessibility and inclusivity to Ch.5	Russell Randall				Staff will need more specifics to address this comment.
G		Add disability-related terms to the glossary	Russell Randall				Staff will need more specifics to address this comment. The Glossary should only include terms that are used in the plan with a specific meaning in the plan or those needed for understanding.
3	10	Add "accessible" to Goal TS: ...an inclusive, safe, accessible...	Russell Randall				The same comment was submitted by the CIAL in December 2024 and staff added accessibility to Policy TS.1 in response.
3	15	Add "accessible and inclusive pathways" to HE.3	Russell Randall				The same comment was submitted by the CIAL in December 2024. Staff revised Goal HE to read "...diverse economy for all..."
4	6	Under "Livability & Attainability," revise first sentence to read "...aims to create a more livable, inclusive, and affordable Region by encouraging more compact, diverse, and universally designed housing types."	Russell Randall				The same comment was submitted by the CIAL in December 2024. Staff did not make changes, because accessibility was not measured in the scenario planning exercise.
4	15	Under "Physical Form," update last sentence to "...universally designed accessible and inclusive spaces."	Russell Randall				No staff recommendation
4	16	Add a new guideline under "Mix and Location of Uses" stating "Consider universally designed structures."	Russell Randall				This is not written as a guideline. Universal design structures may always be considered. It is not a necessary statement in the plan.
4	16	Update last guideline under "Mix and Location of Uses" to "implement managed parking (including accessible parking)..."	Russell Randall				A similar comment was submitted by the CIAL in December 2024. Staff added Policy PK.4 on accessible parking.
4	17	Update pedestrian crossing label to "Universally designed enhanced pedestrian crossings with curb cuts, ADA compliant ramps, truncated domes, and Accessible Pedestrian Signal crossings."	Russell Randall				The same comments were submitted by the CIAL in December 2024. Staff did not add this language because it is overly specific. Also pages 4-19, and 4-21
4	18	Add a new guideline under "Mix and Location of Uses" stating "Consider universally designed structures."	Russell Randall				This is not written as a guideline. Universal design structures may always be considered. It is not a necessary statement in the plan.
4	18	Update guideline under "Design and Other Considerations" to "...create efficient parking (that includes accessible parking)..."	Russell Randall				A similar comment was submitted by the CIAL in December 2024. Staff added Policy PK.4 on accessible parking.
4	29	Revise Neighborhood Commercial and Neighborhood Infill illustrations to make sidewalks ADA compliant.	Russell Randall				There is no more funding to update the drawings. Also page 4-33
5	6	Revise first sentence to "Addressing flagstaff's racial and ability gap in access to housing..."	Russell Randall				No staff recommendation
5	6	Add statement such as "Roughly half of people experiencing homelessness have a disability with rates of homelessness 2.5 times higher for people with disabilities compared to the general population."	Russell Randall				No staff recommendation
5	8	Add statement such as "Federal law prohibits discrimination against people with disabilities in housing transactions."	Russell Randall				No staff recommendation
5	88	Add statement "Coordinate with federal agencies and community partners to assist people with disabilities to achieve housing stability."	Russell Randall				No staff recommendation
5	11	Revise the last sentence before the call-out box to "...support its identified sectors including community members with disabilities when those efforts..."	Russell Randall				"Identified sectors" refers to sectors of the economy, not sectors of the community.
5	16	Update the third high priority action item to "... potential funding sources for affordable and ADA accessible housing..."	Russell Randall				No staff recommendation
6	7	Change second bullet to "Support safety, accessibility, and convenience for the most vulnerable road users."	Russell Randall				This refers to what the Preferred Scenario achieves and accessibility was not measured.
6	9	In ITS box, revise last sentence to "ITS and universal design solutions can be employed to..."	Russell Randall				UD is not relevant to this paragraph
6	12	Add statement "The City will continue to follow the ADA federal law for the number of required accessible spaces based on the total number of parking spaces provided."	Russell Randall				There are may places the Regional Plan could make a similar statement but does not. Following existing law is a given.

6	12	In the fourth paragraph, add statement "The City will resist the use of rolled concrete curbs as they are generally non-compliant with the Americans with Disabilities Act (ADA)."	Russell Randall			Too specific
6	12	Revise the last sentence to "...multimodal improvements such as accessible multi-use trails..."	Russell Randall			This is not true of all multiuse trails and is not a necessary modifier for a background section.
6	13	Revise 4th regular action item to "Fund" and "Evaluate the use of ITS signal technology, including the use of accessible pedestrian signals, to determine..."	Russell Randall			No staff recommendation
6	13	Revise 12th regular action item to "Account for all users, including pedestrians, people with disabilities..."	Russell Randall			all means all
6	13	Add Action Item: Provide accessible parking in central, convenient locations in all parking lots and managed parking plans."	Russell Randall			No staff recommendation
6	13	Add Action Item: Universally design and maintain more access points and trails on the FUTS so as to be ADA compliant and accessible to all users, including those with disabilities."	Russell Randall			Too specific. This concept is covered In the ATMP.
7	2	Under "Dark Skies," revise the fourth sentence to "...safe, efficient, and ADA compliant outdoor lighting..."	Russell Randall			The same comment was submitted by the CIAL in December 2024. Staff did not make changes on the grounds that "safe" covers ADA compliance.
8	2	Revise the 3rd sentence to "Equitable access to parks considers accessibility and both..."	Russell Randall			accessibility is part of the quality of parks.
8	3	Revise the 2nd sentence to "...a new master plan for parks, recreation, therapeutic recreation, open spaces, and community events..."	Russell Randall			This suggestion would mischaracterize how the plan will be scoped
8	3	Revise the 4th paragraph, 2nd sentence to "Providing inclusive access to parks..."	Russell Randall			No staff recommendation
8	3	Revise the 4th paragraph, last sentence to "Securing new open space, expanding trails, ensuring inclusive access, and acquiring park lands are vital to maintaining inclusive, diverse recreational activities for all residents..."	Russell Randall			No staff recommendation
8	4	Revise 2nd high priority action item to "...fund regional park, therapeutic recreation, and open space..."	Russell Randall			A similar comment was submitted by the CIAL in December 2024. Staff did not make changes, as recreation programming is outside the scope of the Regional Plan.
8	4	Revise 4th regular action item to "... construction of new universally designed active recreational facilities which are both accessible and inclusive..."	Russell Randall			A similar comment was submitted by the CIAL in December 2024. Staff did not make changes, as recreation programming is outside the scope of the Regional Plan.
11	8	Under "Emergency Communications and Evacuation Routes," add a statement regarding evacuation procedures for the elderly and/or members of the disability community who may need assistance during evacuation.	Russell Randall			This is outside the scope of the plan and is addressed in operational plans.
11	9	Revise the 8th regular action item to add a statement regarding evacuation for the elderly and/or members of the disability community who may need assistance during evacuation.	Russell Randall			This is outside the scope of the plan and is addressed in operational plans.
G	1	Add to glossary - Accessible Parking: Parking spaces complying with the Americans with Disabilities Act (ADA) that have specific features that make it easier for people with disabilities to access sites.	Russell Randall			The rule of thumb for the glossary was not to define words that could be easily looked up online and that did not have unique meaning within the document.
G	1	Add to glossary - ADA Guaranteed Ride Area: The geographic zone around a fixed-route public transit system where ADA-mandated complementary paratransit service must be provided.	Russell Randall			This is described in the sentence and only used once in the document
G	1	Add to glossary - Accessible Housing: Accessible Housing refers to the construction or modification of housing to enable independent living for persons with disabilities.	Russell Randall			This term is not used in the plan
G	3	Revise the Complete Streets definition to "including pedestrians, people with disabilities, bicyclists..."	Russell Randall			people with disabilities are pedestrians, cyclists drivers etc.
G	3	Revise the Curb Management definition to "...pedestrians, people with disabilities, bicyclists..."	Russell Randall			people with disabilities are pedestrians, cyclists drivers etc.
G	3	Revise the Enhanced Crossing definition to "An ADA compliant crossing that..."	Russell Randall			All street crossings are required to be ADA accessible. This is therefore an unnecessary modifier
4	37	Remove the planned FUTS trail marked on the north side of the property at 2568 N San Francisco St.	Bill Charles			This trail has been on City maps more than a decade and the City would still like to acquire single track access on this or a nearby property.
1	12	Make Open Space and Sustainability the top priorities	Diana Roy			This would be difficult to implement at this point in the process and would not reflect the plurality of public comments
4	37	Change the planned FUTS from purple to yellow on the HOA-owned property where the FUTS connects to N Lake Hills Dr	Bob Marostica			Martin clarified via email to the commenter that the planned FUTS is on a City-owned parcel, so the color should not be changed.

5		Add proposals for advancing research and technology businesses or exploring other ways to attract high-tech companies and high-paying jobs.		Tom Pearson				No staff recommendation
6		Given the plan's focus on multimodal transportation, add information on the impact of growing accident rates or the hazards of multimodal transportation in harsh winter conditions.		Tom Pearson				No staff recommendation
10		Add an analysis of the dangers of electric-only heating in our cold winter climate. Prolonged power outages in winter will pose a significant threat to residents in homes heated solely by electricity.		Tom Pearson				No staff recommendation
7		Housing and density are big issues. People come here for the environment. For questions on animals, AZGFD is the resource, but there is no similar resource for plants. Invasive weeds are well represented in the draft. Currently they are a nuisance but not overwhelming. If we let it go to landscape scale it will become overwhelming. As we increase density, we need someone strongly representing the positive side of plants for beautification. The best way to defeat invasive plants is a healthy community of native plants. Proposing a single position to coordinate invasive and native plants. Will send in specific edits.		Sat Best (in person comment)				The landscaping code contains the correct level of detail for addressing native plants and already limits non native plants in commercial landscaping.
NA		Concerned with housing and regulations for infrastructure, and Carbon Neutrality Plan. Have sent in comments already.		Sean Gollmer (in person comment)				No staff recommendation
9		Instead of using recycled water, use primary water.		Sean Gollmer (in person comment)				Reclaimed water is part of the overall water portfolio for the Region.
10		Instead of renewable energy, use volcanic energy. Use natural gas. The renewable power grid will not work with expected load, unless nuclear plants are built. Bring back coal plant as natural gas.		Sean Gollmer (in person comment)				Geothermal energy is considered renewable per Chapter 10 and Goal E
10		Look at reclamation. Concerned with disposal of toxic chemicals and effects on water/food supply.		Sean Gollmer (in person comment)				Reclaimed natural gas is included in the Energy Chapter based on discussions with Unisource.
NA		Inclusivity has negative connotations in the political environment and may have legal issues.		Sean Gollmer (in person comment)				No staff recommendation
1		Scrap the carbon neutrality part and go back to the drawing board.		Sean Gollmer (in person comment)				The Carbon Neutrality Plan is an adopted policy of the City of Flagstaff and staff has followed Council direction to include it.
NA		What is the logic of the county island? What is the criteria of the county island? They seem silly.		Michael Martin (in person comment)				Answered during hearing that County islands and some peninsulas are eligible for annexation with property owner requests and consideration of infrastructure.
NA		Does your plan consider annexation of Timberline, Fernwood, Doney Park? What impact will it have on our property taxes, lot size, size of properties?		Diane Martin (in person comment)				No. Addressed in hearing
3	9	Glad to see Sense of Place and discussion of universal design. Add more mentions of accessibility, inclusion, and universal design in the action items.		Russell Randall (in person comment)				See other comments by speaker
NA		Maps should be made accessible.		Russell Randall (in person comment)				See other comments by speaker
5		Add discussion of accessibility in Ch.5 and in connection to housing.		Russell Randall (in person comment)				No staff recommendation
G		Add accessibility-related terms in the glossary.		Russell Randall (in person comment)				See other comments by speaker
6	13	Add on accessibility and compliance in connection to the trail system, especially in action items.		Russell Randall (in person comment)				This is a complicated request that is addressed in more detail in the ATMP.
7		Add discussion of therapeutic recreation.		Russell Randall (in person comment)				This is too specific

NA		Plan is missing practical implementation of policies. Coconino County does not have a building and engineering dept. Would like to see more information on how the implementation of policies affect property owners.	James Keene (in person comment)			Addressed at hearing. Coconino County does have engineering staff in Public Works and Community Development
4	14	Recommend plan language be modified to clarify that water/sewer service shall not be provided outside the UGB.	Michele James (in person comment)			Staff will address in public hearing
3	9	Best Practices for Creating a Sense of Place should be expanded with details in written comments.	Michele James (in person comment)			See other comments by speaker
NA		Submitted a recommendation letter with 18 recommendations. Open space should be better integrated into the plan given the core priorities.	Jacqueline Thomas (in person comment)			See other comments by OS Commission
3	14	Policies should be balanced, such as OS.2 - recommend revising.	Jacqueline Thomas (in person comment)			See other comments by OS Commission
3	11	Ensure that projects include parks, open spaces - suggest mapping updates and revisions to better identify open space needs.	Jacqueline Thomas (in person comment)			See other comments by OS Commission
4	9	Request correction to FGI to prevent the loss of an wildlife corridor, where a Suburban Center is currently designated.	Jacqueline Thomas (in person comment)			No staff recommendation
NA		The maps are incredibly hard to see for visually disabled people. Have closed captioning on for meetings.	Rachel Simukonda (in person comment)			See other comments by speaker
NA		Martin Ince hit it out of the park with Buffalo Park and Along Fourth St, appreciate accessibility and trail width.	Rachel Simukonda (in person comment)			No staff recommendation
3	16	Since this is a long term regional plan, I'm hoping there is nothing that would block the possibility of light rail or passenger rail in the future? Has it been considered? Does the Regional Plan get in the way?	Taylor Serge (in person comment)			No staff recommendation
4	37	Submittals for trails across Canyon del Rio should match current submittals. Include disclaimer language for private properties on Map 4-6.	Charity Lee (in person comment)			Submittals have not yet been approved and have not been incorporated.
4	37	Policy Maps 4-3 and 4-4 show roads on Juniper Point and Canyon del Rio that should be removed or downgraded to minor collectors.	Charity Lee (in person comment)			Submittals have not yet been approved and have not been incorporated.
NA		There is no implementation plan. There are goals and policies, but no explanation of how they will be carried out	Charity Lee (in person comment)			Chapters 5-11 have the action items
4	14	Suggest removal of Natural resources bullet #2.	Charity Lee (in person comment)			Staff disagrees with this comment as the City and County Codes discuss natural resources and the primary reason for cluster development
4	9	Could not tell on some properties, what color they were. Sharkbite was not clear - Rural Neighborhood or Suburban Corridor. Suburban Neighborhood would like to see density range 2-29.	Charity Lee (in person comment)			No staff recommendation
NA		Does the City's Regional Plan have an Implementation Plan? We should look at incorporating this into the plan.	Charity Lee			Chapters 5-11 have the action items
4	9	Is the Shark Bite (APN 105-10-176) shown as a Rural Neighborhood on Map 4-1? It's hard to tell if it's Suburban Corridor or Rural Neighborhood.	Charity Lee			It is Suburban Corridor
4	11	Suburban Neighborhood should be 2-29 dwelling units per acre	Charity Lee			No staff recommendation
4	14	Revise first guideline under "All Neighborhoods" to "Attainable and affordable housing units should be dispersed throughout neighborhoods."	Charity Lee			No staff recommendation
4	14	Replace 3rd guideline under "All Neighborhoods" with: Encourage connectivity and inclusivity in neighborhood designs.	Charity Lee			The commenter may have meant inclusivity instead of exclusivity. Staff does not recommend this change because the vague language on gated communities in the current plan has been insufficient to discourage them.
4	14	Clarify 2nd guideline under "Public Facilities and Infrastructure."	Charity Lee			Staff has a clear idea of what this means as the language was carried forward from the current plan.

NA		Would like plan to be more accessible to the general public, for people who do not have the time, education. Think about the average person.	Jean Christy (in person comment)			Staff will prepare educational and supplemental products after approval. A Spanish version of Chapter 3 and executive summary will also be prepared.
4	37	My family has been here for generations and some of the unauthorized trails have been walked for a long time.	Jean Christy (in person comment)			No staff recommendation
NA		Related to sustainability, Flagstaff is unique, should not be compared to other cases, for example New York, Minnesota, or the parking situation in Rome.	Jean Christy (in person comment)			Staff uses case studies and research to learn what other cities in similar circumstances have tried and what has or has not been successful
NA		What are the implications for this project on current homeowners and the land that we own? Is there any chance that the city will be minimizing the land that we own? Do I have to worry about my property lines being encroached on?	Sara Hall (in person comment)			Addressed at public hearing
4	35	Remove Harold Ranch Road planned minor collector road. It is not anticipated that this will be a collector road.	Charity Lee			Submittals have not yet been approved and have not been incorporated.
4	35	Remove Fourth Street minor collector road. This collector is no longer needed since JWP Blvd is now planned through Canyon Del Rio.	Charity Lee			Submittals have not yet been approved and have not been incorporated.
4	35	Remove planned minor collector road in Juniper Point. It is not yet determined that Juniper Point will require a collector road.	Charity Lee			Submittals have not yet been approved and have not been incorporated.
4	35	Change San Francisco Peaks Parkway in Juniper Point and State Land from a major collector to a minor collector. This road is currently planned as a minor collector.	Charity Lee			Submittals have not yet been approved and have not been incorporated.
4	37	Update planned trails across Canyon Del Rio to match recent development plan submittals.	Charity Lee			Submittals have not yet been approved and have not been incorporated.
4	38	Make the map easier to read and include private property in the disclaimer language on the depiction of the trails.	Charity Lee			The State land disclaimer is different than the private land disclaimer on Map 4-6 because of legal differences in the access and management of those lands.
NA		Add in-text definitions for acronyms used throughout the document. Move the Acronyms and Abbreviations page in front of the Glossary pages.	Charity Lee			Typically in the plan, acronyms are defined only on first mention and then abbreviated afterwards. Often hyperlinks are provided to the glossary and a full list of acronyms is provided for reference.
6	2	Define ATMP in text	Charity Lee			Typically in the plan, acronyms are defined only on first mention. The first mention of ATMP is on p. 2-5. Definitions are not provided in text but are hyperlinked.
6	3	Define VMT in text	Charity Lee			Typically in the plan, acronyms are defined only on first mention. The first mention of VMT is on p. 3-7.
6	10	Define CCHHS in text	Charity Lee			Typically in the plan, acronyms are defined only on first mention. The first mention of CCHHS is on p. 5-14.
6	11	Define "single-occupancy vehicle demand" in the glossary	Charity Lee			This phrase only appears once in the plan, so recommend revising the sentence instead.
6	13	Define CIP in text	Charity Lee			Typically in the plan, acronyms are defined only on first mention. The first mention of CIP is on p. 2-1.
7	2	Define JLUS in text and in the glossary	Charity Lee			Typically in the plan, acronyms are defined only on first mention. The first mention of JLUS is on p. 3-12.
7	4	Define AZGFD in text and in the glossary	Charity Lee			Typically in the plan, acronyms are defined only on first mention. The first mention of AZGFD is on p. 1-4.
7	9	Define the habitat linkages data and provide the web address in References.	Charity Lee			The link is included in the References under "Metadata..." but could be relabeled to include the phrase "wildlife linkages."
7	8	Define Anderson Mesa IBA in text	Charity Lee			The acronym is defined on p. 7-4 - further clarification needed?
R	3	Include the web address for the State Wildlife Action Plan in the References	Charity Lee			No staff recommendation
R	3	Include the web address for the Wildlife Friendly Fencing Guidelines in the References	Charity Lee			No staff recommendation
9	5	Define CWS in text	Charity Lee			Typically in the plan, acronyms are defined only on first mention. The first mention of CWS is page 9-1.
G	11	Include FHA in Acronyms and Abbreviations	Charity Lee			FHA is not used in the plan. FHWA (federal highway administration) and SFHA (special flood hazard area) are both used and in the acronym list already.
G		Include Active Management Areas and Irrigation Non-Expansion Areas in the glossary.	Charity Lee			These terms are defined on the ADWR website
9	9	Clarify map to explain the status of wells in the gray area.	Charity Lee			The Map is only for community and water system level wells. Private wells are not mapped
10	1	Define EVs in text	Charity Lee			Typically in the plan, acronyms are defined only on first mention. The first mention of EVs is p. 6-11.
10	2	Define ACC in text	Charity Lee			Typically in the plan, acronyms are defined only on first mention. The first mention of the ACC is p. 9-1.

11	1	Define NOFS in text		Charity Lee			Typically in the plan, acronyms are defined only on first mention. The first mention of the NOFS is p. 3-12.
6	3	Revise plan to discourage narrower streets		Jean Christy			This is not consistent with climate action or recent safety research.
3	4	Revise plan to ensure that parking requirements are not reduced to 1 per residential property.		Jean Christy			This is too specific
3	14	Avoid excavation below the tree canopy when trees are being preserved Avoid unnecessary top soil disturbance, damage to native plants and excavation under retained tree canopies on sites under construction		Sat Best (written comment)			The proposed changes make this practice well beyond the capability of staff to implement. The term native plants is too broad it would include common grasses and the City Code already has steep slope requirements. We may not have the information to assess this as part of a plan amendment or rezonign case, especially if it is a concept rezoning.
3	13	Use native and non-invasive plants in robust landscaping standards that will retain community character as building density and building heights increase.		Sat Best (written comment)			The City's landscaping standards already do this. It is not necessary.
3	13	Develop responsible tourism programs that will educate area visitors about our regional environment, recent history and indigenous history and encourage them to respect and protect area resources.		Sat Best (written comment)			This is outside the scope of the plan as it is not a land use issue. It is already addressed in the County Comprehensive Plan as well. Staff would not be able to include provision of this type in a zoning case.
6	13	Regarding high priority action item on rural transit: Discuss the goals or basic idea of a rural transit service where relevant in 'airport, rail, and freight' or 'safety and convenience for the most vulnerable' or 'reducing reliance on the automobile.' It will be hard for plan users to take action on a high-priority action item if the goals are not defined.		Valerie Piet			The County has been discussing rural transit opportunities and challenges. How and when to provide it is part of the Mountain Line and County planning efforts. Also A-9. 6-6, and 6-8.
6	6	Page 6-6 in Chapter 6: Transportation states, "there is currently no public transit serving the airport." The Mountain Line Strategic Plan 2020-2025 calls out the airport as an opportunity for future routes or services. I believe Mountain Line service to the airport would be a great opportunity to reduce vehicle miles traveled and parking burden at the airport, and I would like to see it identified as an opportunity in the regional plan.		Valerie Piet			Policy TR.1 covers this
3	10	Addressing equity in transportation and disparate safety outcomes is also an important issue, and should be addressed in the plan under a separate, specific policy.		Bicycle Advisory Committee			Transportation Equity is covered in Policy MT.4
6	11	It should be noted that the study cited on 6-11 (Dangerous by Design) thoroughly documents populations and communities that are most at risk when streets are unsafe, but it does not refer to or define these populations as vulnerable road users.		Bicycle Advisory Committee			No staff recommendation
4	37	Add maps or add references to ATMP maps: Forest Access, Singletrack Access, Neighborhood Connectors		Bicycle Advisory Committee			Labeled as Map 8.13 and 8.14 in ATMP.
4	38	Depict the Flagstaff Loop Trail and the Arizona National Scenic Trail on Policy Map 4-6 and add text describing these trails and affirming their significance as part of Flagstaff's trail network.		Bicycle Advisory Committee			Staff would recommend displaying this as a buffer on the trails recognizing that some may or may not have legal access.
4	37	The disclaimer language and generalization of alignments in the draft Regional Plan will make it more challenging for the City to work with developers to create functional and appealing alignments for trails. We recommend revising the map and adding language to promote better alignments through future development and neighborhoods, such as following linear natural features like washes and hillsides, designing trails to be an integral part new development, and incorporating greenways and landscape buffers with the trail alignment.		Bicycle Advisory Committee			These are criteria covered in the ATMP
3		Under Core Priorities, open space integration must be prioritized. The complementary priorities of promoting a walkable mixed-use community and our natural and cultural resources are absolutely aligned with the core priorities of climate change and housing affordability.		Myles Schrag			No staff recommendation
4	9	Under Policy Maps, correct the zoning designations on parcel APN# 106-10-003 from Suburban Center to Suburban Neighborhood to align with community feedback and the identified Open Space top priority trail corridor between the Rio De Flag Water Reclamation Plant and Forest Service land. These areas are important for outdoor enthusiasts, wildlife, and to ensure residents have access to the 10-minute walking access standard.		Myles Schrag			Planning and Zoning Commission considered this and did not move it forward.

4	37	In chapter 4, ensure all planned trails are labeled as "planned trails on private land with no property rights." There's no reason large property owners (>400 acres) should be treated differently during the trail-planning process, as trails that would serve these larger parcels are just as important as trails considered for other properties.	Myles Schrag				No staff recommendation
1	8	Remove emphasis and references to "emergencies" of climate and housing.	Phil Goldblatt				Mentioned on pages 1-8, 3-2, 5-1, 5-3, 5-6.
3	1	Remove "non-negotiable" language in reference to the core priorities.	Phil Goldblatt				Planning and Zoning Commission considered this and moved it forward.
3	5	Remove references to 2030 as the target year for carbon neutrality. "The transition by the major power companies in Arizona needs to take place first and that can only occur by 2050, not 2030."	Phil Goldblatt				Mentioned on pages 1-8, 3-5, 3-20, 6-11.
5		As far as housing attainability is concerned, both the free market as well as efforts to bring better paying jobs to Flagstaff as former Mayor Deasy attempted to do should be the emphasis rather than goals that increase costs to our City and residents so significantly.	Phil Goldblatt				Both market and subsidized solutions are supported by goals HA and NE
4	9	Designate portions of available land, including up to 20% of nearby federal or underutilized parcels, for new single-family home developments through tiered zoning. This would focus higher-density options near rural growth boundaries like Doney Park and Bellemont, while preserving ecosystems elsewhere. Streamline lot split regulations to ensure emergency access and basic infrastructure, and offer tax incentives for cluster developments using domestic materials.	Sean Golliner				Bellemont is already zoned for medium to higher density residential; the recently updated Doney Park Timberline Fernwood Area Plan clearly outlined the community's vision to maintain rural residential density. Current lot split regulations in the county are guided by state statute limiting the county's ability to regulate land divisions; current regulations lead to uncoordinate land use planning and "wildcat subdivision, creating access issues, lack of planning for environmentally sensitive areas, etc. The subdivision process is the preferred methods for dividing land.
9		To mitigate scarcity, construct new reservoirs to capture runoff from the Colorado River system, adding significant storage capacity for agricultural and urban use. Additionally, explore repurposing local lava tubes as underground storage facilities, lined with durable materials to hold floodwater without evaporation losses. Fund geological surveys for primary water sources from deep-earth aquifers, providing clean, reliable supplies independent of surface variability. Accelerate a mandatory water supply program through PPPs, expanding hauling infrastructure for remote areas.	Sean Golliner				Neither the County nor the City controls allocation of water from the Colorado River system, new reservoirs to hold water from the river are not relevant to water supply.
11		Redirect partnerships toward infrastructure-focused initiatives, such as road and utility expansions, with grants awarded based on measurable impacts like job creation and service improvements. Collaborate with federal and state agencies for funding, emphasizing projects that enhance rural quality of life, including broadband and emergency response.	Sean Golliner				There are multiple opportunities written into the plan that address partnerships for infrastructure initiatives.
10		Streamline permitting for an all-of-the-above energy mix, including natural gas conversions for existing facilities and geothermal/micro-nuclear pilots leveraging local geology. Avoid mandatory electric requirements to prevent grid overloads; instead, incentivize hybrid vehicles and reliable baseload power. Establish an energy task force to evaluate emerging technologies, funded via PPPs.	Sean Golliner				The Energy Chapter is in alignment with the currently adopted Carbon Neutrality Plan.
10		Limit large-scale wind and solar to voluntary projects with environmental safeguards, while mandating recycling programs for components. Require reclamation plans for all developments to restore land post-use, integrated into zoning ordinances.	Sean Golliner				In the county, there are no mandatory requirements for wind or solar projects. The utility scale renewable energy ordinance provides standards for projects when applications are submitted by a property owner, including decommissioning plans to recycle equipment components.
11	8	Partner with the U.S. Forest Service for aggressive thinning and firebreaks near urban interfaces, selling timber to support local economies. Enforce fire-resistant construction standards and expand education programs with incentives for property owners. To further enhance resilience and community benefits, I advocate for the systematic removal of immature Ponderosa pine trees (commonly referred to as black pine in local contexts), which contribute to wildfire fuel loads and offer limited ecological or economic value in their early stages.	Sean Golliner				This is outside the scope of the Plan

5	16	Replace Ponderosa pines with community gardens and plantings of fruit- and nut-bearing trees and shrubs (e.g., apple, cherry, walnut, and hazelnut varieties suited to the high-elevation climate) in new developments and public spaces. This shift would promote food security, reduce maintenance costs, and foster edible landscapes that align with self-sufficiency goals, potentially yielding community harvests to support local food banks and education programs.		Sean Gollhofer				These opportunities are discussed in Chapters 3 and 5
11		Mandate the inclusion of bomb shelters in all new residential and commercial construction projects. These shelters should meet federal guidelines for radiation and blast protection, integrated into basements or garages at minimal additional cost (estimated at 2-5% of build expenses). Furthermore, explore the development of community-scale shelters at key public sites, such as schools, parks, and municipal buildings, funded through PPPs and state emergency grants... This would not only address immediate risks but also enhance overall disaster preparedness, tying into the plan's wildfire and flood resilience frameworks.		Sean Gollhofer				This suggestion would increase the cost of housing.
5		Building on the plan's recognition of NAU's contributions, I propose a targeted partnership to refocus university resources toward Flagstaff's rich STEM heritage in astronomy and space exploration—exemplified by Lowell Observatory's foundational role in planetary science and the region's International Dark Sky status. Encourage NAU to expand programs in astro engineering (material science tailored to space applications, such as lightweight composites for satellites), computer science (with emphases on AI-driven orbital mechanics and data analytics), and astro experimental/applied physics (focusing on propulsion systems, remote sensing, and experimental astrophysics). This refocus, achieved through curriculum incentives, federal grant pursuits (e.g., NASA partnerships), and PPPs with aerospace firms, would reduce emphasis on less market-aligned liberal arts tracks while creating 1,000+ high-wage jobs by 2035. Integrate this into the plan via a dedicated economic chapter, positioning Flagstaff as a national space tech corridor and aligning with priorities for American innovation and workforce development.		Sean Gollhofer				Strategies on coordinating Economic Development with NAU is covered by the Economic development Strategic Plan and ongoing coordination efforts.
10		Regional Planning Committee was dominated by environmental interests over economic interests, which influenced plan content. The Regional Plan, Carbon Neutrality Plan, and LASS-CAP each promote all-electric buildings with no natural gas plumbing. Electric-only heat poses a risk to the residents in our winter climate, especially the elderly and people with disabilities. A Dept of Energy report projects power outages will increase between now and 2030. The southwest region is considered one of the most vulnerable. Backup systems are needed for electric homes. Including this position in the Regional plan failed to get Committee approval.		Tom Pearson (in person)				This was discussed at length in the Regional Plan Committee.
		Concerned about the role of the consultant, Cascadia Partners. Gathering public opinion and analyzing the data were key tasks for Cascadia. Unfortunately, their procedures focused more on shaping opinion.		Tom Pearson (in person)				The consultants work was overseen and directed by staff. Cascadia Partners did not have a role in writing the plan drafts only preparing research, making recommendations that were considered and reviewed by the Committee, and gathering public comment.

3	5	<p>Climate action section and goals and policies on housing attainability are of interest. These topics should not be considered "non-negotiable" and should not be considered emergencies. A US Government Report says that the climate change impact will be small compared to other drivers of change on the economy. 2030 is an unrealistic and costly standard. The CNP needs to be changed. Without state and federal support, carbon neutrality and housing goals will be unattainable. The transition in carbon neutrality needs to occur first with the power companies in AZ, by 2050. Until this is remedied in the plan, the P&Z Commission should deny this version of the plan. The government report also shows that the impacts of global warming are not an emergency and the threat is overemphasized. On housing attainability, the emphasis should be the free market and efforts to bring better jobs rather than goals that increase costs.</p>		Phil Goldblatt (in person)			Taking the word non-negotiable out of the description of Core priorities has been considered by the Commission. Changing the Carbon Neutrality Plan is outside the scope of the Regional Plan.
6		<p>Speaking as the Northern Regional Director for the AZ Students Association and a member of the Northern Arizona Interfaith Council. Drawing attention to issues on inequity in this plan. We support prioritization of climate action and housing. We feel there is a missing link on transportation. What is being done to support transportation? Various modes of transportation should be considered meaningfully and effectively. Assumption that most people will have access to personal vehicles in the plan, but this is false. Plan should be more specific on public transportation and buses should be more accessible physically and monetarily, especially in rural, low-income, and student-focused areas. How can we work to prioritize other modes of transportation like walking and biking?</p>		Haley Creighton (in person)			No staff recommendation
4	14	<p>Speaking as a F3 board member regarding submitted comments. For p. 4-14 guidelines on reclaimed water - F3 comments state that reclaimed water use should focus solely on public lands for public recreational uses within the UGB as well as for ecosystem benefit. Reclaimed water will continue to increase in value. It will be needed to supplement our drinking supply. We support development of technology for water reuse and use of reclaimed water for public recreation. We don't support use of this water for private or for-profit recreational uses within or outside the UGB. Need to consider impacts of climate change and fracking on limited water resources. We want our regional plan to make clear that potable water should never be used for recreational purposes. It should be only available for public recreational purposes, not private.</p>		Marilyn Weissman (in person)			These comments were considered by the Planning and Zoning Commission on 9/24
		<p>Supplementing previous remarks on Sept 10 made by Jacqueline Thomas. OS recommendations are crucial to ensuring that the Regional Plan represents core priorities and considers open space in an integrated manner. Recommendations are practical and include direction on how to incorporate them. Recommendations are supported by the comments of many participants at Sept 10 session including F3 and FBO. They and others commented on balancing core and complementary priorities. Recommendations were not made in reaction to the Regional Plan, but based on insights gained by engaging the community on the development of the Observatory Mesa Implementation Plan and other projects. Recommendations represent the views of a broad spectrum of the Flagstaff community.</p>		William Kluwin (in person) speaking on behalf of OS Commission			These comments were considered by the Planning and Zoning Commission on 9/24

3	5	<p>Speaker serves on the board of the Northern AZ Climate Change Alliance. Misinformation has been given by earlier presenters. There were projections for reaching 1.5 degrees C in 2040. We will now be reaching that in 2028. The net zero 2030 goal is very important. The projections for costs for the US to go over 53 trillion dollars at 1.5 degrees C. We are already seeing billions of dollars of damages, and insurance companies are drawing back and changing policies. These are real costs. the NAU Economic Policy Institute put out a report suggesting that a catastrophic wildfire in our community would cost over 2 billion. Already agriculture is being pushed northward. Northern Alberta has gone from winter wheat to growing corn. Corn production in Iowa is bouncing all over the place because climate change is upon us. Climate change affects food costs. These are not theoretical small impacts. Please keep the 2030 goal in mind and strengthen it.</p>		Stefan Sommer (in person)			No staff recommendation
		<p>Building on Prof Sommer's comment, we are hamstrung by AZ law. So many things we want to do, we can't because of the law. Appreciate environmental aspects, but government needs to hear from its constituents. We need you to help make policies that change. If we don't have new ideas from the ACC, state legislature, and federal government, we cannot move environmentally as we want to. With no environment, we might as well forget about having a plan. Please pay attention to the ACC, talk to representatives, and be involved as individuals to help make this plan a reality.</p>		Valerie Bryant (in person)			These limitations are recognized in the Plan and DP.5 addresses keeping zoning and other codes up to date as legislation is changed.
4		<p>Submitted comments before. Need to get away from pseudo science and go to solutions. For land use and growth, critique the urban growth boundary and infill priorities, which limit development and exacerbate the housing shortage. This overlooks opportunities for developing single family homes on underutilized parcels. Promote single family home development.</p>		Sean Gollhofer (in person)			The Scenario Planning considered a scenario that was about creating more new single family home neighborhoods on greenfield sites similar to the current pattern of zoning. This scenario produced the worse housing affordability and transportation congestion outcomes of all analyzed alternatives.
3	5	<p>Goal of carbon neutrality by 2030 imposes costs without sufficient flexibility. There is pseudoscience on this. Pseudoscience on renewables.</p>		Sean Gollhofer (in person)			Changing the Carbon Neutrality Plan is outside the scope of the Regional Plan.
9		<p>New infrastructure for water resources and self sufficiency. Instead of mitigating scarcity, construct new reservoirs and catch runoff, store in manmade reservoirs and utilize our natural geology of lava tubes for underground water storage. On water eliminate scarcity and we won't have to use recycled water. Explore our geology to find primary water. Use the same technology used for fracking.</p>		Sean Gollhofer (in person)			The City is in the process of looking for new water sources using modern geophysics and hydrogeology methods. The idea of catching stormwater is possible, but capital costs are high as the basin would have to be very large to make a noticeable impact (hundreds of millions of gallons) and depending on the geophysics of the area of construction it would likely have to be lined to prevent seepage. Flagstaff Water Services is unaware of lava tubes of sufficient capacity for municipal storage. Water Services hires consultants who work with well drillers from around the world. Fracking methods being used for potable water wells has never been suggested as a means to develop a well in the Flagstaff area.
10		<p>On going all electric and not having a diversity of energy sources, that would result in threats of blackouts or brownouts, like California has.</p>		Sean Gollhofer (in person)			The City cannot legally prohibit the installation of natural gas. The plan discusses electrification and fuel switching, but does not include any statements about abandoning natural gas. On power outages and resilience, the plan does include discussion of resilience hubs, which can serve as community warming spaces.
3	1	<p>"The Regional Plan identifies Housing Attainability and Equity and Climate Action as its two core priorities. Together, they make up the non-negotiable objectives that define success and serve as the key drivers to align with the vision."</p> <p>Replace the absolute phrase, non-negotiable objectives, with the more inclusive phrase, principal themes of this regional plan.</p> <p>I believe Housing Attainability and Climate Action are themes that should be incorporated into all future Regional Plans. The operative word is themes, not non-negotiable priorities.</p>		Nat White			Planning and Zoning Commission recommends removing the non-negotiable

1	12	I would like that the regional plan prioritizes parks, open space, trail connectivity, and public land access (US Forest Service) as a priority and included in development plans and financed alongside housing and transportation. These amenities (parks, open space, trails, and public land access) should be considered essential infrastructure in the planning stage of housing and transportation networks.	Heidi Klopthrigg				These topics are covered by the Natural and Cultural Resources and Mixed Use Walkable Neighborhood Priorities. Staff does not recommend adding a new priority.
3	12	I would also like to ensure that future developments are planned with interagency coordination with the U.S. Forest Service, National Park Service, State Land Department, Open Space Commission, and Coconino County to support and incentivize public access points and trail hubs for passive and active recreation (Chapter 3, p. 3-12, Policy PROS. 4).	Heidi Klopthrigg				There are policies and action items that support this. Planning and Zoning Considered a similar comment and did not move it forward.
4	9	Correct the zoning designations on parcel APN# 106-10-003 from Suburban Center to Suburban Neighborhood to align with community feedback and the identified Open Space top priority trail corridor between the Rio De Flag Water Reclamation Plant and Forest Service land. Update Policy Maps 4-1 & 4-2 Future Growth Illustration.	Heidi Klopthrigg				This comment was also submitted by the OS Commission (#30) and discussed on 9/24.
4	34	Add a final sentence to the Building Block: Active Transportation Plans section. Proposed final sentence addition: Trail design and alignment should integrate natural experiences that interconnects neighborhoods and increases safe, low-carbon access to community infrastructure.	Heidi Klopthrigg				This comment was also submitted by the OS Commission (#31) and discussed on 9/24.
4	37	Revise the second sentence of the Disclaimer from, "Future trails are conceptual in nature and may be redesigned as development is proposed to provide a similar connection with alternative alignment"; to "Future trail lines are conceptual and will be aligned through developments to meet system connectivity, enhance user experience, maintain natural corridors, and support neighborhood livability." Map Disclaimers on Maps 4-5 & 4-6.	Heidi Klopthrigg				This comment was also submitted by the OS Commission (#33) and discussed on 9/24.
4	37	Add existing and planned trail access points and trailheads from the previous Regional Plan Map 26E (Map 26E link: Map 26E – Forest Access and Trailheads) to the policy map 4-5 or include an additional map that includes these access points and trailheads.	Heidi Klopthrigg				This comment was also submitted by the OS Commission (#34) and discussed on 9/24.
4	39	Add a 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.	Heidi Klopthrigg				This comment was also submitted by the OS Commission (#36) and discussed on 9/24.
8	3	under the subtitle, 'Future Parks and Open Space' add a new sentence after the first sentence: "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." Add a paragraph break following the new sentence for clarity. The new paragraph would start with "The County completed the ..."	Heidi Klopthrigg				This comment was also submitted by the OS Commission (#37) and discussed on 9/24.
8	4	Update Action 1 language 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. Change timeline to "Short Term"	Heidi Klopthrigg				This comment was also submitted by the OS Commission (#38) and discussed on 9/24.
8	4	Update Action 2 language from 'Consider' to 'Pursue': Pursue a County and/or City bond or financing mechanism for regional park, recreation, open space initiatives, including operations and maintenance.	Heidi Klopthrigg				This comment was also submitted by the OS Commission (#39) and discussed on 9/24.