

Comments considered but not approved for a Condition of Approval

NO.	CH.	PAGE	Original Comment	Change Description - Final Language	Recommended by	Add to Condition	Vote	DECISION DATE	Staff Comments
95	1	12	Support core and complementary priorities, would like to see them treated in a balanced manner, considering complementary priorities as well as core.	Discussed with related comments, see #64.	Michele James (in person comment)	No		09/29/25	No staff recommendation. Relates to vote on comment #64. Did not vote on this comment.
73	2	7	Establish an acreage threshold of 5 gross acres, allowing smaller sites to be processed as Minor Plan Amendment. Proposed language: "Requests affecting 5 gross acres of land or less shall be processed as Minor Plan Amendments. Requests of 5,1 acres or more shall follow the established Plan Amendment procedures when otherwise applicable."	Commission requests staff look into this further for discussion at Council, in regard to language to prevent piecemealing and which amendment categories it would apply to.	Hillary Turby	No	Unanimous	09/29/25	Staff does not support this because most lots in Flagstaff are more than 5 acres and this would create a loophole to allow property owners to avoid a major plan amendment by breaking their parcel into smaller projects. The Commission voted to table this item for consideration by City Council.
5	2	7	Revise Category 3 to "Urban Growth Boundary: Expanding the UGB to provide water and sewer services."	Same as original comment	F3	No	3-4	09/24/25	The phrase proposed for deletion is intended to cover areas where wells may be failing or existing residents may be hauling.
102	2	7	Recommend that the plan establish and acreage threshold to allow small sites to be processed as minor plan amendments, specifically less than 5 acres of land. Currently, the plan applies the same amendment requirements regardless of parcel size which creates a disproportionate burden for small land owners who lack resources. Minor amendment pathway would encourage infill and missing middle options, streamline resources, and balance inefficiencies. Many other jurisdictions have thresholds. 5 acre cut off would bring flagstaff into alignment with peer jurisdictions and promote clarity. "Requests of 5 acres or less ..." [language in written comment].	Discussed with related comments, see #73	Hillary Turby, Symmetry Companies (online)	No		09/29/25	Staff does not support this because most lots in Flagstaff are more than 5 acres and this would create a loophole to allow property owners to avoid a major plan amendment by breaking their parcel into smaller projects. Did not vote on this comment.
69	3	1	Support the well researched suggestions of the OS commission. Personal concern about "housing attainability and equity and climate change are two non-negotiable objectives in the plan." Replace the phrase "non-negotiable objectives" with "principle themes." As written, this relegates other important issues to only complementary. Housing attainability is a moving target with many factors. Housing and climate are themes, not non-negotiable priorities.	Discussed with related comments, see #21	Nat White (in person comment)	No		09/24/25	Did not vote on this comment.
22	3	1	Under "Core Priorities," add new sentence after the first two: In applying the core priorities, the City will co-optimize housing and climate outcomes with open space, trails, and community integration to deliver equitable, health-forward, balanced neighborhoods.	Same as original comment	OS Commission	No	2-5	09/24/25	That is the intent as written.
28	3	12	Revise PROS.4: ...through interagency coordination (For example: U.S. Forest Service, State Land Department, National Park Service, Coconino County) and local trail partnerships.	Same as original comment	OS Commission	No	1-6	09/24/25	Do not recommend adoption of this recommendation. Such lists were struck throughout the policies because they can be seen as limiting rather than illustrative in a development review context.
100	3	13	Prevent, inventory, treat and remove invasive plant species to and preserve native plant communities to preserve indigenous cultural practices, and reduce the risk of uncharacteristic wildland fires.	Same as original comment	Sat Best (written comment)	No	Unanimous	09/29/25	Native plants is too broad.
29	3	14	Revise OS.2: Focus the purchase, dedication, and management... natural resources, while integrating an open-space network that supports compact housing, climate action, and the 10-minute Walking Access Standard.	Revise OS.2: Focus the purchase, dedication, and management... natural resources, while integrating an open-space network that supports compact housing, climate action, and to support a 10-minute walk to open space.	OS Commission with staff recommendation	No	3-4	09/24/25	To be discussed at public hearing.
57	3	4	Revise PK.3 to "Pursue public parking and related operations and maintenance to support reductions in private parking and promote affordability."	Same as original comment	Mary Norton	No	2-4 (1 abstained)	09/24/25	Council already has supported this policy through other decisions. The purpose of this policy is to provide support for the reconsideration of the winter parking ordinance. The proposed language does not reflect that intent clearly and could lead to disagreement on the implementation.
24	3	7	Revise MT.5 to "Prioritize the accessibility, connectivity, and use of pedestrian..."	Same as original comment	OS Commission	No	1-6	09/24/25	The verb "Prioritize" is a vaguer and less useful verb in this context because someone could argue that they are prioritizing connectivity while also reducing what is planned. Increase is a stronger verb for this policy.
13	3	9	Revise final sentence in "Best Practices for Creating a Sense of Place" to "... used in conjunction with Guidelines for All Land Use Categories [link to 4-14]."	Same as original comment	F3	No	1-6	09/24/25	Not necessary.

14	3	9	Revise 2nd best practice to: Creating a mixed use pedestrian-oriented design at street level and creating vibrant and active civic spaces for residents, neighbors, and visitors.	Same as original comment	F3	No	Unanimous	09/24/25	No staff recommendation
15	3	9	Revise 3rd best practice to "Repeating the patterns of streets, alleys, buildings, lot sizes, and civic spaces from within nearby historic districts..."	Same as original comment	F3	No	Unanimous	09/24/25	This suggests adding lot sizes - To be discussed at the hearing.
16	3	9	Add new best practice: Creating walkable density within close proximity to open space.	Same as original comment	F3	No	1-6	09/24/25	Walkable density is not a term used in the plan. Need further clarification.
17	3	9	Add new best practice: Creating fine-grained visual diversity that reduces sameness such as variation in color, style, and/or architecture.	Same as original comment	F3	No	1-5 (1 abstained)	09/24/25	Staff is unclear what this means. There are architectural standards in the Zoning Code on how to determine and locate materials and the articulation of buildings.
18	3	9	Add new best practice: Ensuring transit access, connectivity with adjacent neighborhoods, and a comfortable pedestrian environment that provides shade and shade trees.	Same as original comment	F3	No	Unanimous	09/24/25	The first two parts of transit access and connectivity are covered elsewhere in policies and guidelines. <i>Staff Proposed alternative: Provide for shade structures and trees in walkable areas with consideration for solar exposure in the winter. Shade in Flagstaff equals icy sidewalk conditions.</i>
19	3	9	Add new best practice: Providing mixed use with a concentration of missing middle housing types and commercial.	Same as original comment	F3	No	Unanimous	09/24/25	Covered in other policies and guidelines
75	3	9	Add "accessible" to Goal DP: "...support attainable, accessible housing..."	Same as original comment	Russell Randall	No	2-3 (1 abstained)	09/29/25	No staff recommendation
101	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.	Same as original comment	Myles Schrag	No	1-5	09/29/25	No staff recommendation. Relates to vote on comment #64.
74	4	36	Be specific about meaningfully connecting the JWP area (including the Little America property) to the rest of the city as it is a "critical connection point from all directions for a number of critical regional systems including the linear Rio de Flag Canyon and Bow and Arrow Canyon open space system, the accompanying FUTS and the Arizona Trail, and the associated canyon riparian system including wetlands, the stormwater management system, and associated wildlife corridors... If the vagueness of the proposed policy map and text in this area is formalized, then chances of successfully securing these aforementioned critical system connections and public access are at risk effectively for the rest of time."	Same as original comment	John Sliva	No	Unanimous	09/29/25	The final disposition of roads within the blue area will require transportation analysis and a better understanding of future land use proposals in this area. The area has difficult terrain and floodplain issues.
6	4	14	Under "Public Facilities and Infrastructure," revise first guideline to make clear that it applies to any proposal that requires a development application, whether it's for new development or for an existing development/home requiring drinking water and sewer, and that they must be located within the UGB.	Same as original comment	F3	No	Unanimous	09/24/25	The Regional Plan can only apply to certain kinds of decisions. It can be considered when the Water Services policies are updated.
7	4	14	Under "All Categories," revise first guideline to "...areas already served by existing infrastructure and public facilities while minimizing and mitigating displacement."	Same as original comment	F3	No	Unanimous	09/24/25	To be address by Housing staff at the hearing - The City has limited ability to control this on private property and it is hard to determine what is sufficient to support temporary or permanent relocation.
9	4	14	Under "All Categories," revise 3rd guideline to "Limit public and private green spaces that require irrigation and provide reclaimed water only for ecosystem and public recreational beneficial use."	Same as original comment	F3	No	Unanimous	09/24/25	To be discussed by Water Services staff at the hearing.
76	4	16	Update first guideline under "Parks" to "Create central, accessible, and activated public spaces."	Same as original comment	Russell Randall	No	Unanimous	09/29/25	No staff recommendation
77	4	20	Update first guideline under "Parks" to "Provide inclusive social gathering places"	Same as original comment	Russell Randall	No	Unanimous	09/29/25	No staff recommendation
78	4	30	Add a new guideline under "Mix and Location of Uses" stating "Consider universally designed structures" for Urban, Suburban, and Rural Neighborhood.	Same as original comment	Russell Randall	No	Unanimous	09/29/25	Topography in Flagstaff and the limitations of grading sites in the Zoning Code to retain natural terrain would make implementation of universally designed structures in all neighborhoods challenging. Also page 4-31 and 4-32
79	4	34	Under "Great Streets and Gateways," update the second sentence to "...pulse of civic activity, creates a sense of place for all, and..."	Same as original comment	Russell Randall	No	1-5	09/29/25	No staff recommendation
59	4	36	Add more specific street connections for "area subject to future connectivity study" on Symmetry and Little America properties.	Same as original comment	Mary Norton	No	3-4	09/24/25	The location and need for street connections on these properties is currently unknown.
12	4	37	Ensure that future trail connections of Cedar/Lockett, north of FMC, and any others identified in the ATMP and other appropriate city maps are added to maps in the Regional Plan	Staff clarification: request is to add single track and neighborhood connector routes from the ATMP to the plan.	F3	No	2-5	09/24/25	Staff clarified that the request is to add single track and neighborhood connector routes from the ATMP to the plan.

60	4	37	Revise map to remove distinction between private land under and over 400 acres.	Discussed with related comments, see #11	Mary Norton	No		09/24/25	No staff recommendation - this was the direction from the May 2 retreat. Already addressed in another item. Did not vote on this comment.
33	4	37	Revise second sentence of the disclaimer on each map 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."	Same as original comment	OS Commission	No	1-6	09/24/25	1. This list of the criteria for successful realignment is not exhaustive. 2. Staff would rather see a third sentence added to the disclaimer than the sentence revised because "system connectivity" is not specific enough. 3. The needs of the property for development and proportionality have to be considered as well.
70	4	37	Add "planned forest access" icons to the maps, as show in FRP2030 (Map 26e)	Discussed with related comments, see #34	FBO	No		09/24/25	No staff recommendation. Relates to vote on comment #34. Did not vote on this comment.
35	4	37	Revise the map to include trail easements across Fimbres and Flag Mesa HOA.	Discussed with related comments, see #12	OS Commission	No		09/24/25	Similar to F3 comment #12. Did not vote on this comment.
32	4	37	Remove the "over 400 acres" distinction and combine into one category for "planned trails on private land with no property rights."	Discussed with related comments, see #11	OS Commission	No		09/24/25	No staff recommendation - duplicated Mary Norton's comment. Did not vote on this comment.
105	4	37	Include the most robust representation of trails, both FUTS and the surrounding Forest Service and County systems	Discussed with related comments, see #11	FBO	No	Unanimous	09/29/25	Unclear what steps will be. Relates to vote on comment #11.
106	4	37	Add clear labeling for all segments of the Arizona National Scenic Trail and Flagstaff Loop Trail	Same as original comment	FBO	No	1-5	09/29/25	Could be updated if we check easements
97	4	38	Remove unauthorized trails from the trails shown as "existing" in the Regional Trails Plan map. The unauthorized trails include the following: trails in sensitive wildlife habitat especially in the Fort Valley and Mount Elden/Dry Lake Hills areas; unauthorized trails slated for naturalization/closure in the Mount Elden/Dry Lake Hills NEPA decision; unauthorized trails on land owned by the Navajo Nation in the Dry Lake Hills.	Discussed with related comments, see #65	Mike Popejoy	No		09/29/25	Staff disagrees as stated during public hearing #1. Relates to vote on comment #65. Did not vote on this comment.
61	4	39	Add planned bikeways on the Symmetry state land parcel and Little America parcels.	Discussed with related comments, see #36	Mary Norton	No		09/24/25	The location and need for street connections on these properties is currently unknown. Staff has recommended bikeways language to ask for new routes to be assigned a classification administratively.
30	4	9	Change parcel APN 106-10-003 from Suburban Center to Suburban Neighborhood.	Same as original comment	OS Commission	No	1-6	09/24/25	Not supported by staff, there is no land use basis to make this change.
46	4		Address conflict between infill and floodplain regulations.	Same as original comment	Ian Sharp	No	Unanimous	09/24/25	It is true that most infill would be in a floodplain but that doesn't mean it isn't possible, it just means that it will be expensive. This could be clarified in the background text.
83	5	16	In the second paragraph, revise fourth sentence to "Children, Hispanic, Black, and Native American populations, as well as members of the disability community, suffer from..."	Same as original comment	Russell Randall	No	Unanimous	09/29/25	No staff recommendation
8	5	18	Revise 2nd high priority action item to "...to support infill development in existing neighborhoods while minimizing and mitigating displacement."	Same as original comment	F3	No	2-5	09/24/25	To be address by Housing staff at the hearing - The City has limited ability to control this on private property and it is hard to determine what is sufficient to support temporary or permanent relocation.
84	5	18	Add Action Item: Continue to partner with the U.S. Department of Housing and Urban Development in facilitating the Mainstream Vouchers program, assisting non-elderly persons with disabilities to achieve housing stability. (Partner / Long Term)	Same as original comment	Russell Randall	No	Unanimous	09/29/25	No staff recommendation
85	5	18	Add Action Item: Continue to partner with the U.S. Department of Housing and Urban Development in funding and facilitating Permanent Supportive Housing (PSH), providing housing assistance and supportive services to households with at least one member with a disability. (Fund / Long Term)	Same as original comment	Russell Randall	No	Unanimous	09/29/25	No staff recommendation
80	5	3	Under "Housing Insecurity," add a statement such as "This is likely to be especially true among members of the community who identify as having disabilities."	Same as original comment	Russell Randall	No	1-5	09/29/25	No staff recommendation
81	5	5	Revise first sentence "Housing insecurity can include..." to add "lack of ADA compliant accessible housing."	Same as original comment	Russell Randall	No	3-3	09/29/25	No staff recommendation. Split vote.
53	5		Add language to track and evaluate the effect of short-term rentals and second homes on the availability and affordability of workforce housing.	Same as original comment	Ian Sharp	No	1-6	09/24/25	DP.5 covers this to the best of our current legal ability. Lobbying is outside the scope of the plan.
54	5		Consider adding language to dedicate revenues generated from short-term rentals, including transaction privilege taxes and any future impact fees, to the City's affordable housing trust fund or similar programs supporting permanent workforce housing.	Same as original comment	Ian Sharp	No	1-6	09/24/25	Outside the scope of the plan.

55	5		Add language stating that Flagstaff will collaborate with other Arizona municipalities to advocate for state legislative changes that allow local governments to regulate short-term rentals in a manner that protects housing supply, neighborhood stability, and community character.	Same as original comment	Ian Sharp	No	1-6	09/24/25	Outside the scope of the plan.
56	5		Consider offering development incentives (e.g. fee reductions, expedited review, density bonuses) for projects that record primary-residence deed restrictions on a share of units.	Same as original comment	Ian Sharp	No	1-6	09/24/25	This is already being considered by the LASS-CAP.
49	6	13	Add: Develop regional partnerships with Arizona DOT, National Parks Service, and private tourism operators to promote regional shuttles and coordinated transit systems serving high-volume destinations (Grand Canyon, Sedona, Snowbowl).	Same as original comment	Ian Sharp	No	Unanimous	09/24/25	Outside the scope of the plan
58	6	13	Revise first high priority action item to "... to allow for parking and multimodal travel." (Remove year-round, on-street).	Same as original comment	Mary Norton	No	Unanimous	09/24/25	Council already has supported this policy through other decisions. The purpose of this policy is to provide support for the reconsideration of the winter parking ordinance. The proposed language does not reflect that intent clearly and could lead to disagreement on the implementation.
91	6	13	Revise 13th regular action item to "... safe, functional, and accessible for all users..."	Same as original comment	Russell Randall	No	Unanimous	09/29/25	No staff recommendation
86	6	3	In the last paragraph, following the first sentence, add "Some of these trails are accessible to individuals with mobility challenges or other disabilities."	Same as original comment	Russell Randall	No	Unanimous	09/29/25	No staff recommendation
87	6	4	Revise first sentence to "Providing enhanced, universally designed, and grade-separated crossings..."	Same as original comment	Russell Randall	No	Unanimous	09/29/25	No staff recommendation
88	6	4	Revise 3rd sentence to "Combinations of universally designed enhanced crossing treatments..."	Same as original comment	Russell Randall	No	Unanimous	09/29/25	No staff recommendation
89	6	6	In second paragraph, add a link for "ADA Guaranteed Ride Area" or include in the glossary and link.	Same as original comment	Russell Randall	No	3-3	09/29/25	Split vote. No staff recommendation. Link: https://mountainline.az.gov/wp-content/uploads/2017/07/Paratransit-Guide-Updated-7-14-2017.pdf
90	6	8	Under "Safety and Convenience," revise the first sentence to "...vulnerable road users: people who walk, ride, roll, and use transit and people with disabilities."	Same as original comment	Russell Randall	No	Unanimous	09/29/25	No staff recommendation
103	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.	See vote on comment #96	FBO	No		09/29/25	No staff recommendation. Also 6-1 and G. Did not vote on this comment.
52	6		Amend Ch.6 and Ch.10 to explicitly acknowledge that visitor transportation emissions (and potentially their lodging) must be addressed as part of the City's climate strategy, rather than treated as incidental.	Same as original comment	Ian Sharp	No	Unanimous	09/24/25	This is more appropriate for the Carbon Neutrality Plan as it is not a measurable land use issue.
48	6		Add requirement that the City and County track and report the share of GHG emissions and traffic congestion attributable to visitors. Incorporate this analysis into annual carbon neutrality and housing affordability progress reports.	Same as original comment	Ian Sharp	No	Unanimous	09/24/25	This is something we have not developed but may be developed as part of the Streets Master Plan. Not an appropriate addition to the Regional Plan
50	6		Add: Establish incentives for tour operators and large venues to provide low-emission group transportation rather than relying on individual vehicles.	Same as original comment	Ian Sharp	No	Unanimous	09/24/25	Outside the scope of the plan
62	7	10	Add map data for Ponderosa pines to Information Maps 7-2 and 7-3 or add an action item on gathering this data.	Same as original comment	Mary Norton	No	Unanimous	09/24/25	This data is currently unavailable but can be added in the future if it does become available at a scale that can be accurately reflected at the City or Regional level.
94	7	12	Include in the plan that we need a new historic inventory.	Same as original comment	Gwen Groth	No	Unanimous	09/29/25	Funding and timing of this needs to be part of the Historic Preservation Action Plan that is already in the action items
99	7	2	Coordinate invasive and native plant plans, programs, and resources with regional, state, tribal, and federal partners focusing on the Arizona Department of Forestry and Fire Management Invasive Plants of Concern, the University of Arizona's Cooperative Extension, and those identified by the City Fire Departments and Local Fire Districts because of their impact on fire risk throughout the Region.	Same as original comment	Sat Best (written comment)	No	Unanimous	09/29/25	Native plants is too broad.
41	8	4	Add regular action item: Partner - Develop incentives, density bonuses, and expedited reviews, and partnerships to encourage developers to incorporate the 10-minute Walking Access Standard, FUTS connectivity targets, designate meaningful trail alignments, or designate neighborhood complementary open space or pocket parks in projects.	Same as original comment	OS Commission	No	3-4	09/24/25	Staff does not recommend creating zoning code incentives for open space as they may compete with existing incentives for sustainability and housing.

42	8	4	Add regular action item: Plan - Conduct a code analysis to provide insight on how best to update or develop code or zoning tools to assist in the dedication of trail corridors, complementary open space, and pocket parks.	Same as original comment	OS Commission	No	Unanimous	09/24/25	The underlying issue is not the code but the available funding for purchasing lands for parks and open space.
108	10	4	Reword the last sentence of the "Data Centers and Chip Manufacturing" section to more clearly indicate disfavorability toward resource-intensive data centers, as well as mentioning it throughout Chapter 9.	Same as original comment	Valerie Piet	No	2-4	09/29/25	No staff recommendation
63	10	7	Revise 3rd regular action item to "... further implement net-zero-ready energy standards."	Withdrawn by commenter	Mary Norton	No		09/24/25	"Net-zero-ready" is not already required in the Building Code. Did not vote on this comment.
51	10		Add: Create a funding mechanism (e.g., tourism impact fees, lodging/car rental taxes) that ensures the cost of EV infrastructure and carbon offsets is equitably shared between residents and visitors. Dedicate a portion of these revenues to affordable housing and transit improvements for local workers, reducing displacement pressures caused by the tourism economy.	Same as original comment	Ian Sharp	No	Unanimous	09/24/25	Staff needs more information on the intent of this comment. Is the commenter Ian referring to carbon offsets that the City can purchase, or is he referring to carbon dioxide removal processes/ mechanisms/ infrastructure that actually remove carbon from the atmosphere?
44	All		replace "100-year floodplain" with "1-percent Annual Chance Exceedance floodplain"	Discussed with related comments, see #45	Ian Sharp	No		09/24/25	See Comment 45. Did not vote on this comment.
93	G	9	Add to glossary - Universal Design: The practice of creating buildings, environments, products, and services to be usable by all people to the greatest extent possible, without the need for adaptation or specialized design.	Same as original comment	Russell Randall	No	Unanimous	09/29/25	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.